

Land Use Petition

Project Number: 2017.190

Subject Property Information

Address/Location: west of Deerpath Road north of West Indian Trail

Parcel Number(s): 14-12-350-017; 14-12-350-018

Petition Request(s)

Requesting approval of a Final Plat Revision re-subdividing Lots 162 and 164 of The Estate Homes of Verona Ridge Subdivision, Unit Three located west of Deerpath Road north of West Indian Trail and establishing Lots 1 and 2 of The Estate Homes of Verona Ridge 2nd Resubdivision of part of Unit Three

Attachments Required

(a CD of digital files of all documents are also required)

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

Word Document of: Legal Description (2-1)

One Paper and pdf Copy of:
Final Plat (2-5)

One Paper and pdf Copy of:

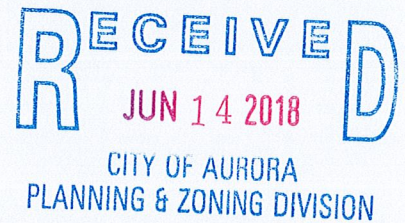
Contact Worksheet (1-5)

Filing Fee Worksheet (1-6)

Qualifying Statement (2-1)

Legal Description (2-1)

Letter of Authorization (2-2)



Petition Fee: \$524.53 (Payable to The 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: [Signature] Date 6/12/18

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.

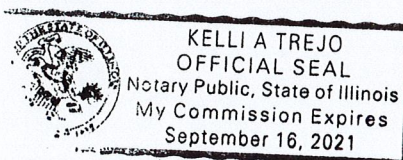
Given under my hand and notary seal this 12th day of June, 2018

State of Illinois)

NOTARY PUBLIC SEAL

County of Kane) SS

[Signature]
Notary Signature





Planning and Zoning Division 1 S. Broadway, 2nd Floor, Aurora, IL
phone (630) 256-3080 fax (630) 256-3081 email COAPlanning@aurora-il.org

Filing Fee Worksheet

Project Number: 2017.190 **Linear Feet of New Roadway:** 0
Petitioner: Fox Valley Park District and West Aurora School D **New Acres Subdivided (if applicable):** 13.54
Number of Acres: 13.54 **Area of site disturbance (acres):** 0.00
Number of Street Frontages: 2.00
Non-Profit: Yes

Filing Fees Due at Land Use Petition:

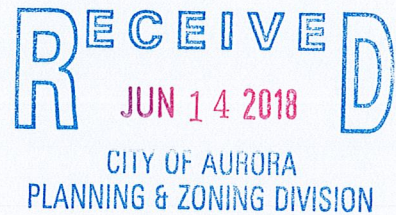
Request(s):	Final Plat	\$ 524.53
		\$ -
		\$ -
		\$ -
		\$ -
	Final Engineering Filing Fee	\$ -

Total: **\$524.53**

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

Verified By:

Date:





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 phone (630) 256-3080 fax (630) 256-3081 email COAPlanning@aurora-il.org



CITY OF AURORA
 PLANNING & ZONING DIVISION

Project Contact Information Sheet

Project Number: 2017.190

Petitioner Company (or Full Name of Petitioner): Fox Valley Park District and West Aurora School District 129

Owner

First Name: Jeff Initial: _____ Last Name: Palmquist Title: Mr.
 Company Name: Fox Valley Park District
 Job Title: Senior Director of Planning Development and Grants
 Address: 101 W. Illinois Avenue
 City: Aurora State: Illinois Zip: 60506
 Email Address: jpalmquist@fvpd.net Phone No.: 630-897-0516 Mobile No.: _____

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

Relationship to Project: Owner
 Company Name: West Aurora School District No. 129
 First Name: Jeff Initial: _____ Last Name: Craig Title: Mr.
 Job Title: Superintendent
 Address: 1877 W. Downer Place
 City: Aurora State: IL Zip: 60506
 Email Address: jcraig@sd129.org Phone No.: 630-301-5100 Mobile No.: _____

Additional Contact #1

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

Additional Contact #2

Relationship to Project: Engineer
 Company Name: Engineering Enterprises, Inc.
 First Name: Dave Initial: _____ Last Name: Burrough Title: Mr.
 Job Title: Engineer
 Address: 52 Wheeler Road
 City: Sugar Grove State: Illinois Zip: 60554
 Email Address: dburroughs@eeiweb.com Phone No.: 630-466-6700 Mobile No.: _____

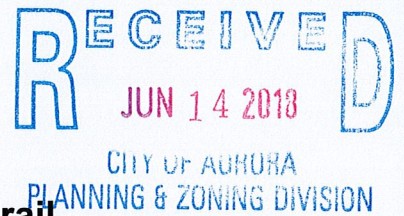
Additional Contact #3

Relationship to Project: 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: 1877 W. Downer Place
 City: Aurora State: IL Zip: 60506
 Email Address: akdsmith@sd129.org Phone No.: 630-301-5032 Mobile No.: 630-777-4810

Additional Contact #4

Relationship to Project: 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: 1877 W. Downer Place
 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
Final Plat Revision - Verona Ridge
West of Deerpath Road North of West Indian Trail



The Fox Valley Park District serves more than 236,000 residents in the communities of Aurora, Montgomery and North Aurora, all connected by the Fox River. The District maintains 168 parks and 48 miles of inter-connected regional trails amid 2,500 acres of parkland.

West Aurora School District 129 serves residents in the west side of the City of Aurora, as well as North Aurora, Sugar Grove, Batavia 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, one alternative education center and one special-education facility.

Historically, some properties owned by the Fox Valley Park District have been used predominantly for School District purposes, while other properties owned by West Aurora School District 129 have been used predominantly for Park District purposes. In 2016, the Park District and the School District entered into an Intergovernmental Cooperation Agreement for the purpose of exchanging real property between them so that the party using each parcel would become the owner of record of that parcel. Properties subject to the exchange included land in the Arrow Wood and Orchard Valley subdivisions, as well as land at Jefferson Middle School and McCleery Elementary School. In order to balance the amount of land being exchanged, the parties agreed that a portion of the Park District's Verona Ridge site would be transferred to the School District.

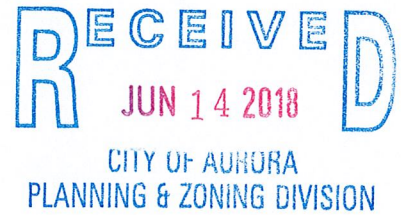
Lot 162 of The Estate Homes of Verona Ridge Unit 3 was platted as the Verona Ridge school site, consisting of approximately 8.22 acres. Lot 164 of The Estate Homes of Verona Ridge Unit 3 was platted as the Verona Ridge park site, consisting of approximately 5.32 acres. In order to balance the amount of land being exchanged, it was agreed that the northerly 3.32 acres, more or less, of the Verona Ridge park site would be conveyed by the Park District to the School District, so that the resulting park site would consist of 2.00 acres and

the school site would consist of 11.54 acres. The 2.00-acre park site is currently improved with playground equipment, while the 11.54-acre school site remains unimproved.

In order to facilitate this transfer, the Fox Valley Park District and West Aurora School District 129 seek approval of a Final Plat Revision resubdividing Lots 162 and 164 of The Estate Homes of Verona Ridge Unit 3, and establishing Lots 1 and 2 of the Estate Homes of Verona Ridge 2nd Resubdivision of Part of Unit 3. Lot 1 of the 2nd Resubdivision will be the 2.00-acre park site, while Lot 2 will be the 11.54-acre school site. This Final Plat Revision and Second Resubdivision should not change the use of this property in any meaningful way and should have no impact on any public improvements adjacent to or in the general vicinity of the property.

Once the Final Plat Revision and 2nd Resubdivision is approved, the final conveyance between the Park District and the School District will be made.

June 8, 2018



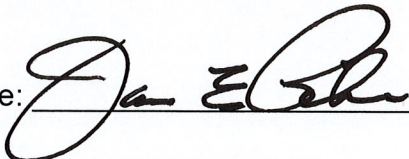
From: Mr. Jim Pilmer, Executive Director
Fox Valley Park District
101 W. Illinois Avenue
Aurora, IL 60506
(630) 897-0516
jpilmer@fvpd.net

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 Property West of Deerpath Road,
North of West Indian Trail, Aurora, Illinois
Project Number: 2017.190

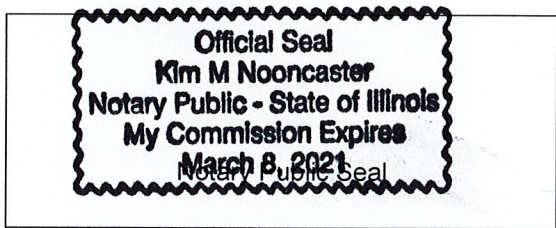
To whom it may concern:

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 Final Plan Waiver Land Use Petition process with the City of Aurora for said property.

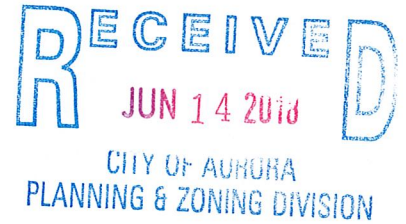
Signature:  Date: 6/12/2018

Subscribed and Sworn to before me
this 12 day of June, 2018.


Notary Signature



June 8, 2018



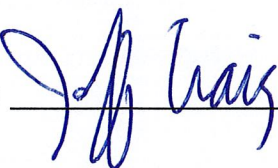
From: Dr. Jeff Craig, Superintendent
West Aurora School District 129
80 S. River Street, Aurora, IL 60506
(630) 301-5100
jcraig@sd129.org

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

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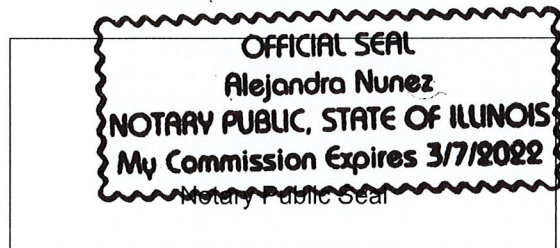
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Signature:  Date: 6/11/18

Subscribed and Sworn to before me
this 11th day of June, 2018.


Notary Signature



Project Number: 2017.190

**THE ESTATE HOMES OF VERONA RIDGE
2ND RESUBDIVISION OF PART OF UNIT 3**

LOTS 162 AND 164 IN THE ESTATE HOMES OF VERONA RIDGE, UNIT 3, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 13 AND PART OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS. RECORDED NOVEMBER 30, 2007 AS DOCUMENT NUMBER 2007K118001.

R E C E I V E D **D**
JUN 14 2018
CITY OF AURORA
PLANNING & ZONING DIVISION