

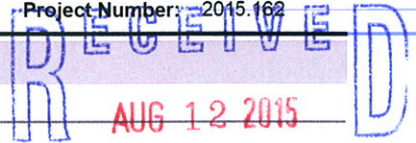


# City of Aurora

Planning and Zoning Division 44 E. Downer Place, Aurora, IL 60507-2067  
phone (630)256-3080 fax (630)-256-3081 email COAPlanning@aurora-il.org

## Land Use Petition

Project Number: 2015.162



### Petitioner Information

Title: Mr. First Name: Stuart Initial: L. Last Name: Whitt  
Company: Whitt Law LLC  
Job Title: Attorney Address: 70 South Constitution Drive  
City: Aurora State: IL Zip: 60506 Email: SWhitt@Whittlaw.com  
Phone: (630) 897-8875 Fax: (630) 897-1258 Mobile: \_\_\_\_\_  
Petitioner Relationship to Property Owner\* Attorney

CITY OF AURORA  
PLANNING DIVISION

*\*If Petitioner is NOT the Subject Property Owner a Letter of Authorization with owner's Name and contact information is required.*

### Subject Property Information

Address/Location: 1002 W Illinois Aveune  
Parcel Number(s): 15-17-477-019; 15-17-477-020

### Petition Request

Requesting approval of a Special Use Permit for Educational Services (6100) with a Final Plan for the property located at 724 Pennsylvania Aveune.

### 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 = \$1,219.83 (Planning and Zoning Fee \$569.83 + Engineering Filing Fee \$650.00 )

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.

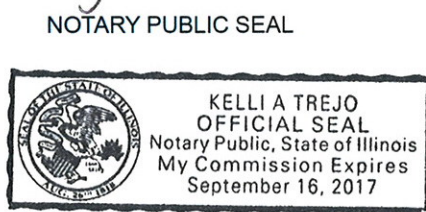
Authorized Signature: [Signature] Date 8/7/15

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 7<sup>th</sup> day of August, 2015.

State of Illinois )  
County of Kane ) SS

[Signature]  
Notary Signature





# City of Aurora

Planning and Zoning Division 1 S. Broadway, 2nd Floor, Aurora, IL  
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## Project Contact Information Sheet

CITY OF AURORA  
PLANNING DIVISION

**Project Number:** 2015.162

**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

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CITY OF AURORA  
PLANNING DIVISION

**QUALIFYING STATEMENT OF PETITION  
McCleery Elementary 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 McCleery Elementary School located at 1002 Illinois Avenue in the City of Aurora.

McCleery Elementary School was originally built in 1956. The School District added mobile classrooms in 2007 due to overcrowding issues. The present capacity of the school is 625 students, not including the double classroom mobile unit currently in use, and the present enrollment of the school is 676 students.

The School District intends to construct an addition of approximately 5,730 square feet on the north and south sides off the east wing. The addition will include classroom facilities and other related educational facilities as more fully set forth on the final plans submitted along with this qualifying statement. The School District expects to eliminate the mobile classroom unit from the site with this addition. The school district will also add a parking lot.

The school addition will enhance the public health, safety, morals, comfort and general welfare of the citizens of the City of Aurora. The addition 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 presence of the new addition and the removal of the mobile classroom unit.

The property is currently zoned "P" Park / Open Space within Aurora. Surrounding uses include low density residential on all sides, except for some small commercial properties to the northeast and Jefferson Middle School adjacent on the southwest. 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 a parking lot with the capacity for 38 vehicles, including 2 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 addition and new parking lot will utilize existing entrances. The School District is always mindful of improving parking and traffic patterns wherever possible.

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 a setback variance from the City's Codes and Ordinances may be necessary for an existing parking lot.

McCleery

Development Data Table: Preliminary/Final Plan

Description	Value	Unit	Description	Value	Unit
a) Tax/Parcel Identification Number(s) (PINs):	15-17-477-019 i - 020		j) Total Number of Residential Dwelling Units		
b) Proposed land use(s):	Education		i. Gross Density	0	units
c) Total Property Size	12.9	Acres	ii. Net Density	0	Net Density
d) Total Lot Coverage (buildings and pavement)	562,795	Square Feet	k) Number of Single Family Dwelling Units		
e) Open space / landscaping	143,434	Square Feet	i. Gross Density	0	du/acre
f) Land to be dedicated to the School District	25.5%	Percent	ii. Net Density	0	Net Density
g) Land to be dedicated to the Park District	419,361	Square Feet	iii. Unit Square Footage (average)	-	square feet
h) Number of parking spaces provided (individually accessible)	74.5%	Percent	iv. Bedroom Mix	0%	% 1 bdr
i. surface parking lot	45	spaces		0%	% 2 bdr
perpendicular	45	spaces		0%	% 3 bdr
parallel	42	spaces		0%	% 4 bdr
angled	3	spaces		0%	% 4 bdr
handicapped	1	spaces		0%	% 4 bdr
ii. enclosed	1	spaces		0%	% 4 bdr
iii. bike racks	1	racks		0%	% 4 bdr
Number of buildings	1	stories	l) Number of Single Family Attached Dwelling Units		
i. Number of stories	1	stories	v. Number of Single Family Corner Lots		
ii. Building Square Footage (average)	64,355	square feet	Number of Single Family Attached Dwelling Units		
iii. Gross Floor Area of commercial use	3FA	3FA	i. Gross Density	0	du/acre
iv. Building Foundation perimeter (Typical)	2,030	linear Footage	ii. Net Density	0	Net Density
			iii. Unit Square Footage (average)	-	square feet
			iv. Bedroom Mix	0%	Efficiency
				0%	% 1 bdr

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PLANNING DIVISION



# 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

**1-8**

## Parking and Stacking Requirement Worksheet

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**Project Number:** 2015.161

**Petitioner:** Mr. Stuart Whitt

### Parking Requirement

<b>Total Parking Requirement</b>	<b>76</b>
Enclosed Parking Spaces	N/A
Surface Parking Spaces	76
<b>Total Parking Provided</b>	<b>80</b>

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

### Stacking Requirement

<b>Total Stacking Requirement</b>	<b>N/A</b>
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

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

Verified By:



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 5, 2015

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CITY OF AURORA  
PLANNING DIVISION

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

RE: Authorization Letter for 1002 W. Illinois Avenue, Aurora, Illinois  
Project Number: 2015.162

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: 8/5/15

Subscribed and Sworn to before me  
this 5 day of August, 2015.

Kimberly Salzbrunn  
Notary Signature



**2-1 LEGAL DESCRIPTION**

**PIN NO.: 15 - 17 - 477 - 019**

**15 - 17 - 477 - 020**

**ADDRESS: 1002 ILLINOIS AVENUE**

**AURORA, ILLINOIS 60606**



**PROPERTY DESCRIPTION**

THAT PART OF THE SOUTH WEST QUARTER OF SECTION 16 AND PART OF THE SOUTH EAST QUARTER OF SECTION 17, ALL IN TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING THAT PART OF VACATED BLOCKS 5, 6, 7 IN WEST PARK ADDITION TO AURORA, AND THAT PART OF VACATED FORDHAM AVENUE AND VACATED SHELDON AVENUE AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF ILLINOIS AVENUE AND THE WEST LINE OF SAID WEST PARK ADDITION TO AURORA, THENCE EAST ALONG THE SOUTH LINE OF SAID ILLINOIS AVENUE TO THE WEST LINE OF ELMWOOD DRIVE, THENCE SOUTH ALONG SAID WEST LINE TO THE NORTH LINE OF HOYT STREET, THENCE WEST ALONG THE NORTH LINE OF HOYT STREET TO THE WEST LINE OF WEST PARK ADDITION, THENCE NORTH ALONG SAID WEST LINE TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF AURORA, KANE COUNTY, ILLINOIS.

CONTAINING 551696 SQUARE FEET OR 12.665 ACRES, MORE OR LESS



