

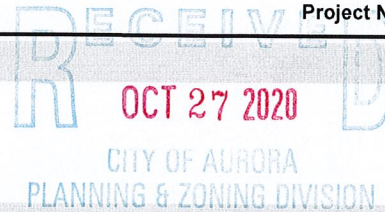
Land Use Petition

Project Number: 2018.195

Subject Property Information

Address/Location: 1480 Reckinger Road

Parcel Number(s): 15-12-326-018



Petition Request(s)

Requesting approval of a Final Plan located at 1480 Reckinger Road for an Educational services (6100) Use

Requesting approval of a Special Use for an Educational services (6100) use located at 1480 Reckinger Road

Requesting to rezone the property at 1480 Reckinger Road from R-5(S) Multiple-Family Dwelling District with a Special Use to P(S) Park and Recreation District with a Special Use

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:

Qualifying Statement (2-1)

Plat of Survey (2-1)

Legal Description (2-1)

Letter of Authorization (2-2)

Two Paper and One pdf Copy of:

Fire Access Plan (2-6)

Address Plat (2-17)

Final Engineering Plans (2-16)

Stormwater Permit Application (App 1-14)

Stormwater Report (2-10)

PE Use Fee Fixture Count Sheet (5-4)

Soil Investigation Report

Wetland Determination Report / Letter by

Design Professional

One Paper and pdf Copy of:

Final Plan (2-4)

Landscape Plan (2-7)

Building and Signage Elevations (2-11)

Petition Fee: \$875.22 (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: Steven A Megazzini Date 10/14/2020

Print Name and Company: Steven A Megazzini EAST Aurora School District 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 14 day of October 2020.

State of Illinois

NOTARY PUBLIC SEAL

County of Kane) SS

Elizabeth Morales
Notary Signature

ELIZABETH MORALES
Official Seal
Notary Public - State of Illinois
My Commission Expires Feb 7, 2022

Filing Fee Worksheet

Project Number: 0

Petitioner: Steven Meggazzini East Aurora School District 131

Number of Acres: 7.86

Number of Street Frontages: 2.00

Non-Profit Yes

Linear Feet of New Roadway: 0

New Acres Subdivided (if applicable): 0.00

Area of site disturbance (acres): 0.00

Filing Fees Due at Land Use Petition:

Request(s):	Final Plan	\$	425.11
	Rezoning & Special Use	\$	450.11
		\$	-

Total: **\$875.22**

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

Verified By: Jacob Sodaro

Date: 10/9/2020

RECEIVED
OCT 27 2020
CITY OF AURORA
PLANNING & ZONING DIVISION

Contact Information Data Entry Worksheet

[Back To Index](#)

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

Data Entry Fields are indicated in Green



Owner

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

Main Petitioner Contact (The individual that will Sign the Land Use Petition)

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

Additional Contact #1

Relationship to Project	Select One From List						
First Name:		Initial:		Last Name:		Title:	Select One From List
Address:							
City:		State:		Zip:			
Email Address:		Phone No.:		Mobile No.:			
Company Name:							
Job Title:							

Additional Contact #2

Relationship to Project	Select One From List						
First Name:		Initial:		Last Name:		Title:	Select One From List
Address:							
City:		State:		Zip:			
Email Address:		Phone No.:		Mobile No.:			
Company Name:							
Job Title:							

Additional Contact #3

Relationship to Project	Select One From List						
First Name:		Initial:		Last Name:		Title:	Select One From List
Address:							
City:		State:		Zip:			
Email Address:		Phone No.:		Mobile No.:			
Company Name:							
Job Title:							

Additional Contact #4

Relationship to Project	Select One From List						
First Name:		Initial:		Last Name:		Title:	Select One From List
Address:							
City:		State:		Zip:			
Email Address:		Phone No.:		Mobile No.:			
Company Name:							
Job Title:							

September 30, 2020

Via email: ESieben@aurora-il.org

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



RE: **Qualifying Statement**
EASD Adventures Program - 1480 Reckinger Road

Dear Mr. Sieben:

The property located at 1480 Reckinger Road, is currently zoned R-5(S) for a Planned Development allowing for an intermediate care facility for the developmentally disabled. The existing education services, and facilities to accommodate them, are proposed to be expanded, requiring a new Special Use. Per our discussions with staff, The City will require the property to be rezoned to P-Park with a SU for Education Services.

This expansion of educational services will consist of; relocating the existing on-site administrative staff, expanding the childhood programs including Pre-K through 5th grade, and implementing an Adventures Program.

The proposed improvements to the property will consist of; a building addition with an outdoor courtyard play area, detention basin expansion, a fire truck access drive, potential parking lot expansion, potential maintenance garage demolition and relocation, and potential classroom additions.

(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 building addition will be consistent with the quality and esthetics of the current building and will be a tasteful and fitting addition to the established use of education services. The proposed site improvements, including landscaping, detention basin expansion and parking lot modifications will serve this addition in a way that is safe and beneficial to the facility and the surrounding uses.

(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

Most of the utility work being proposed will be internal connections made to existing services already run to the building and will have little or no impact on the site or surrounding areas. Access roads will remain unchanged with only a small curb cut being made on McClure Road for the required Fire Access Driveway. Drainage will remain largely the same. The surrounding wetlands will not be impacted and the existing stormwater basin will be expanded to meet code.

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

Ingress and Egress will remain as they exist today; a driveway located on Reckinger Road and one on McClure. No significant changes in traffic volumes are expected.

(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 & GROUNDS SERVICE CENTER

411 Hill Avenue • Aurora, IL 60505

d131.org • (630) 299-8340

September 17, 2020



Jesse Vargas, Director of Building and Grounds
East Aurora School District No. 131
411 Hill Ave., Aurora, IL, 60505
Phone: 630.299.8343
Email: jvargas@d131.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: Child Service Center at 1480 Reckinger Rd. 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.

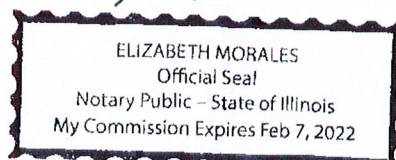
Signature: Jesse Vargas Date 9/17/20

Subscribed and sworn to before me this 17 day

of Sept, 20 20

Notary Signature

Elizabeth Morales



Reach your full potential!

E.A.S.D. 131
1480 Reckinger Road
Aurora, IL 60505



LEGAL DESCRIPTION

THAT PART OF THE WEST HALF OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 12; THENCE NORTH ALONG THE EAST LINE OF SAID QUARTER 929.31 FEET TO THE CENTER LINE OF RECKINGER ROAD; THENCE SOUTHWESTERLY ALONG SAID CENTER LINE WHICH FORMS AN ANGLE OF 79 DEGREES 52 MINUTES 00 SECONDS AS MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE 223.44 FEET TO THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED BY DOCUMENT NO. 1006141; THENCE CONTINUING SOUTHWESTERLY ALONG SAID CENTER LINE 303.37 FEET TO AN ANGLE IN SAID CENTER LINE; THENCE WESTERLY ALONG SAID CENTER LINE WHICH FORMS AN ANGLE OF 168 DEGREES 27 MINUTES 09 SECONDS AS MEASURED COUNTERCLOCKWISE FROM THE LAST DESCRIBED COURSE 374.55 FEET TO THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED BY DOCUMENT NO. 1006141; THENCE CONTINUING SOUTHWESTERLY ALONG SAID CENTER LINE 305.40 FEET TO AN ANGLE IN SAID CENTER LINE; THENCE WESTERLY ALONG SAID CENTER LINE WHICH FORMS AN ANGLE OF 179 DEGREES 04 MINUTES 14 SECONDS AS MEASURED COUNTERCLOCKWISE FROM THE LAST DESCRIBED COURSE 393.60 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING WESTERLY ALONG SAID CENTER LINE 582.58 FEET TO A POINT THAT IS 454.77 FEET EAST OF THE WEST LINE OF SAID SECTION 12 (MEASURED ALONG SAID CENTER LINE); THENCE NORTH ALONG A LINE FORMING AN ANGLE OF 92 DEGREES 59 MINUTES 42 SECONDS AS MEASURED COUNTERCLOCKWISE WITH THE LAST DESCRIBED COURSE 586.0 FEET; THENCE EAST ALONG A LINE FORMING AN ANGLE OF 89 DEGREES 15 MINUTES 00 SECONDS AS MEASURED COUNTERCLOCKWISE WITH THE LAST DESCRIBED COURSE 269.0 FEET; THENCE NORTH ALONG A LINE FORMING AN ANGLE OF 89 DEGREES 46 MINUTES 00 SECONDS AS MEASURED CLOCKWISE WITH THE LAST DESCRIBED COURSE 150.05 FEET; THENCE EASTERLY PERPENDICULAR TO THE LAST DESCRIBED COURSE 351.25 FEET; THENCE SOUTH ALONG A LINE WHICH FORMS AN ANGLE OF 87 DEGREES 31 MINUTES 20 SECONDS AS MEASURED COUNTERCLOCKWISE WITH THE LAST DESCRIBED COURSE 300.85 FEET; THENCE WESTERLY PERPENDICULAR TO THE LAST DESCRIBED COURSE 66.0 FEET; THENCE SOUTHERLY PERPENDICULAR TO THE LAST DESCRIBED COURSE 190.0 FEET; THENCE EASTERLY PERPENDICULAR TO THE LAST DESCRIBED COURSE 66.0 FEET; THENCE SOUTHERLY PERPENDICULAR TO THE LAST DESCRIBED COURSE 270.0 FEET TO THE POINT OF BEGINNING, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS, EXCEPT THE EAST 66 FEET DEDICATED FOR STREETS.