



# 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

1-3

## Land Use Petition

Project Number: 2015.160

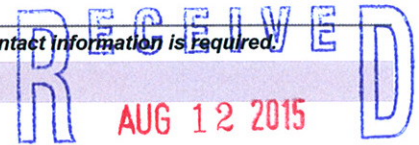
### Petitioner Information

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

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

### Subject Property Information

Address/Location: 153 S Randall Road  
Parcel Number(s): 15-20-329-002



CITY OF AURORA  
PLANNING DIVISION

### Petition Request

Requesting approval of a Special Use Permit for Educational Services (6100) with a Final Plan for the property located at 153 S Randall Road.

### Attachments Required

(hard copies and CD of digital files are required)

One Copy of:  
Development Tables (excel 1-0)  
Project Contact Info Sheet (1-5)  
Filing Fee (1-6)  
Qualifying Statement (2-1)  
Plat of Survey (2-1)  
Legal Description (2-1)  
Letter of Authorization\* (2-2)

Two Copies of:  
Final Engineering Plans (1-4)  
Kane County Stormwater Management Permit Application (App 6-5)  
Stormwater Report (2-16)  
Soil Investigation Report for the Site  
Wetland Determination Report

Four Copies of:  
Final Plan (2-4)  
Fire Access Plan (2-6)  
Landscape Plan (2-7)  
Building and Signage Elevations (2-11)

### 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 8/7/15

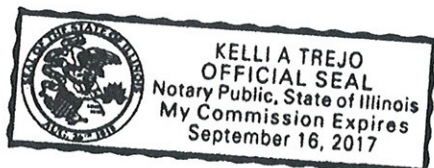
I, the undersigned, a Notary Public in and for the said County and State aforesaid do hereby certify that the authorized signer is personally known to me to be the same person whose name is subscribed to the foregoing instrument and that said person signed sealed and delivered the above petition as a 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)  
) SS  
County of Kane)

NOTARY PUBLIC SEAL

[Signature]  
Notary Signature





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CITY OF AURORA  
PLANNING DIVISION

## Project Contact Information Sheet

**Project Number:** 2015.160

**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  
Freeman 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 Freeman Elementary School located at 153 S. Randall Road in the City of Aurora.

Freeman Elementary School was originally built in 1928. The School District constructed a ten-room addition in 1951 and performed renovations in 1976 and 2003. The present capacity of the school is 492 students, not including the two double classroom mobile units currently in use, and the present enrollment of the school is 569 students.

The School District intends to construct an addition of approximately 9,550 square feet on the south side of 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 units from the site with this addition.

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 units.

The property is currently zoned "P" Park / Open Space within Aurora. Surrounding uses include low density residential on all sides. 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. Ingress and egress after the addition will remain largely unchanged, but will be coordinated in conjunction with City Staff to address safety concerns and alleviate traffic congestion in the public streets. The school addition will utilize existing entrances and parking. 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 does not anticipate that any variances, modifications, or exceptions from the City's Codes and Ordinances will be necessary.

Freeman

Development Data Table: Preliminary/Final Plan

Description	Value	Unit	Description	Value	Unit
a) Tax/Parcel Identification Number(s) (PINs):	15-20-329-002		j) Total Number of Residential Dwelling Units		
b) Proposed land use(s):	Education		i. Gross Density	0	units/acre
c) Total Property Size	4.0	Acres	ii. Net Density	0	Net Density
d) Total Lot Coverage (buildings and pavement)	174,135	Square Feet	k) Number of Single Family Dwelling Units		
e) Open space / landscaping	87,537	Square Feet	i. Gross Density	0	du/acre
f) Land to be dedicated to the School District	50.3%	Percent	ii. Net Density	0	Net Density
g) Land to be dedicated to the Park District	84,598	Square Feet	iii. Unit Square Footage (average)	-	square feet
h) Number of parking spaces provided (individually accessible)	49.7%	Percent	iv. Bedroom Mix	0%	% 1 bdr
	0	Acres		0%	% 2 bdr
	0	Acres		0%	% 3 bdr
	40	spaces		0%	% 4 bdr
i. surface parking lot	40	spaces	v. Number of Single Family Corner Lots	0	units
perpendicular	37	spaces	y) Number of Single Family Attached Dwelling Units		
parallel		spaces	i. Gross Density	0	du/acre
angled		spaces	ii. Net Density	0	Net Density
handicapped	3	spaces	iii. Unit Square Footage (average)	-	square feet
ii. enclosed		spaces	iv. Bedroom Mix	0%	% 1 bdr
iii. bike racks		spaces		0%	% 2 bdr
		spaces		0%	% 3 bdr
		spaces		0%	% 4 bdr
i) Number of buildings	1	stories	m) Number of Multifamily Dwelling Units		
	2	stories	i. Gross Density	0	du/acre
ii. Building Square Footage (average)	70,582	square feet	ii. Net Density	0	Net Density
iii. Gross Floor Area of commercial use		3FA	iii. Unit Square Footage (average)	-	square feet
iv. Building Foundation perimeter (Typical)	1,136	linear Footage	iv. Bedroom Mix	0%	Efficiency
				0%	% 1 bdr



## Parking and Stacking Requirement Worksheet

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**Project Number:** 2015.160

**Petitioner:** Mr. Stuart Whitt

### Parking Requirement

<b>Total Parking Requirement</b>	<b>40</b>
Enclosed Parking Spaces	N/A
Surface Parking Spaces	40
<b>Total Parking Provided</b>	<b>40</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

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

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 153 S. Randall Road, Aurora, Illinois  
Project Number: 2015.160

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



**"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"**

**2-1 LEGAL DESCRIPTION**

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

**ADDRESS: 153 S RANDALL ROAD**

**AURORA, ILLINOIS 60506**

**RECEIVED**  
**AUG 12 2015**  
CITY OF AURORA  
PLANNING DIVISION

**PROPERTY DESCRIPTION**

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.

CONTAINING 176283.15 SQUARE FEET OR 4.05 ACRES, MORE OR LESS





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## Filing Fee Worksheet

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Project Number: 2015.160  
Petitioner: SCHOOL DIST #129 (WEST AURORA)  
Number of Acres: 3.99  
Number of Signs: 3

Linear Feet of New Roadway: 0  
New Acres Subdivided (if applicable): 0  
Area of site disturbance: 3.99

**Filing Fees Due at Land Use Petition:**

Request(s):	Special Use & Final Plan	\$ 400.00	50% Waiver
	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):	Select One	0.00
Sub Total:		\$0.00

Total: **\$1,095.00**

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**RECEIVED**  
AUG 12 2015  
CITY OF AURORA  
PLANNING DIVISION