

# Land Use Petition

Project Number: 2015.273

## Subject Property Information

Address/Location: 1870 W. Galena Boulevard / east of Reimer Drive, between W. Galena Boulevard and Downer Place

Parcel Number(s): 15-19-276-025; 15-19-276-003

## Petition Request(s)

Requesting approval of a Special Use for a Planned Development for Educational Purposes on the property located east of Reimer Drive, between W. Galena Boulevard and Downer Place

Requesting approval of a Final Plan for property located east of Reimer Drive, between W. Galena Boulevard and Downer Place

## Attachments Required

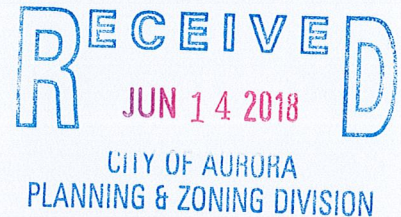
**(a CD of digital files of all documents are also required)**

Development Tables Excel Worksheet - digital only (1-0)  
Word Document of: Legal Description (2-1)

One Paper and PDF Copy of:  
Fire Access Plan (2-6)  
Address Plat (2-17)  
Final Engineering Plans (2-16)  
Stormwater Permit Application (App 6-5)  
Stormwater Report (2-10)

One Paper and PDF Copy of:  
Final Plan (2-4)  
Landscape Plan (2-7)  
Building and Signage Elevations (2-11)  
Plan Description (2-18)

One Paper and PDF Copy of:  
Contact Worksheet (1-5)  
Filing Fee Worksheet (1-6)  
Parking Worksheet (1-8)  
Landscape Materials Worksheet (1-23)  
Qualifying Statement (2-1)  
Plat of Survey (2-1)  
Legal Description (2-1)  
Letter of Authorization (2-2)



## Petition Fee: \$1,645.43 (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 6/13/18

Print Name and Company: Stuart L Whitt - Whitt Law LLC

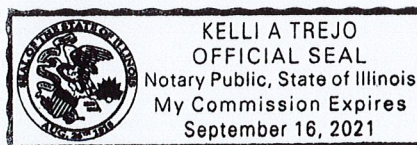
I, the undersigned, a Notary Public in and for the said County and State aforesaid do hereby certify that the authorized signer is personally known to me to be the same person whose name is subscribed to the foregoing instrument and that said person signed sealed and delivered the above petition as a free and voluntary act for the uses and purposes set forth.

Given under my hand and notary seal this 13<sup>th</sup> day of June, 2018.

State of Illinois )  
County of Kane ) SS

NOTARY PUBLIC SEAL

[Signature]  
Notary Signature



**Filing Fee Worksheet**

**Project Number:** 2015.273  
**Petitioner:** West Aurora School District 129  
**Number of Acres:** 10.01  
**Number of Street Frontages:** 3.00  
**Non-Profit:** Yes

**Linear Feet of New Roadway:** 0  
**New Acres Subdivided (if applicable):** 0.00  
**Area of site disturbance (acres):** 1.92

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

Request(s):	Special Use	\$	487.72
	Final Plan	\$	462.72
	Final Engineering Filing Fee	\$	650.00
	Public Hearing Notice Sign(s)	\$	45.00
		\$	-
		\$	-

**Total:** **\$1,645.43**

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

Verified By:

Date:

**RECEIVED**  
 JUN 14 2018  
 CITY OF AURORA  
 PLANNING & ZONING DIVISION



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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### Project Contact Information Sheet

**Project Number:** 2015.273

**Petitioner Company (or Full Name of Petitioner):** West Aurora School District 129

CITY OF AURORA  
 PLANNING & ZONING DIVISION

**Owner**

First Name: Jeff Initial: \_\_\_\_\_ Last Name: Craig Title: Mr.  
 Company Name: West Aurora School District No. 129  
 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.: \_\_\_\_\_

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

Relationship to Project: Attorney  
 Company Name: Whit 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 #1**

Relationship to Project: Architect  
 Company Name: Cordogan Clark & Associates, Inc.  
 First Name: Craig Initial: \_\_\_\_\_ Last Name: Welter Title: Mr.  
 Job Title: Associate/Managing Architect  
 Address: 960 Ridgeway Avenue  
 City: Aurora State: IL Zip: 60506  
 Email Address: cwelter@cordoganclark.com Phone No.: 630-896-4678 Mobile No.: \_\_\_\_\_

**Additional Contact #2**

Relationship to Project: Architect  
 Company Name: Cordogan Clark & Associates, Inc.  
 First Name: Kelly Initial: \_\_\_\_\_ Last Name: Schomer Title: Ms.  
 Job Title: Project Architect  
 Address: 960 Ridgeway Avenue  
 City: Aurora State: IL Zip: 60506  
 Email Address: kschomer@cordoganclark.com Phone No.: \_\_\_\_\_ Mobile No.: \_\_\_\_\_

**Additional Contact #3**

Relationship to Project: Engineer  
 Company Name: Engineering Enterprises, Inc. (EEI)  
 First Name: David Initial: R Last Name: Burroughs Title: Mr.  
 Job Title: Senior Vice President  
 Address: 52 Wheeler Road  
 City: Sugar Grove State: IL Zip: 60554  
 Email Address: dburroughs@eeiweb.com Phone No.: 630-466-6700 Mobile No.: \_\_\_\_\_

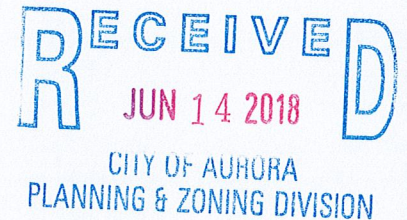
**Additional Contact #4**

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 #5**

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  
West Aurora Campus**



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.

The Board of Education of West Aurora School District 129, as Owner, seeks approval of a Special Use for a Planned Development to allow for educational services for the West Aurora Learning Center at 1870 W. Galena Boulevard, and the Weisner Family Technical Center to be constructed east of Reimer Drive and north of W. Downer Place, all in the City of Aurora.

The School District acquired the former Dreyer Medical Clinic property at 1870 W. Galena Boulevard in November, 2016 through a 3-party transaction involving Dreyer Medical Clinic, the School District, and the City. The building is currently being renovated to serve as the School District's Learning Center.

The first floor of the Learning Center will house the School District's Success Academy and its Transition Program in 9 classrooms. There will also be 2 middle school classrooms, multi-purpose rooms, 1 recreation room, 1 demonstration kitchen, 1 laundry room, and 1 dining/common area. The first floor will also house a food preparation area and administrative/nurse and staff space.

The second floor of the Learning Center will house the Early Childhood Program and have 12 classrooms, 1 multi-purpose room, and administrative/nurse space.

The third floor of the Learning Center will house the Pathways to Prosperity (P2P) Program and have 9 classrooms, a collaboration forum, student lounge, and administrative space. The third floor will also have a multi-purpose room for training, as well as some babysitting space. This floor will also house the District's assessment

clinic for incoming early learning students. A portion of the third floor will initially be unassigned shell space.

The Weisner Family Technical Center (the WTC) is currently being designed and let out for bid. It currently has a designed footprint of 12,000 square feet, with a 4,000 square foot alternate. This building will have three workshops for training students in welding, machining and other skilled trades. It will also have office, mezzanine and display areas. On the south side of the WTC, there will be a fenced paved area that will be used primarily for trash, recycling, and deliveries, with occasional overnight storage of materials delivered prior to being moved into the WTC for use in the workshops.

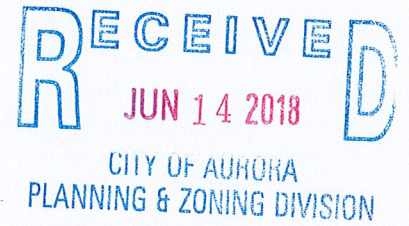
The facilities at the West Aurora Campus will enhance the public health, safety, morals, comfort and general welfare of the citizens of the City of Aurora. The Administration Center and the Learning Center will largely continue already established or permitted uses on the Campus and in the general area. The WTC will provide a much-needed training facility in skilled trades. It is anticipated that property values will increase in the immediate area due to the improved facilities.

The property is currently zoned O(s) for Special Use Planned Development. Surrounding uses include low density residential on the east and south sides, a church and parsonage to the northeast, a dental office building to the northwest, office and commercial space on the west, and a church, bank, and commercial space on the north. Improvements on the West Aurora Campus 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 already in existence. The School District has designed the traffic flow in an effort to maximize efficiency and safety. The Campus will have a total of 451 parking spaces: 167 at the Administration Center; 243 at the Learning Center; and 41 at the WTC. The Administration parking lot will be separated from the Learning Center parking lot by a grassed median. Access to the Administration Center parking lot will be provided by the existing ingress and egress at Downer Place. Access to the Learning Center and WTC parking lots will be provided

by the existing ingress and egress at Downer Place, Reimer Drive, and Galena Boulevard (2).

As with all school buildings, approval will be received from the Regional Office of Education. However, the Campus will be improved in general conformance with the applicable regulations of Aurora.



May 22, 2018

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 1877 W. Downer Place, Aurora, Illinois and  
1870 W. Galena, Aurora, Illinois  
Project Number: 2015.273

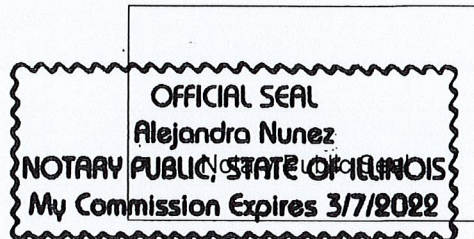
To whom it may concern:

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: Jeff Craig Date: 5/23/18

Subscribed and Sworn to before me  
this 23 day of May, 2018.

Alejandra Nunez  
Notary Signature



**LEGAL DESCRIPTION – PARCEL TWO**

THAT PART OF THE NORTH EAST ¼ OF SECTION 19, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTHERLY EXTENSION OF THE CENTER LINE OF NORTH KINGSWAY DRIVE AS CONVEYED TO THE CITY OF AURORA, KANE COUNTY, ILLINOIS, FOR STREET PURPOSED, BY DOCUMENT NUMBER 1178323, SAID POINT LYING 844.59 FEET SOUTHERLY OF THE CENTER LINE OF GALENA BOULEVARD; THENCE NORTHERLY ALONG SAID SOUTHERLY EXTENSION 363.59 FEET TO THE SOUTH LINE OF SAID NORTH KINGSWAY DRIVE; THENCE EASTERLY, ALONG SAID SOUTH LINE 33.02 FEET TO THE EAST LINE OF SAID NORTH KINGSWAY DRIVE; THENCE NORTHERLY, ALONG SAID EAST LINE 106.00 FEET TO A POINT 375 FEET SOUTHERLY OF THE SAID CENTER LINE OF GALENA BOULEVARD; THENCE EASTERLY PARALLEL TO SAID CENTER LINE 250 FEET; THENCE NORTHERLY, PARALLEL WITH SAID EAST LINE 325.00 FEET TO A POINT ON A LINE LYING 50.00 FEET SOUTHERLY OF, AND PARALLEL WITH SAID CENTER LINE OF GALENA BOULEVARD; THENCE EASTERLY, ALONG SAID PARALLEL LINE 435.60 FEET THENCE SOUTHERLY PARALLEL WITH SAID EAST LINE 794.59 FEET; THENCE WESTERLY, PARALLEL WITH SAID CENTER LINE 718.63 FEET TO THE POINT OF BEGINNING, IN THE CITY OF AURORA.

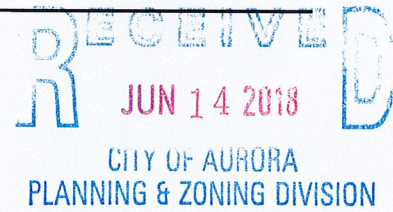
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**Parking and Stacking Requirement Worksheet**

**Project Number:** 2015.273  
**Petitioner:** West Aurora School District 129



**Parking Requirement**

<b>Total Parking Requirement</b>	<b>172</b>
Enclosed Parking Spaces	-
Surface Parking Spaces	172

*Note: All parking spaces must be individually accessible spaces in order to count towards this requirement*

**Stacking Requirement**

<b>Total Stacking Requirement (number of stacking spaces)</b>	<b>10</b>	
Drive-through facilities	-	5 stacking spaces at each bay, window, lane, ordering station, machine or similar.
Car wash facilities, automated	-	20 stacking spaces or 10 per approach lane, whichever is greater.
Car wash facilities, self-service	-	3 stacking spaces per approach lane, plus 2 drying spaces per stall
Preschool or daycare facilities, drop-off area	10	5 stacking spaces for facilities 5,000 SF or less or 10 spaces for facilities greater than 5,000 SF.

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**OFFICE USE ONLY**

Verified By: Tracey M. Vacek

**Requirement Based On:**

**LEARNING CENTER**

Sq Ft / Units	Use	Needed	Number Required	
2 grade school classrooms / 18 high school classrooms / 3 admin / 6,888 sq ft	Structure 4211: Grade school / middle schools AND Structure 4212: High School and Admin OR Open Assembly Space	2 spaces per grade school or middle school classroom AND 5 spaces per high school classroom AND 3 space per room used for administration OR 1 space per 4 seats (1 space per 60 sqft) in assembly areas	103 or 115	115
9,856 sq ft	Structure 4215: Preschool or daycare	1 space per 250 SF of GFA, with additional requirements for stacking	39	39

**WEISNER FAMILY TECHNICAL CENTER**

Sq Ft / Units	Use	Needed	Number Required	
3 classrooms / 1 admin / 370 sq ft	Structure 4212: High School and Admin OR Open Assembly Space	5 spaces per high school classroom AND 3 space per room used for administration OR 1 space per 4 seats (1 space per 60 sqft) in assembly areas	18 or 6	18

**Total** 172



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**Landscape Material Worksheet**

**Project Number:** 2015.273  
**Petitioner:** West Aurora School District 129

**Proposed Street Trees (Minimum of 4 unique entries required)**

Family	Genus	Species	Common Name

**Proposed Canopy Trees (Minimum of 4 unique entries required)**

Family	Genus	Species	Common Name

**Proposed Evergreen Trees (Minimum of 4 unique entries required)**

Family	Genus	Species	Common Name

**Proposed Understory Trees (Minimum of 4 unique entries required)**

Family	Genus	Species	Common Name
ROSACEAE	AMELANCHIER	ARBOREA	SERVICEBERRY
OLEACEAE	SYRINGA	RETICULATE	JAPANESE TREE LILAC
CORNACEAE	CORNUS	ALTERNIFOLIA	PAGODA DOGWOOD
CAPRIFOLIACEAE	HEPTACODIUM	MICONIOIDES	MICONIOIDES

**Proposed Deciduous Shrubs (Minimum of 4 unique entries required)**

Family	Genus	Species	Common Name
ROSACEAE	'SPIRAERA JAPONICA	FROEBEUI	JAPANESE SPIREA
BERBERIDACEAE	BERBERIS	THUNBERGIL	JAPANESE BARBERRY
SCROPHULARIACEAE	BUDDLEJA DAVIDII	ADOKEEP	ADONIS BLUE BUTTERFLY BUSH
HYDRANGEACEAE	HYDRANGEA	ARBORESCENS	SMOOTH HYDRANGEA

**Proposed Evergreen Shrubs (Minimum of 4 unique entries required)**

Family	Genus	Species	Common Name
THUJA	OCCIDENTALIS	LITTLE GIANT	LITTLE GIANT ARBORVITAE
BUXACEAE	BUXUS	GREEN MOUNTIAN	GREEN MOUNTIAN BOXWOOD
JUNIPERUS	CHINENSIS	SARGENTII	JUNIPER
ERICACEAE	RHODODENDRON	NORTHERN HI-LIGHT	AZALEA

For Trees no more than three of the same species shall be clustered together. And the goal should be that no Family shall account for more than 30%, no Genus shall account for more than 20%, and no Species shall account for more than 10% of any Planting Material Type.

The Landscape Materials are subject to review and approval by the Review Planner.

Verified By: \_\_\_\_\_ Date: \_\_\_\_\_