

City of Aurora

Development Services Department | Zoning and Planning Division

44 E. Downer Place | Aurora, IL 60505

Phone: (630) 256-3080 | Fax: (630) 256-3089 | [Web: www.aurora-il.org](http://www.aurora-il.org)



Land Use Petition

Subject Property Information

Address / Location: 134 S. Glenwood Place

Parcel Number(s): 15-20-329-001

Petition Request

Requesting to rezone the property at 134 S. Glenwood Place from R-1 One-Family Dwelling District to P Park and Recreational District; Requesting approval of a Conditional Use for Educational Services to allow for a parking lot expansion at Freeman Elementary School located at 134 S. Glenwood Place

Attachments Required

(a digital file of all documents is also required)

One Paper and pdf Copy of:

Qualifying Statement (2-1)

Plat of Survey (2-1)

Legal Description (2-1), Word Document and PDF

Letter of Authorization (2-2)

Development Tables Excel Worksheet - digital only (1-0)

Final Engineering Plans (2-16)

Stormwater Permit Application (App 1-14)

Stormwater Report (2-10)

Two Paper and pdf Copy of:

Site Plan (2-4)

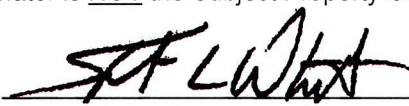
Landscape Plan (2-7)

Petition Fee: \$415.00

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

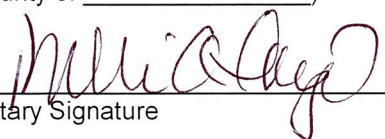
Authorized Signature:  Date June 19, 2026

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 19th day of June, 2026

State of Illinois)
) SS
County of Kane)


Notary Signature

NOTARY PUBLIC SEAL



Project Contact Information Sheet

Project Number: DST2026-008

Petitioner Company (or Full Name of Petitioner): West Aurora School District 129 - Freeman Elementary

Owner

First Name: Angela Initial: _____ Last Name: Smith Title: 0
Company Name: West Aurora School District 129
Job Title: Associate Superintendent of Operations
Address: 1877 W Downer
City: Aurora State: IL Zip: 60506
Email Address: akdsmith@sd129.org Phone No.: 630-301-5032 Mobile No.: _____

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

Relationship to Project: Attorney
Company Name: Whitt Law LLC
First Name: Stuart Initial: L Last Name: Whitt Title: Mr.
Job Title: Principal Attorney
Address: 70 S Constitution Dr
City: Aurora State: IL Zip: 60506
Email Address: swhitt@whittlaw.com Phone No.: 630-897-8875 Mobile No.: 630-531-1111

Additional Contact #1

Relationship to Project: Architect
Company Name: Studio GC Inc.
First Name: Cory Initial: _____ Last Name: Boaz Title: Mr.
Job Title: Principal
Address: 223 W Jackson Blvd., Suite 1200
City: Chicago State: IL Zip: 60606
Email Address: c.boaz@studiogc.com Phone No.: 312-509-1887 Mobile No.: 312-509-1887

Additional Contact #2

Relationship to Project: Architect
Company Name: Studio GC Inc.
First Name: Patrick Initial: _____ Last Name: Callahan Title: Mr.
Job Title: Senior 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.: _____

Additional Contact #3

Relationship to Project: Engineer
Company Name: RTM Engineering Consultants, LLC
First Name: Scott Initial: _____ Last Name: DiGilio Title: Mr.
Job Title: Principal
Address: 715 Ridgeview Dr.
City: McHenry State: IL Zip: 60050
Email Address: scott.digilio@rtmec.com Phone No.: 815-578-0200 Mobile No.: _____

Additional Contact #4

Relationship to Project: 0
Company Name: _____
First Name: _____ Initial: _____ Last Name: _____ Title: 0
Job Title: _____
Address: _____
City: _____ State: _____ Zip: _____
Email Address: _____ Phone No.: _____ Mobile No.: _____

QUALIFYING STATEMENT OF PETITION
Hall Elementary School
Casefile No. AU18/2-26.169-CU/SR

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.

Hall Elementary School and its school site at 2001 Heather Drive, in Aurora, is currently zoned P Park and Recreation District. The Board of Education of West Aurora School District 129, as Owner, seeks zoning of P(C) Park and Recreation District with a Conditional Use for Educational Services (6100) to allow for parking lot expansion at Hall.

Hall Elementary School was first constructed in 1961 and has experienced several additions and renovations since its initial construction. Hall provides educational services for students from pre-kindergarten through grade 5 and currently has an enrollment of 503 students and a staff of 68 teachers and educational support personnel.

Parking at Hall Elementary School needs improvement, an issue that the School District is currently addressing. Historically, those students who are bussed to Hall are dropped off, and picked up, in the lane that enters the school site off Heather Drive on the east and exits the school site to Heather Drive on the west. All vehicular traffic enters the school site via the lane off of Heather Drive.

Most of Hall's students are within walking distance, but their parents or guardians often drive them to school. Due to the current lack of onsite parking, teachers and staff are often forced to park on Heather Drive, causing congestion when students are dropped off there.

The Fox Valley Park District owns the property west and north of the Hall School site. Through an Intergovernmental Agreement, the Park District shares use of the playground. The School District has use of

42 Park District parking spaces (the west lot), including 0 accessible spaces, on school days. Additionally, Hall School has an east parking lot which has 17 parking spaces, including 3 accessible spaces, as well as 6 spaces in the circle drive in front of the School. This project will modify those spaces in the east parking lot to keep 17 parking spaces, while increasing the accessible spaces to 4. The 6 parking spaces on the circle drive will remain unchanged. Significantly, the project will provide new interior parking in the lawn within the circle drive, adding an additional 31 parking spaces as depicted on the drawings, for a total of 96 parking spaces, 4 of which are accessible and remain close to the school on the east side.

The new parking lot will enhance the public health, safety, morals, comfort and general welfare of the citizens of the City of Aurora. The lot will be designed to decrease on-street parking which will 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 and less parking congestion.

The Board of Education of West Aurora School District 129, as Owner, seeks zoning of P(C) Park and Recreation District with a Conditional Use for Educational Services (6100) to allow for this parking lot expansion at Hall Elementary School. This zoning and project will have no detrimental effect on the normal and orderly development or improvement of the surrounding properties within their existing zoning classification.

Ingress and egress should improve as the additional parking is expected to relieve congestion, particularly 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 parking lot will utilize existing entrances, with one existing entrance being modified. The School District is always mindful of improving parking and traffic patterns wherever possible.

Filing Fee Worksheet

Project Number: DST2026-008

Linear Feet of New Roadway: 0

Petitioner: West Aurora School District 129 - Freeman Eleme

New Acres Subdivided (if applicable): 0.00

Number of Acres: 3.81

Area of site disturbance (acres): 0.34

Number of Street Frontages: 1.00

Non-Profit Yes

Filling Fees Due at Land Use Petition:

Request(s):	Conditional Use	\$ 400.00
	Public Hearing Notice Sign(s)	\$ 15.00
		\$ -

Total: **\$415.00**

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

Verified By: Tracey Vacek

Date: 6/2/2026

B. Legal Description of Development Parcels

PARCEL DESCRIPTIONS

PIN: 15-20-329-002
15-20-329-001

LOT 157 AND THE NORTHERLY HALF OF LOTS 156, ALL IN EVANSLAWN
ADDITION TO AURORA, KANE COUNTY, ILLINOIS

COMMON ADDRESS: 134 SOUTH GLENWOOD PLACE, AURORA, IL 60506

FREEMAN ELEMENTARY SCHOOL

LEGAL DESCRIPTIONS

LOTS 131 TO 155 AND THE SOUTH 1/2 OF LOT 156 IN EVANSLAWN ADDITION IN THE WEST 1/2 OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED MAY 11, 1925 AS DOCUMENT NUMBER 254229 IN KANE COUNTY, ILLINOIS.

Permanent Index No.: 15-20-329-002

Property commonly known as: 153 S. Randall Rd., Aurora, Illinois 60506

and

LOT 157 AND THE NORTHERLY HALF OF LOT 156, ALL IN EVANSLAWN ADDITION TO AURORA, KANE COUNTY, ILLINOIS.

Permanent Index No.: 15- 20- 329-001

Property commonly known as: 134 S. Glenwood Place, Aurora, IL 60506



West Aurora School District 129

WEST AURORA • NORTH AURORA • MONTGOMERY • SUGAR GROVE • BATAVIA

District Administration Office

1877 W. Downer Place
Aurora, IL 60506

Phone: 630.301.5000

Fax: 630.844.4442

www.sd129.org

May 26, 2026

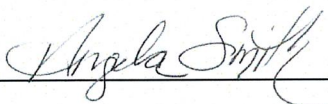
From: Dr. Angela Smith, Associate Superintendent of Operations
West Aurora School District 129
1877 W. Downer, Aurora, IL 60506
(630) 301-5032
akdsmith@sd129.org

To: Tracey Vacek, Director of Zoning and Planning
City of Aurora, Planning and Zoning Division
77 S. Broadway, Aurora, IL 60506
630-256-3080
coaplanning@aurora-il.org

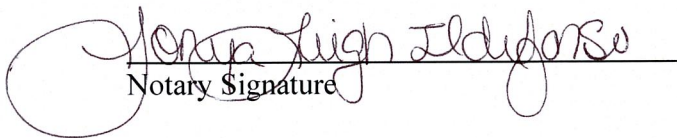
Re: Authorization Letter for 153 S. Randall Rd., Aurora, Illinois
Project Numbers: DST2025-217 and DST2026-008

To whom it may concern:

As representative of 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:  Date: 5/26/26

Subscribed and Sworn to before me
this 26 day of May, 2026.


Notary Signature



Notary Public Seal