

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



2022.107

Land Use Petition

Subject Property Information

Address / Location: 417 5th Street

Parcel Number(s): 15-27-177-002

Petition Request

Requesting approval of a Conditional Use for an Educational Services (6100) use for the property located at 417 5th Street

Requesting approval of a Final Plan for the property located at 417 5th Street for an Educational Services (6100) Use

Attachments Required

(a digital file of all documents is also required)

Development Tables Excel Worksheet - digital only (1-0)	Two Paper and One pdf Copy of:	Two Paper and pdf Copy of:
Word Document of: Legal Description (2-1)	Fire Access Plan (2-6)	Final Plan (2-4)
One Paper and pdf Copy of:	Final Engineering Plans (2-16)	Landscape Plan (2-7)
Qualifying Statement (2-1)	Stormwater Permit Application (App 1-14)	Building and Signage Elevations (2-11)
Plat of Survey (2-1)	Project Information Sheet	
Legal Description (2-1)	Stormwater Report (2-10)	
Letter of Authorization (2-2)		

Petition Fee: \$1080.00

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: Steven Maggini

Date: 4/19/2022

Print Name and Company: Steven Maggini EAST AURORA SCHOOL DIST 131

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.

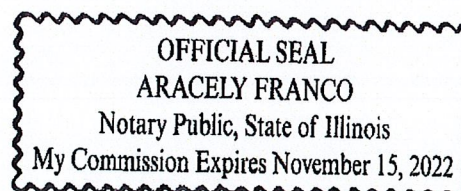
Given under my hand and notary seal this 19th day of April 2022.

State of Illinois

County of Kankakee SS

NOTARY PUBLIC SEAL

Notary Signature



Filing Fee Worksheet

Project Number: 2021.282

Linear Feet of New Roadway: 0

Petitioner: Steven Meggazzini East Aurora School District 131

New Acres Subdivided (if applicable): 0.00

Number of Acres: 1.01

Area of site disturbance (acres): 1.01

Number of Street Frontages: 2.00

Non-Profit Yes

Filing Fees Due at Land Use Petition:

Request(s):	Special Use & Final Plan	\$ 400.00
	Final Engineering Filing Fee	\$ 650.00
	Public Hearing Notice Sign(s)	\$ 30.00

Total: **\$1,080.00**

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

Verified By: Jacob Sodaro

Date: 4/12/2022

Project Contact Information Sheet

Project Number: 2021.282

Petitioner Company (or Full Name of Petitioner): Steven Meggazzini East Aurora School District 131

Owner

First Name: Steven Initial: Last Name: Meggazzini Title: Mr.
Company Name: East Aurora School District
Job Title: Assistant Superintendent for Operations
Address: 417 Fifth Street
City: Aurora State: IL Zip: 60505
Email Address: smeggazzini@d131.org Phone No.: (630) 299-5548 Mobile No.:

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

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

Additional Contact #1

Relationship to Project: Engineer
Company Name: Watermark Engineering
First Name: Dan Initial: Last Name: Olson Title: Mr.
Job Title: Vice President
Address: 2631 Ginger Woods Parkway
City: Aurora State: IL Zip: 60502
Email Address: dolson@watermark-engineering Phone No.: 630-375-1800 Mobile No.:

Additional Contact #2

Relationship to Project: Architect
Company Name: Cordogan Clark
First Name: Richard Initial: Last Name: Blair Title: Mr.
Job Title: Associate Vice President
Address: 960 Ridgeway Avenue
City: Aurora State: IL Zip: 60506
Email Address: rblair@cordoganclark.com Phone No.: 630-896-4678 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.:

February 25, 2022

Via email: ESieben@aurora-il.org

Ed Sieben, Director/Zoning Administrator
Zoning & Planning Division
77 S. Broadway, 2nd Floor

RE: Qualifying Statement
Resilience Education Center – 417 5th Street

Dear Mr. Sieben:

The property located at 417 5th Street, is currently zoned R-3 and was utilized by the East Aurora School District as an administrative building. The current proposal seeks to demolish the existing building and site, and construct a new facility, parking lot, and associated landscaping. The proposed use for these improvements will be a Community Center called the Resilience Education Center. It will be a Student/Parent Resource Center including therapeutics, student activities, non-traditional, no sports, opportunity for study or project sessions, record music, yoga/dance area therapies, homework, healthy living, kitchen, and healthy meals. A school social worker or psychiatrist will help with the well-being of students.

This proposal will require a Conditional Use Planned Development over the current R-3 zoning. Below are the responses to the standards in support of this request.

(A) Public health, safety, morals, comfort and welfare

The proposed request will not have a detrimental impact or endanger the public health, safety, morals, comfort or general welfare of the community. The proposed development will provide a significant upgrade in the functionality, efficiency, and esthetics of the building, parking lot, and landscaping. The continued use of this location for expanded educational purposes will provide ongoing and increased benefit to the community. Public health, safety, morals, comfort and welfare, are at the heart of the development and by extension the Conditional Use Planned Development request.

(B) The use and enjoyment of other property already established or permitted in the general area

The proposed development will not impede use and enjoyment of other property already established or permitted in the general area. The future use of the property and improvements being proposed are consistent with the existing, established function and esthetics of the site.

(C) Property values within the neighborhood

The proposed development will not negatively impact the use or value of other property in the immediate vicinity. The applicant is proposing a significant investment in this site that will enhance the value and quality of the neighborhood. The proposed improvements will be a benefit and valuable service to the immediate area and greater community.

(D) The normal and orderly development and improvement of surrounding property for uses established or permitted within their respective existing zoning districts

The proposed development will not impede the normal and orderly development and improvement of the surrounding properties. The investment being made at this site will serve to enhance the neighborhood both esthetically and functionally through the improved educational services being provided.

(E) Utilities, Access Roads, Drainage, and/or other necessary facilities

The necessary utilities, driveways, and drainage will be provided to serve the proposed building and site in a manner consistent with the code requirements.

(F) Ingress and egress as it relates to traffic congestion in the public streets

Proper ingress and egress will be provided via two driveways along Center Avenue. Driveways are not proposed along Fifth Street. These driveways will connect users to the provided off-street parking lot. The proposed improvements will serve to provide maximum vehicular and pedestrian safety and functionality for the staff, students, parents, and neighborhood.

(G) The applicable regulations of the zoning district in which the subject is proposed to be or is located

The applicant's proposed building and site improvements will conform to applicable regulations and codes consistent with the proposed rezoning. The applicant will work with City staff to ensure that the proposed improvements meet City standards.

If you have any questions or comments, please do not hesitate to contact me.

Sincerely,

WATERMARK ENGINEERING RESOURCES, LTD.



Dan Olson
Vice President



EAST AURORA
SCHOOL DISTRICT 131

BUILDINGS AND GROUNDS

411 Hill Ave • Aurora, IL 60505
d131.org • (630) 299-5548

February 14, 2022

Mr. Steven Megazzini
Assistant Superintendent of Operations
East Aurora School District 131
310 Seminary Ave., Aurora, IL, 60505
Phone: 630.299.5548
Email: smegazzini@d131.org

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

Re: Authorization Letter for: Resilience Education Center at 417 Fifth Street Aurora, IL, 60505

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 Cordogan Clark Architects and / or Watermark Engineering, and its representatives, to act as the owner's agent through the Zoning Change Land Use Petition process with the City of Aurora for said property.

Signature: Steven A. Megazzini Date 2/15/2022

Subscribed and sworn to before me this 15th day
of February, 2022

Notary Signature Susan L. Dralle



LEGAL DESCRIPTION

LOTS 2, 3 IN BLOCK 2 OF MILLER'S SUBDIVISION OF BLOCK 8 OF D.K. TOWN'S
ADDITION TO AURORA, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.