



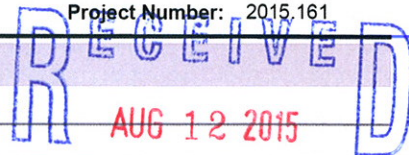
City of Aurora

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

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Land Use Petition

Project Number: 2015.161



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 Authorization with owner's Name and contact information is required.

Subject Property Information

Address/Location: 1151 Plum Street
 Parcel Number(s): 15-17-477-017; 15-17-477-018

Petition Request

Requesting approval of a Special Use Permit for Educational Services (6100) with a Final Plan for the property located at 1151 Plum Street.

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 = \$1,184.00 (Planning and Zoning Fee \$534.00 + 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.

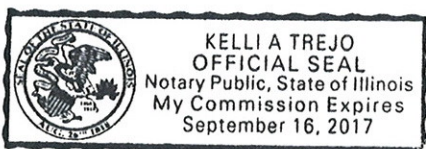
Authorized Signature: [Signature] Date 8/7/15

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 7th day of August, 2015.

State of Illinois)
) SS
County of Kane)

[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

Project Number: 2015.161

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
Jefferson Middle 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 Jefferson Middle School located at 1151 Plum Street in the City of Aurora.

Jefferson Middle School was originally built in 1958. The School District added mobile classrooms in 2008 due to overcrowding issues. 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 763 students.

The School District intends to construct an addition of approximately 7,070 square feet at the southeast corner of the main classroom 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 unit.

The property is currently zoned "P" Park / Open Space within Aurora. Surrounding uses include low density residential on all sides, except for West High School adjacent to the south and McCleery Elementary School adjacent on the northeast. 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.

Jefferson

Development Data Table: Preliminary/Final Plan

Description	Value	Unit	Description	Value	Unit
a) Tax/Parcel Identification Number(s) (PINs):	15-17-477-017 & 018		j) Total Number of Residential Dwelling Units	0	units
b) Proposed land use(s):	Education		i. Gross Density	0	dw/acre
c) Total Property Size	11.9	Acres	ii. Net Density	0	Net Density
d) Total Lot Coverage (buildings and pavement)	516,621	Square Feet	k) Number of Single Family Dwelling Units	0	units
e) Open space / landscaping	187,165	Square Feet	i. Gross Density	0	dw/acre
f) Land to be dedicated to the School District	36.2%	Percent	ii. Net Density	0	Net Density
g) Land to be dedicated to the Park District	329,456	Square Feet	iii. Unit Square Footage (average)	0	% 1 bdr
h) Number of parking spaces provided (individually accessible)	63.8	Percent	iv. Bedroom Mix	0	% 2 bdr
i. surface parking lot	80	spaces	v. Number of Single Family Corner Lots	0	% 3 bdr
ii. perpendicular	0	spaces	i. Gross Density	0	% 4 bdr
iii. parallel	60	spaces	ii. Net Density	0	units
iv. angled	17	spaces	j) Number of Single Family Attached Dwelling Units	0	dw/acre
v. handicapped	3	spaces	i. Gross Density	0	Net Density
vi. enclosed	0	spaces	ii. Net Density	0	square feet
vii. bike	4	trucks	iii. Unit Square Footage (average)	0	% 1 bdr
i) Number of buildings	1	units	iv. Bedroom Mix	0	% 2 bdr
i. Number of stories	2	stories	v. Unit Square Footage (average)	0	% 3 bdr
ii. Building Square Footage (average)	94,653	square feet	vi. Net Density	0	% 4 bdr
iii. Gross Floor Area of commercial use	3FA	square feet	m) Number of Multifamily Dwelling Units	0	dw/acre
iv. Building Foundation perimeter (Typical)	2469	Linear Footage	i. Gross Density	0	Net Density
			ii. Net Density	0	square feet
			iii. Unit Square Footage (average)	0	% Efficiency
			iv. Bedroom Mix	0	% 1 bdr

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CITY OF AURORA
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

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Parking and Stacking Requirement Worksheet

Project Number: 2015.162

Petitioner: Mr. Stuart Whitt

Parking Requirement

Total Parking Requirement	66
Enclosed Parking Spaces	N/A
Surface Parking Spaces	66
Total Parking Provided	89

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

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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

RECEIVED
AUG 12 2015
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

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 1151 Plum Street, Aurora, Illinois
Project Number: 2015.161

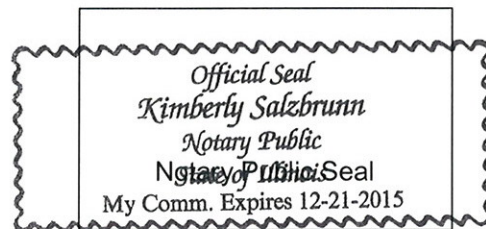
To whom it may concern:

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 - 017

15 - 17 - 477 - 018

ADDRESS: 1151 PLUM STREET

AURORA, ILLINOIS 60506

PROPERTY DESCRIPTION

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE EAST ALONG THE SOUTH LINE OF SAID QUARTER 1089.88 FEET TO THE SOUTHEAST CORNER OF UNIT NO. 1, BLACKHAWK PARK ADDITION, AURORA, KANE COUNTY, ILLINOIS FOR A PLACE OF BEGINNING; THENCE NORTH ALONG THE EAST LINE OF SAID ADDITION AND SAID LINE EXTENDED 416.44 FEET; THENCE NORTHEASTERLY ALONG A LINE MAKING AN ANGLE OF 149 DEGREES 50 MINUTES MEASURED FROM SOUTH TO EAST TO NORTHEAST WITH SAID LAST MENTIONED COURSE 380.0 FEET TO A POINT ON A LINE DRAWN PARALLEL TO AND 75.0 FEET NORTH OF THE NORTH LINE OF HOYT STREET EXTENDED WEST; THENCE EAST ALONG SAID LAST DESCRIBED LINE 64.22 FEET TO THE WEST LINE OF THE EAST 20.09 CHAINS OF SAID SOUTHEAST QUARTER OF SECTION 17; THENCE SOUTH ALONG SAID WEST LINE 745.0 FEET TO THE SOUTH LINE OF SAID SOUTHEAST QUARTER; THENCE WEST ALONG SAID SOUTH LINE 242.37 FEET TO THE PLACE OF BEGINNING, IN THE TOWN (OR CITY) OF AURORA, KANE COUNTY, ILLINOIS.

ALSO

THAT PART OF THE WEST 8 CHAINS OF THE EAST 20.09 CHAINS OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING SOUTH OF A LINE DRAWN PARALLEL WITH AND 75 FEET NORTH OF THE NORTH LINE OF HOYT STREET EXTENDED WEST IN THE TOWNSHIP OF AURORA, KANE COUNTY, ILLINOIS.

CONTAINING 512374 SQUARE FEET OR 11.763 ACRES, MORE OR LESS



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Filing Fee Worksheet

Project Number: 2015.161	Linear Feet of New Roadway: 0
Petitioner: SCHOOL DIST #129 (WEST AURORA)	New Acres Subdivided (if applicable): 0
Number of Acres: 11.80	Area of site disturbance: 3
Number of Signs: 1	

Filing Fees Due at Land Use Petition:

Request(s):	Special Use & Final Plan	\$ 519.00	50% Waiver
	Public Hearing Notice Sign	\$ 15.00	
	Final Engineering Filing Fee	\$ 650.00	
Sub Total:		\$1,184.00	

Fees Due at Final Engineering Approval:

Request(s):	Select One	0.00	
Sub Total:		\$0.00	

Total: \$1,184.00

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