



Land Use Petition

Project Number: 2015.164

Subject Property Information

Address/Location: 1201 W New York Street

Parcel Number(s): 15-20-201-001; 002; 003; 004; 005; 006; 010; 014; 017; 018; 034; 035; 037; 039; 041, 043; 045; 15-20-229-001; 002; 003; 006; 008; 009; 15-20-231-001; 002; 15-20-233-002; 003
(attach separate sheet if necessary)

Petition Request(s)

Requesting approval of a Special Use for a Planned Development for the West Aurora High School Campus and to amend Ordinance Number 3100, being the Aurora Zoning Ordinance and the Zoning Map attached thereto, to change the underlying zoning district for certain portions of the West Aurora High School Campus from R-1 One Family Dwelling and R-2 One Family Dwelling to P Park and Recreation District.

Attachments Required

(hard copies and CD of digital files are required)

- | | | |
|----------------------------------|--|--|
| One Copy of: | Two Copies of: | Four Copies of: |
| Development Tables (excel 1-0) | Final Engineering Plans (1-4) | Final Plan (2-4) |
| Project Contact Info Sheet (1-5) | Kane County Stormwater Management | Fire Access Plan (2-6) |
| Filing Fee (1-6) | Permit Application (App 6-5) | Landscape Plan (2-7) |
| Qualifying Statement (2-1) | Stormwater Report (2-16) | Building and Signage Elevations (2-11) |
| Plat of Survey (2-1) | Soil Investigation Report for the Site | |
| Legal Description (2-1) | Wetland Determination Report | |
| Letter of Authorization* (2-2) | | |

Petition Fee

(Payable to "The City of Aurora")

Total Fee = \$2,439.84 (Planning and Zoning Fee \$1,189.84 + Engineering Filing Fee \$1,250.00)

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 Authorization with owner's Name and contact information is required.

Authorized Signature: [Signature] Date 9/29/2015

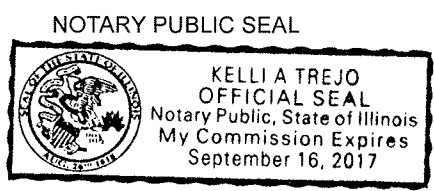
Print Name and Company: Stuart L. Whitt, Whitt Law LLC

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 29th day of September, 2015.

State of Illinois)
) SS
County of Kane)

[Signature]
Notary Signature





City of Aurora

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: 2015.164

Owner

West Aurora School District No. 129

First Name: Jeff Initial: _____ Last Name: Craig Title: Supt. Mr.
Email Address: jcraig@sd129.org Phone No.: 630-301-5100 Mobile No.: _____

Additional Contact #1

Relationship to Project: Attorney Architect Engineer Landscape Architect Other

Company Name: Whitt Law LLC

First Name: Stuart Initial: L Last Name: Whitt Title: Mr.

Job Title: Principal

Address: 70 S. Constitution Drive

City: Aurora State: IL Zip: 60506

Email Address: swhitt@whittlaw.com Phone No.: 630-897-8875 Mobile No.: 630-531-1111

Additional Contact #2

Relationship to Project: Attorney Architect Engineer Landscape Architect Other

Company Name: Studio GC, Inc.

First Name: Patrick Initial: J Last Name: Callahan Title: Mr.

Job Title: Principal

Address: 223 W Jackson Blvd., Suite 1200

City: Chicago State: IL Zip: 60606

Email Address: p.callahan@studiogc.com Phone No.: 312-253-3400 Mobile No.: 847-343-8217

Additional Contact #3

Relationship to Project: Attorney Architect Engineer Landscape Architect Other

Company Name: Wills Burke Kelsey Associates

First Name: Patrick Initial: D Last Name: Kelsey Title: Mr.

Job Title: Principal

Address: 8 E. Galena Blvd., Suite 402

City: Aurora State: IL Zip: 60506

Email Address: pkelsey@wbkengineering.com Phone No.: 630-701-2245 Mobile No.: 847-980-0769

Additional Contact #4

Relationship to Project: Attorney Architect Engineer Landscape Architect Other

Company Name: Studio GC, Inc.

First Name: Patrick Initial: J Last Name: Callahan Title: Mr.

Job Title: Principal

Address: 223 W. Jackson Blvd., Suite 1200

City: Chicago State: IL Zip: 60606

Email Address: p.callahan@studiogc.com Phone No.: 312-253-3400 Mobile No.: 847-343-8217

Additional Contact #5

Relationship to Project: Attorney Architect Engineer Landscape Architect Other

Company Name: West Aurora School District No. 129

First Name: Angie Initial: _____ Last Name: Smith Title: Ms.

Job Title: Assistant Superintendent of Operations

Address: 80 S. River Street

City: Aurora State: IL Zip: 60506

Email Address: akdsmith@sd129.org Phone No.: 630-301-5032 Mobile No.: 630-777-4810

Additional Contact #6

Relationship to Project: Attorney Architect Engineer Landscape Architect Other

Company Name: West Aurora School District No. 129

First Name: Patrick Initial: J Last Name: Dacy Title: Mr.

Job Title: Capital Projects Manager

Address: 80 S. River Street

City: Aurora State: IL Zip: 60506

Email Address: pdacy@sd129.org Phone No.: 630-301-5000 Mobile No.: 630-327-1814

QUALIFYING STATEMENT OF PETITION West Aurora High School

West Aurora School District 129 serves residents in the west side of the City of Aurora, as well as North Aurora, Sugar Grove and Montgomery. School District 129 has an enrollment of over 12,500 students in ten elementary schools, four middle schools, one high school, one child development center and one special-education facility.

The Board of Education of West Aurora School District 129, as Owner, seeks approval of a Special Use Permit for Educational Services with a Final Plan for certain additions to West Aurora High School located at 1201 W. New York Street in the City of Aurora.

West Aurora High School in its present location was originally built in 1953. The first addition came in 1960. In 1965, a field house, an expanded cafeteria, and classrooms to the north were added. The auditorium was completed in 1967. The stadium press box and lighting system were renovated in 1993. In 1999, another addition brought the library, technology center, administrative offices, cafeteria, gym foyer, athletic training facility, weight room, and more classrooms. In 2004, a second field house and classrooms to the northwest were added. The present capacity of the school is 3,766 students and the present enrollment of the school is 3,700 students.

The School District intends to construct several additions to the west, east, and southeast of the existing building. The work will include approximately 8,500 square feet of instructional and corridor space, 10,000 square feet of renovated locker rooms, 20,000 square feet for an ROTC and PE fieldhouse, a multipurpose "black box" room of approximately 2,500 square feet, and an additional 500 square feet of kitchen space. The additions are more fully set forth on the final plans submitted along with this qualifying statement. The School District will also add several paved parking lots at various campus locations.

The school additions will enhance the public health, safety, morals, comfort and general welfare of the citizens of the City of Aurora. The

additions will be designed in order to enhance the use and enjoyment of other property already established or permitted in the general area. Open space on the site will remain available for public use when not in use by the District. It is anticipated that property values will increase in the immediate area due to the improved school facilities.

The portion of the property where the school is located is currently zoned "P" Park / Open Space within Aurora, and adjoining parcels owned by the District are zoned "R-2" One Family Dwelling District. Surrounding uses include low density residential on all sides, except for Jefferson Middle School adjacent on the north. Building these improvements on the site will have no detrimental effect upon the normal and orderly development or improvement of the surrounding properties within their existing zoning.

Utilities, access, drainage and other necessary facilities are designed to ensure efficient and safe flow of traffic and the elimination of surface and sub-surface water. The School District intends to add several paved parking lots, bringing the total parking capacity to 843 vehicles, including 17 accessible spaces. Ingress and egress after the additions should improve as the additional parking is expected to relieve congestion at the beginning and end of the school day. This will be coordinated in conjunction with City staff to address safety concerns and alleviate traffic congestion in the public streets. The school additions and new parking lots will utilize existing entrances, with one existing entrance being modified. The School District is always mindful of improving parking and traffic patterns wherever possible, and has recently acquired several adjacent residential sites for parking expansion.

As with all school buildings, approval will also be received from the Regional Office of Education. However, the school site will be improved in general conformance with the applicable regulations of the zoning district within Aurora. At this time, the School District anticipates that variances from the City's Codes and Ordinances may be necessary for: (i) site setback and (ii) building setback requirements.

Development Data Table: Preliminary/Final Plan

Description	Value	Unit	Description	Value	Unit
a) Tax/Parcel Identification Number(s) (PINs): **15-20-201-001 & 15-20-229-001 15-20-21			j) Total Number of Residential Dwelling Units	0	units
b) Proposed land use(s): Education			i. Gross Density	0	du/acre
			ii. Net Density	0	Net Density
c) Total Property Size	46.47	Acres	k) Number of Single Family Dwelling Units	0	units
	2,024,351	Square Feet	i. Gross Density	0	du/acre
d) Total Lot Coverage (buildings and pavement)	937,615	Square Feet	ii. Net Density	0	Net Density
	46%	Percent	iii. Unit Square Footage (average)	-	square feet
e) Open space / landscaping	1,086,736	Square Feet	iv. Bedroom Mix	0%	% 1 bdr
	54%	Percent		0%	% 2 bdr
f) Land to be dedicated to the School District	0	Acres		0%	% 3 bdr
g) Land to be dedicated to the Park District	0	Acres	v. Number of Single Family Corner Lots	0	units
h) Number of parking spaces provided (individually accessible)	843	spaces	i) Number of Single Family Attached Dwelling Units	0	units
			i. Gross Density	0	du/acre
i. surface parking lot	843	spaces	ii. Net Density	0	Net Density
perpendicular	468	spaces	iii. Unit Square Footage (average)	-	square feet
parallel	11	spaces	iv. Bedroom Mix	0%	% 1 bdr
angled	347	spaces		0%	% 2 bdr
handicapped	17	spaces		0%	% 3 bdr
ii. enclosed	0	spaces		0%	% 4 bdr
iii. bike	6	racks	m) Number of Multifamily Dwelling Units	0	units
i) Number of buildings	1		i. Gross Density	0	du/acre
i. Number of stories	2	stories	ii. Net Density	0	Net Density
ii. Building Square Footage (average)	374,916	square feet	iii. Unit Square Footage (average)	-	square feet
iii. Gross Floor Area of commercial use	0	GFA	iv. Bedroom Mix	0%	Efficiency
iv. Building Foundation perimeter (Typical)	4878	Linear Footage		0%	% 1 bdr



Parking and Stacking Requirement Worksheet

Project Number: 2015.164

Petitioner: Mr. Stuart Whitt

Parking Requirement

Classrooms (137 classrooms x 5 spaces/ea.)	685
Administration Rooms (19 admin x 3 spaces/ea.)	57
Total Parking Requirement	742

	Existing	Proposed	Total
On-site Parking	336	130	466
Adjacent Street Parking	246	9	255
Remote Lot Parking	100	22	122
Total	682	161	843

Note: All parking spaces must be individually accessible spaces in order to count towards this requirement

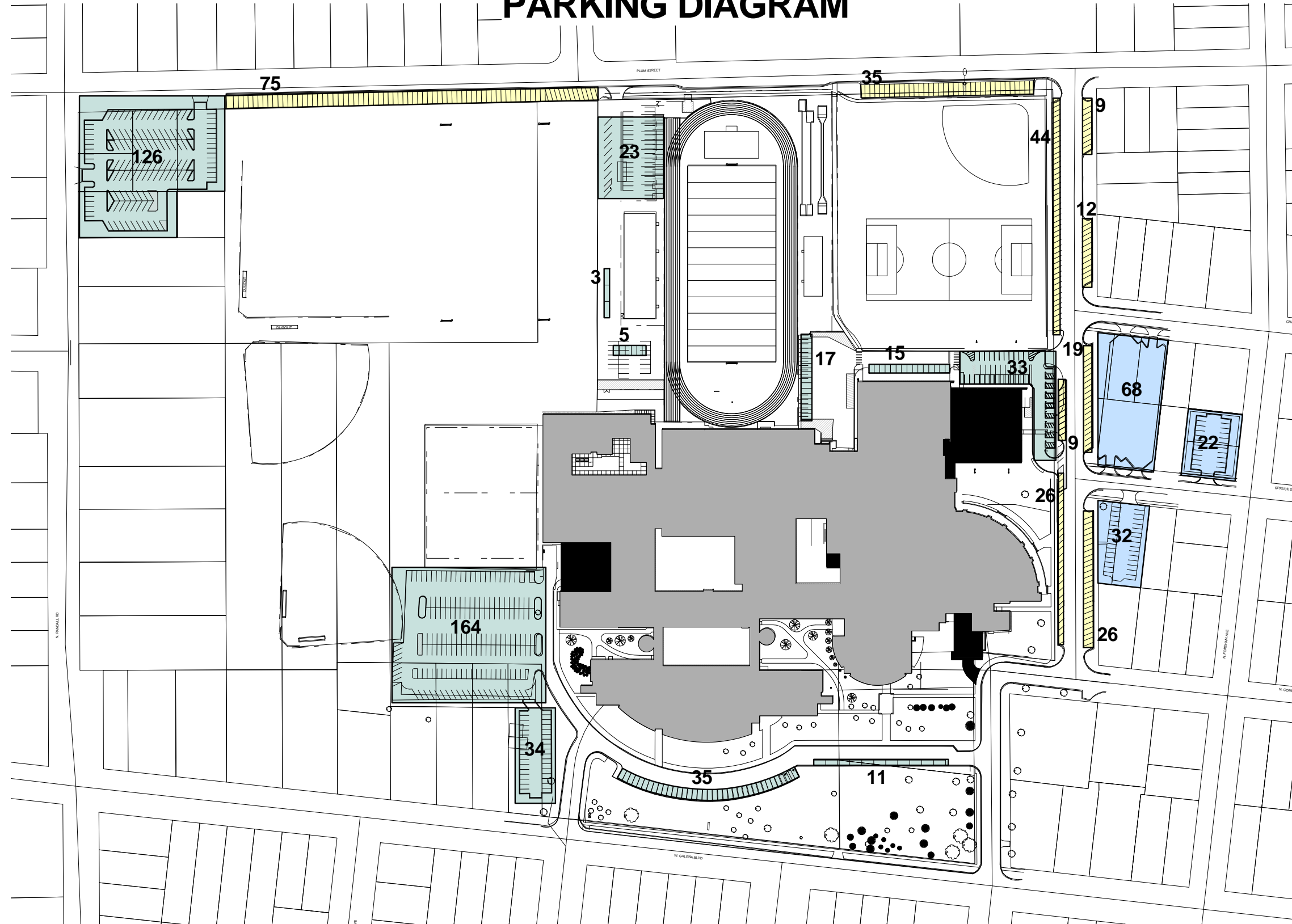
Stacking Requirement

Total Stacking Requirement	n/a
Drive-through facilities	n/a
Car wash facilities, automated	n/a
Car wash facilities, self-service	n/a
Preschool or daycare facilities, drop-off area	n/a

This Calculator is for informational purposes only and all numbers are subject to verification by the Review Planner.

Verified By:

1-8 DEVELOPMENT TABLES PARKING DIAGRAM



1 Site_Parking Diagram
1" = 200'-0"

ON-SITE PARKING	466
REMOTE LOT PARKING	122
ADJACENT STREET PARKING	255
TOTAL PARKING PROVIDED	843

Additions and
Renovations to
West High School

DISTRICT OFFICE:
80 S RIVER ST
AURORA, IL 60506
For
West Aurora School
District #129

At:
West High School
1201 West New York Street
Aurora, Illinois 60506

copyright 2013

NO.	ISSUED FOR:	DATE
	SPECIAL USE SUBMITTAL	09/09/15

PROPOSED
PARKING
DIAGRAM

1-8



www.sd129.org

Dr. Jeff Craig
Superintendent of Schools

Administration Office
80 South River Street
Aurora, IL 60506
Phone: 630.301.5000
Fax: 630.844.5710

August 26, 2015

From: Dr. Jeff Craig, Superintendent
West Aurora School District 129
80 S. River Street, Aurora, IL 60506
(630) 301-5100
jcraig@sd129.org

To: City of Aurora, Planning and Zoning Division
44 E. Downer Place, Aurora, IL 60507
630-256-3080
coaplanning@aurora-il.org

RE: Authorization Letter for 1201 W. New York Street, Aurora, Illinois
Project Number: 2015.164

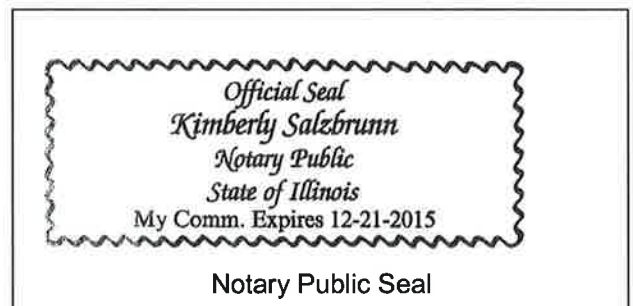
To whom it may concern:

As the record owner of the above stated property I hereby affirm that I have full legal capacity to authorize Whitt Law LLC, 70 S. Constitution Drive, Aurora, Illinois, and its representatives, to act as the owner's agent through the Special Use Permit for Educational Services Land Use Petition process with the City of Aurora for said property.

Signature: Jeff Craig Date: 8/26/15

Subscribed and Sworn to before me
this 26 day of August, 2015.

Kimberly Salzbrunn
Notary Signature



"The Mission of School District 129 is to provide a positive learning environment that guides all students toward lifelong learning by maximizing academic, social, emotional and physical growth"



City of Aurora

Planning and Zoning Division 1 S. Broadway, 2nd Floor, Aurora, IL
Phone: (630) 256-3080 Fax: (630) 256-3081 Email: coapanning@aurora-il.org

1-6

Filing Fee Form

Project Number: 2015.164

Petitioner: SCHOOL DIST #129 (WEST AURORA)	Linear Feet of New Roadway: 0
Number of Acres: 46.71	New Acres Subdivided (if applicable): 0
Number of Signs: 4	Area of site disturbance: 46.71

Filing Fees Due at Land Use Petition:

Request(s):	Special Use & Final Plan	\$ 1,129.84
	Public Hearing Notice Sign	\$ 60.00
	Final Engineering Filing Fee	\$ 1,250.00
	Sub Total:	\$2439.84

Fees Due at Final Engineering Approval:

Request(s):		
	Sub Total:	\$0.00

Total: **\$2,439.84**

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