



City of Aurora

Planning and Zoning Division 44 E. Downer Place, Aurora, IL 60507-2067
Phone: (630) 256-3080 Fax: (630) 256-3081 Email: coaplaning@aurora-il.org

Land Use Petition

Project Number: 2015.163

Petitioner Information

Title: Mr. First Name: Stuart Initial: L Last Name: Whitt
Company: Whitt Law LLC
Job Title: Attorney Address: 70 S. Constitution Dr.
City: Aurora State: IL Zip: 60506 Email: SWhitt@Whittlaw.com
Phone: 630-897-8875 Fax: 630-897-1258 Mobile: 630-531-1111
Petitioner Relationship to Property Owner* Attorney

**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: 724 Pennsylvania Avenue
Parcel Number(s): 15-16-428-039; 15-16-428-038; 15-16-428-037; 15-16-428-036; 15-16-428-019; 15-16-428-018; 15-16-428-017;

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 = \$1,095.00 (Planning and Zoning Fee \$445.00 + 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 10/19/15

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 19th day of October, 2015.

State of Illinois)
) SS
County of Kane)

NOTARY PUBLIC SEAL

Kelli A Trejo
Notary Signature





Project Contact Information Sheet

Project Number: 2015.163

Owner West Aurora School District No. 129
First Name: Jeff Initial: Last Name: Craig Title: Supt. Mr.
Email Address: jrcraig@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
Nancy L. Hill 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, Montgomery, and Batavia. 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 Rezoning and a Special Use Permit for Educational Services with a Final Plan for a new Hill Elementary School located at 724 Pennsylvania Avenue in the City of Aurora.

In 1888, a one-room schoolhouse was opened at the corner of Pennsylvania and Illinois Avenues. Four years later, a second floor with four classrooms was added. On June 11, 1928, after another addition was completed, the school was renamed to honor Nancy L. Hill, who had taught in the District for seven years and served as a principal for another nineteen years. In 1956, the School District completed another addition. The present capacity of the school is 617 students, not including the three double classroom mobile units currently in use, and the present enrollment of the school is 614 students.

The School District intends to construct a new building on the west side of the site and demolish the existing building after completion. The new school building will have a target capacity of 750 students and an estimated area of 72,341 square feet. The area where the existing building is situated will be converted to playground space. The new building and school site are more fully set forth on the final plans submitted along with this qualifying statement. One of the mobile classroom units will be removed during construction and the other two units will be removed once the new building is completed.

The new school building will enhance the public health, safety, morals, comfort and general welfare of the citizens of the City of Aurora. The building and site will be designed in order to enhance

the use and enjoyment of other property already established or permitted in the general area. After completion of the new building and demolition of the existing school, 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 "R-1" One Family Dwelling District within Aurora, and adjoining parcels owned by the School District are currently zoned "R-3." The School District seeks rezoning to "P" Park and Recreation District. Surrounding uses include low density residential on all sides, except for a single small business located on the northeast corner of Illinois and Pennsylvania Avenues. 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 has acquired additional parcels to the north of the site and intends to use this space to add parking, bringing the total parking capacity to seventy-six (76) vehicles, including two (2) accessible spaces. Those residential parcels to the north of the school will have their curb cuts closed, and ingress and egress points will be redesigned. Ingress and egress after the construction should improve as the new parking and traffic flow 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 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 variance from the City's Codes and Ordinances may be necessary for building height.



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

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Development Data Entry Worksheet

Project Information - Fill in all the GREEN Boxes - if Not Applicable Please Leave Blank

Data Entry Fields are indicated in Green

DST Project Number	2015.163	
Petitioner	West Aurora School District #129	
Subdivision Name	Hotzs Addition to Aurora, Highland Addition to Aurora	
Subdivision Unit/Phase		
Subdivision Lot Number	Hotzs - Lots 1-10 Highland - Lots 33-38	
Tax/Parcel Identification Number(s) (PINs):	15-16-428-039; 15-16-428-038; 15-16-428-037; 15-16-428-036; 15-16-428-019; 15-16-428-018; 15-16-428-017	
Proposed land use(s) (i.e. Single Family Detached, Retail, Manufacturing):	Educational Services	
Total Property Size in Square Feet	3.96	0.00
Number of Existing or Proposed Lots	16.00	
Total Property being Annexed in Square Feet	-	0.00
Total Lot Coverage Square Footage (buildings and pavement)	95,432	2.19
Open space / Landscaped area in Square Feet	77,205	1.77
Site Disturbance in Square Feet	172,637	3.96
Tributary Area in Square Feet	172,637	3.96
Dry Detention in Square Feet	5,625 (Underground Storage Vault)	#VALUE!
Wet Retention Area in Square Feet		0.00
Total High-water Line for all Wet Bottom Stormwater Detention/Retention Facilities in Linear Footage		
Total High-water Line for all Dry Bottom Stormwater Detention/Retention Facilities in Linear Footage	684	
Right-of-way to be Vacated in Square Feet	-	0.00
Easements to be Vacated in Square Feet	-	0.00
Proposed New Right-of-way in Square Feet	-	0.00
Proposed New Right-of-way in Linear Feet of Centerline	-	
Proposed New Easements in Square Feet	-	0.00
Total Street Frontage (existing and proposed) in Linear Feet of Curb Line	1,282 (Existing/Proposed)	
Construction Value in dollars		
New Jobs Created in FTE		

Additional Data for Residential (if Not Applicable Please Leave the zero)

Number of Single Family Detached Units	0	Non-Estate Units
Number of Single Family Detached Estate Units	0	
Number of Single Family Attached Units (Townhomes/Duplexes)	0	
Number of Multi-Family Units	0	
Dormitories gross floor area (GFA)	0	
School District		
Park District		
Land to be dedicated to the School District (acres)	0.00	
Land to be dedicated to the Park District (acres)	0.00	

Square Footage and Bedroom Mix Data

Unit Type	Single Family Detached Units	Single Family Attached Units (Townhomes/Duplexes)	Multi-Family Units (Condo/Apartments)
Unit Square Footage (average)	-	-	-
Efficiency			0%
% 1 Bdr	0%	0%	0%
% 2 Bdr	0%	0%	0%
% 3 Bdr	0%	0%	0%
% 4 or more Bdr	0%	0%	

Additional Data for Single Family (if Not Applicable Please Leave the zero)

Neighborhood Border in Linear Footage	-	The length of the lot line(s) at the perimeter of the residential project. The outside perimeter of all the lots the "project perimeter"
Number of Single Family Corner Lots	0.00	

Additional Data for Non-Residential or Multi-Family (if Not Applicable Please

Building Foundation perimeter in Linear Feet(Typical)	1,243	
Total Lot Perimeter in Linear Feet	1,667	
Buffer Yard in Linear Feet	385	The length of the lot line(s) adjacent to residential use, or if multi-family adjacent to single family use.
Number of buildings	1	
Building Height in feet	44.5	If multiple buildings - use typical SqFt
Total Building Square Footage	43,705	If multiple buildings - use typical SqFt
First Floor Building Square Footage	43,705	If multiple buildings - use typical SqFt
Number of building stories	3	If multiple buildings - use typical SqFt
Square Footage of retail floor area	-	This is the net floor area dedicated to retail sales
Existing Parking Spaces (All types)	76	This should be just existing spaces
Existing and Proposed Perpendicular surface parking lot spaces (number of individually accessible spaces)	66	These should include existing and proposed spaces
Existing and Proposed Parallel surface parking lot spaces (number of individually accessible spaces)	-	
Existing and Proposed Angled surface parking lot spaces (number of individually accessible spaces)	8	
Existing and Proposed Handicapped surface parking lot spaces (number of individually accessible spaces)	2	
Existing and Proposed Enclosed parking lot spaces (number of individually accessible spaces)	-	
Bike parking (number of bike racks)	4	

Additional Data for Non-Residential Uses (if Not Applicable Please Leave the zero)

Hotel and motel guestrooms	-	
Single room occupancy units/guestrooms	-	
Bed and breakfast guestrooms	-	
Lodging house rooming house or boarding house guestrooms	-	
Housing services for the elderly dwelling units	-	
Business or professional offices, including financial institutions floor area	-	excluding mechanical room and restrooms
Food and beverage establishments number of seats	-	
Gasoline station, vehicle repair and service structures floor area	-	excluding mechanical room and restrooms
Gasoline station, vehicle repair and service structures number of service bays	-	
Car wash facilities number of bays	-	
Personal service establishments floor area	-	excluding mechanical room and restrooms
Retail sales and services - Single-tenant Building floor area	-	excluding mechanical room and restrooms
Retail sales and services - Multi-tenant Building (strip retail) floor area	-	excluding mechanical room and restrooms
Retail, sale of bulky items floor area	-	excluding mechanical room and restrooms
Retail with outdoor display/sales floor area	-	excluding mechanical room and restrooms
Malls or shopping center floor area	-	excluding mechanical room and restrooms
Recreational Facilities floor area	-	excluding mechanical room and restrooms
Manufacturing and Industrial floor area	-	excluding mechanical room and restrooms
Warehouse, storage or distribution facility floor area	-	excluding mechanical room and restrooms
Electronic Data Storage Center floor area	-	excluding mechanical room and restrooms
Theater number of fixed seats	-	excluding mechanical room and restrooms
Sports stadium or arena, auditoriums square footage	-	Square footage
Sports stadium or arena, auditoriums number of fixed seats	-	Or fixed Seats
Exhibition, convention, or conference center floor area	-	excluding mechanical room and restrooms
Religious Institutions, seats in Principal Sanctuary	-	gross floor area (GFA)
Amusement park floor area	-	excluding mechanical room and restrooms
Hospital building floor area	-	excluding mechanical room and restrooms
Medical clinic building floor area	-	excluding mechanical room and restrooms
Community facility floor area	-	excluding mechanical room and restrooms
Grade school / middle schools number of classrooms	-	

Grade school / middle schools Auditorium or main common meeting rooms fixed seats	-	cafetorium, multi-purpose room or auditorium
High School Number of Classrooms	-	
High School Number of Administrative Offices	-	
High School Auditorium or main common meeting rooms fixed seats	-	cafetorium, multi-purpose room or auditorium
College or university facility Number of Classrooms	-	
College or university facility Residential gross floor area (GFA)	-	gross floor area (GFA)
College or university facility Auditorium fixed seats	-	Fixed Seats
College or university facility Auditorium gross floor area (GFA)	-	OR gross floor area (GFA)
Business, trade or specialty school facility gross floor area (GFA)	-	gross floor area (GFA)
Preschool or daycare gross floor area (GFA)	-	gross floor area (GFA)
Library building gross floor area (GFA)	-	gross floor area (GFA)
Museum, exhibition, or similar facility gross floor area (GFA)	-	gross floor area (GFA)
Funeral homes, mortuaries, and cremation facilities gross floor area (GFA)	-	gross floor area (GFA)
Drive-through windows	-	
Car wash facilities, automated - number of approach lanes	-	
Car wash facilities, self-service - number of approach lanes	-	

Additional Data for Landscape Materials to be Installed (if Not Applicable Please Leave the zero)

Number of Canopy Trees	-
Number of Evergreen Trees	-
Number of Understory Trees	-
Number of Deciduous Shrubs	-
Number of Evergreen Shrubs	-
Number of Ornamental Grasses	-
Number of Perennials	-
Number of Annuals	-
Groundcover Square Footage	-



Parking and Stacking Requirement Worksheet

Project Number: 2015.163

Petitioner: Mr. Stuart Whitt

Parking Requirement

Classrooms (31 classrooms x 2 spaces/ea.)	62
Multipurpose Room (4,300 SF / 15 SF / 4 seats per space)	72
Total Parking Requirement	72
Total Parking Provided	76

Greater controls

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:



www.sd129.org

Administration Office

80 South River Street
Aurora, IL 60506

Phone: 630.301.5000

Fax: 630.844.5710

October 5, 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 724 Pennsylvania Avenue, Aurora, Illinois
Project Number: 2015.163

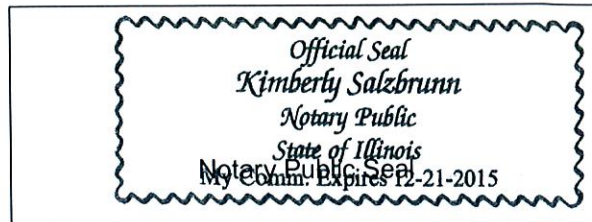
To whom it may concern:

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: 10/5/15

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

Kimberly Salzbrunn
Notary Signature



2-1 LEGAL DESCRIPTION

PIN NO.: 15-16-428-039, 15-16-428-038, 15-16-428-037, 15-16-428-036, 15-16-428-019, 15-16-428-018, 15-16-428-017

ADDRESS: 724 PENNSYLVANIA AVENUE

AURORA, ILLINOIS 60506

PROPERTY DESCRIPTION

LOTS 1 TO 10 IN BLOCK 1 IN HOLTZS ADDITION TO AURORA IN THE SOUTHEAST QUARTER SECTION 16, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 22, 1896 IN BOOK 14, PAGE 13, IN KANE COUNTY, ILLINOIS.

ALSO

LOTS 33 TO 38 IN HIGHLAND ADDITION TO AURORA IN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 16, 1890 AS DOCUMENT NUMBER 30451 IN KANE COUNTY, ILLINOIS.

TOTAL AREA: 172,637.00 sq. ft. (3.96 acres)

PROPERTY COMMONLY KNOWN AS: 724 PENNSYLVANIA AVENUE, AURORA, ILLINOIS.



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

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Filing Fee Form

Project Number: 2015.163

Petitioner: SCHOOL DIST #129 (WEST AURORA)	Linear Feet of New Roadway: 0
Number of Acres: 3.95	New Acres Subdivided (if applicable): 0
Number of Signs: 3	Area of site disturbance: 3.95

Filing Fees Due at Land Use Petition:

Request(s):	Special Use & Final Plan	\$ 400.00
	Public Hearing Notice Sign	\$ 45.00
	Final Engineering Filing Fee	\$ 650.00
	Sub Total:	\$1,095.00

Fees Due at Final Engineering Approval:

Request(s):		
	Sub Total:	\$0.00

Total: \$1,095.00

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