

City of Aurora

Development Services Department | Zoning and Planning Division
44 E. Downer Place | Aurora, IL 60505
Phone: (630) 256-3080 | Fax: (630) 256-3089 | [Web: www.aurora-il.org](http://www.aurora-il.org)



Land Use Petition

Subject Property Information

Address / Location: 231 S. Constitution Drive and 233 S. Constitution Drive

Parcel Number(s): 15-19-176-013, 15-19-276-014, 15-19-329-001, 15-19-401-012, 15-19-401-013

Petition Request

Requesting approval of a Final Plat for Washington Middle School Subdivision located at 231 S. Constitution Drive and 233 S. Constitution Drive

Attachments Required

(a digital file of all documents is also required)

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

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

One Paper and pdf Copy of:

Qualifying Statement (2-1)

Plat of Survey (2-1)

Legal Description (2-1), Word Document and PDF

Letter of Authorization (2-2)

Petition Fee: \$781.81

Payable to: 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:

Date

, 19/2026

Print Name and Company:

Stuart L Whitt, Atty. for owners

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.

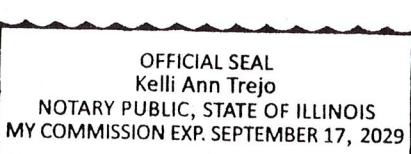
Given under my hand and notary seal this 9th day of January, 2026.

State of Illinois) SS

County of Kane)

Kelli Ann Trejo
Notary Signature

NOTARY PUBLIC SEAL





Planning and Zoning Division 77 S. Broadway, 2nd Floor, Aurora, IL
phone (630) 256-3080 fax (630) 256-3081 email COAPlanning@aurora.il.us

1-5

Project Contact Information Sheet

Project Number:

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

Owner

First Name: Angela Initial: _____ Last Name: Smith Title: Ms.
Company Name: West Aurora School District 129
Job Title: Associate Superintendent
Address: 1877 W. Downer Place
City: Aurora State: IL Zip: 60506
Email Address: akdsmith@sd129.org Phone No.: 630-301-5032 Mobile No.: _____

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

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: IL Zip: 60506
Email Address: swhitt@whittlaw.com Phone No.: 630-897-8875 Mobile No.: 630-531-1111

Additional Contact #1

Relationship to Project: Owner
Company Name: Fox Valley Park District
First Name: Jeff Initial: _____ Last Name: Palmquist Title: Mr.
Job Title: Director of Planning
Address: Aurora
City: #REF! State: IL Zip: 60506
Email Address: jpalmquist@fvpd.net Phone No.: 630-897-0516 Mobile No.: _____

Additional Contact #2

Relationship to Project: Owner
Company Name: Aurora Public Library District
First Name: Michaela Initial: _____ Last Name: Haberkern Title: Ms.
Job Title: Executive Director
Address: 101 S. River Street
City: Aurora State: IL Zip: 60506
Email Address: Michaela@aurorapubliclibrary.or Phone No.: 630-264-4106 Mobile No.: _____

Additional Contact #3

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

Additional Contact #4

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



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1-6

Filing Fee Worksheet

Project Number: 0

Linear Feet of New Roadway: None

Petitioner: West Aurora School District 129; Fox Valley Park I

New Acres Subdivided (if applicable): 28.25

Number of Acres: 28.25

Area of site disturbance (acres): 0.00

Number of Street Frontages: 1.00

Non-Profit Yes

Filing Fees Due at Land Use Petition:

Request(s):	Final Plat	\$ 781.81
		\$ -

Total: **\$781.81**

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

Verified By:

Tracey Vacek

Date:

12/10/2025



WEST AURORA • NORTH AURORA • MONTGOMERY • SUGAR GROVE • BATAVIA

West Aurora School District 129

District Administration Office

1877 W. Downer Place
Aurora, IL 60506

Phone: 630.301.5000
Fax: 630.844.4442
www.sd129.org

October 24, 2025

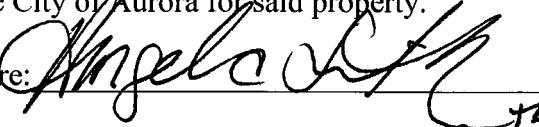
FROM: Dr. Angie Smith
Associate Superintendent
West Aurora School District 129
1877 W. Downer Place
Aurora, Illinois 60506
(630) 301-5032
akdsmith@sd129.org

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

Re: Land Use Petition for Washington Middle School Subdivision
PINs: 15-19-401-012; 15-19-276-014

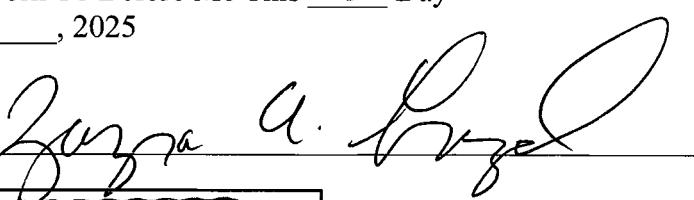
To Whom It May Concern:

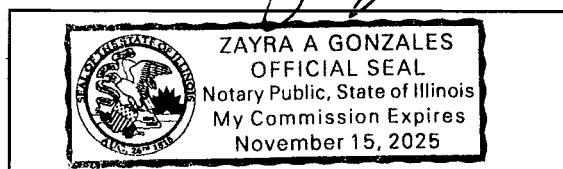
As Associate Superintendent of the record owner of the above stated property, I hereby affirm that I have full legal capacity to authorize Whitt Law LLC, and its representatives, to act as the owner's agent through the Washington Middle School Subdivision Land Use Petition process with the City of Aurora for said property.

Signature: 

Date: 10/28/25

Subscribed and Sworn To Before Me This 28 Day
Of October, 2025

Notary Signature: 



October 24, 2025

FROM: Mr. Jeff Palmquist
Director of Planning
Fox Valley Park District
101 W. Illinois Avenue
Aurora, IL 60506
(630) 897-0516
jpalmquist@fvpd.org

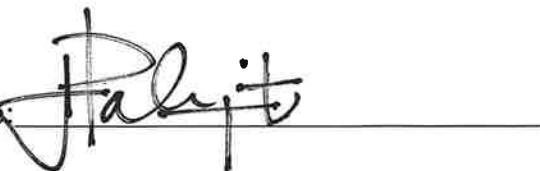
TO: City of Aurora
Planning and Zoning Division
44 E. Downer Place
Aurora, IL 60507
(630) 256-3080
coaplanning@aurora-IL-org

Re: Land Use Petition for Washington Middle School Subdivision
PINs: 15-19-329-001; 15-19-176-013

To Whom It May Concern:

As the Director of Planning of the record owner of the above stated property, I hereby affirm that I have full legal capacity to authorize Whitt Law LLC, and its representatives, to act as the owner's agent through the Washington Middle School Subdivision Land Use Petition process with the City of Aurora for said property.

Signature:

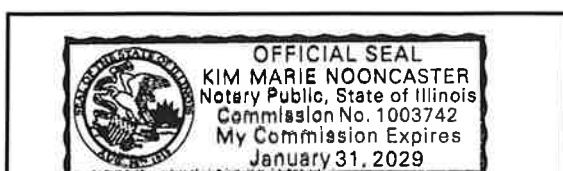


Date:

10/24/25

Subscribed and Sworn To Before Me This 24 Day
Of October, 2025

Notary Signature: Kim Marie Nooncaster



October 24, 2025

FROM: Ms. Michaela Haberkern
Executive Director
Aurora Public Library District
101 S. River Street
Aurora, Illinois 60506
(630) 264-4106
mhaberkern@aurorapubliclibrary.org

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

Re: Land Use Petition for Washington Middle School Subdivision
PIN: 15-19-401-013

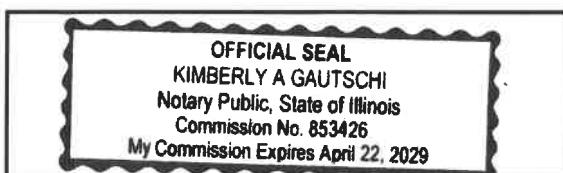
To Whom It May Concern:

As the Executive Director of the record owner of the above stated property, I hereby affirm that I have full legal capacity to authorize Whitt Law LLC, and its representatives, to act as the owner's agent through the Washington Middle School Subdivision Land Use Petition process with the City of Aurora for said property.

Signature:  Date: October 28, 2025

Subscribed and Sworn To Before Me This 28 Day
Of October, 2025

Notary Signature: 



Washington Middle School Subdivision Legal Description

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE EAST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER 466 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID SOUTHEAST QUARTER 798 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID SOUTHEAST QUARTER 130 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID SOUTHEAST QUARTER 190 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID SOUTHEAST QUARTER 336 FEET TO THE WEST LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH ALONG SAID WEST LINE 988 FEET TO THE POINT OF BEGINNING; IN THE TOWNSHIP OF AURORA, KANE COUNTY, ILLINOIS.

AND ALSO,

THAT PART OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 19, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTHWEST FRACTIONAL QUARTER; THENCE SOUTH ALONG THE EAST LINE OF SAID SOUTHWEST FRACTIONAL QUARTER 988 FEET; THENCE WEST AT RIGHT ANGLES TO SAID EAST LINE 100 FEET; THENCE NORTHWESTERLY ALONG A LINE FORMING AN ANGLE OF $26^{\circ}15'54''$ TO THE RIGHT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE 418.68 FEET TO THE MOST EASTERLY SOUTHEAST CORNER OF UNIT 4, SANS SOUCI, ACCORDING TO THE PLAT THEREOF RE-RECORDED DECEMBER 21, 1966 IN PLAT BOOK 50, PAGES 19 & 20, AS DOCUMENT 1081957; THENCE NORTH $0^{\circ}15'32''$ WEST ALONG THE MOST EASTERLY LINE OF SAID UNIT 4, 805.83 FEET TO THE NORTH LINE OF SAID SOUTHWEST FRACTIONAL QUARTER; THENCE EAST ALONG SAID NORTH LINE 475.96 FEET TO THE POINT OF BEGINNING; IN THE TOWNSHIP OF AURORA, KANE COUNTY, ILLINOIS.

AND ALSO,

A PART OF THE NORTH HALF OF SECTION 19, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, COMMENCING AT THE SOUTHWEST CORNER OF THE NORTH EAST QUARTER OF SAID SECTION 19 FOR THE POINT OF BEGINNING; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER, 466 FEET TO THE WESTERLY LINE OF WINIFRED ROAD AS THE SAME IS SHOWN BY THE PLAT OF B.P. ALSCHULER'S SECOND SUBDIVISION, THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID WINIFRED ROAD EXTENDED NORTHERLY, 482.58 FEET; THENCE SOUTHWESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1600.73 FEET, THE TANGENT TO SAID CURVE AT THE LAST DESCRIBED POINT FORMING AN ANGLE OF $95^{\circ}29'36''$ TO THE LEFT WITH THE PROLONGATION NORTHERLY OF THE WESTERLY LINE OF SAID WINIFRED ROAD, A DISTANCE OF 266.16 FEET MEASURED ALONG SAID CURVE; THENCE SOUTHWESTERLY ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE AT THE LAST DESCRIBED POINT, 210 FEET; THENCE SOUTHWESTERLY AND WESTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1367.66 FEET, SAID CURVE BEING TANGENT TO THE LAST DESCRIBED LINE AT LAST DESCRIBED POINT, A DISTANCE OF 380.33 FT. MEASURED ALONG SAID CURVE; THENCE WESTERLY ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE AT LAST DESCRIBED POINT, 104 FEET; THENCE SOUTHERLY ALONG A LINE THAT FORMS AN ANGLE OF $89^{\circ}54'48''$ TO THE LEFT WITH THE PROLONGATION WESTERLY OF THE LAST DESCRIBED LINE, BEING ALONG A LINE PARALLEL WITH THE AFORESAID WESTERLY LINE OF WINIFRED ROAD EXTENDED, A DISTANCE OF 315 FT. TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE AFORESAID SECTION 19, THE LAST DESCRIBED POINT BEING 475.96 FT. WESTERLY FROM THE POINT OF BEGINNING; THENCE EASTERLY ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 19, 475.96 FEET TO THE POINT OF BEGINNING, CONTAINING 8.238 ACRES, IN THE TOWNSHIP OF AURORA COUNTY OF KANE AND STATE OF ILLINOIS.

Washington Middle School Subdivision Legal Description

AND ALSO,

THAT PART OF OUTLOT "A" IN B.P. ALSCHULER'S SECOND ADDITION TO AURORA, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 1 IN BLOCK 10 OF SAID B.P. ALSCHULER'S SECOND ADDITION TO AURORA, SAID POINT ALSO BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH CONSTITUTION DRIVE; THENCE NORTH $0^{\circ}31'14''$ WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 645.41 FEET; THENCE SOUTH $89^{\circ}28'46''$ WEST, 109.24 FEET TO THE POINT OF BEGINNING; THENCE SOUTH $0^{\circ}33'27''$ EAST, 129.00 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY 180.35 FEET ALONG A 214.00 FOOT RADIUS CIRCULAR NON-TANGENTIAL CURVE TO THE RIGHT WITH A CHORD BEARING SOUTH $66^{\circ}56'08''$ WEST, 175.06 FEET TO THE SOUTHERLY EXTENSION OF THE CENTERLINE OF AN EXISTING WALL; THENCE NORTH $0^{\circ}33'27''$ WEST ALONG SAID SOUTHERLY EXTENSION AND CENTERLINE, 101.37 FEET TO THE CENTERLINE OF AN EXISTING WALL; THENCE SOUTH $89^{\circ}26'33''$ WEST ALONG SAID CENTERLINE, 3.31 FEET TO THE CENTERLINE OF AN EXISTING WALL; THENCE NORTH $0^{\circ}33'27''$ WEST ALONG SAID CENTERLINE, 95.75 FEET TO THE CENTERLINE OF AN EXISTING WALL; THENCE NORTH $89^{\circ}26'33''$ EAST ALONG SAID CENTERLINE, 10.25 FEET TO THE SOUTHERLY EXTENSION OF THE EASTERN FACE OF AN EXISTING WALL; THENCE NORTH $0^{\circ}33'27''$ WEST ALONG SAID SOUTHERLY EXTENSION AND EASTERN FACE, 8.00 FEET; THENCE NORTH $89^{\circ}26'33''$ EAST, 31.00 FEET; THENCE SOUTH $45^{\circ}33'27''$ EAST, 6.58 FEET; THENCE NORTH $89^{\circ}26'33''$ EAST, 95.00 FEET; THENCE SOUTH $80^{\circ}06'04''$ EAST, 24.54 FEET TO THE POINT OF BEGINNING; CONTAINING 29,602 SQUARE FEET (0.680 ACRES), MORE OR LESS.

WASHINGTON MIDDLE SCHOOL SUBDIVISION

QUALIFYING STATEMENT

This Qualifying Statement is submitted in support of the Land Use Petition filed by West Aurora School District 129, Fox Valley Park District, and Aurora Public Library District.

The Washington Middle School site and Washington Park site were created between 1961 and 1973, on South Constitution Drive in Aurora. These sites are currently improved with a 6 through 8 grade middle school, basketball courts, tennis courts, athletic fields, parking lots, sidewalks, stormwater management facilities, and the Aurora Public Library – West Branch.

On October 3, 1995, West Aurora School District 129, the City of Aurora, and the Aurora Public Library entered into an intergovernmental agreement providing for the construction of the Aurora Public Library – West Branch at the Washington Middle School site, as a wing to the school building. On November 4, 2019, the Board of Education of West Aurora School District 129 conveyed the site of the West Branch to the Board of Library Trustees of City of Aurora. Ultimately, the Aurora Public Library District was established and it owns and operates the West Branch.

The school and park improvements were planned and constructed without regard to specific boundary lines, such that some improvements, notably the Park District's tennis courts, were built on both the school site and on the park site.

Several years ago, the School District and Park District began exchanging properties to best serve the needs of their constituencies while maintaining their respective shares of the properties being exchanged. The Washington Middle School site and Washington Park site are the last properties to be divided.

Washington Middle School and Washington Park have each been in existence nearly 60 years. They are bounded by South Constitution Drive on the east and residential subdivisions on the north, west, and south.¹ Their current use is compatible with the surrounding neighborhoods and will remain so after the City's approval of the Plat of Subdivision. For these reasons, the City's approval of the Plat of Subdivision will be consistent with:

- (a) The public health, safety, morals, comfort, and general welfare of the community;

¹ The north end of Washington Park extends into the Turnstone neighborhood and that parcel is not part of this Land Use Petition.

- (b) The use and enjoyment of other property already established or permitted in the general area;
- (c) Property values within the neighborhood;
- (d) The normal and orderly development and improvement of surrounding property for uses established or permitted within the respective zoning districts;
- (e) Utilities, access roads, drainage, and/or other necessary facilities;
- (f) Ingress and egress as it relates to traffic congestion in the public streets; and
- (g) The applicable regulations of the zoning district in which the property is located.

In addition to subdividing the property, the Plat of Subdivision will include provisions for cross access, stormwater control, and City easements.

Other than for existing conditions and those provided by law, the Districts are not requesting any variances, modifications, or exceptions from the City's Code and Ordinances.