



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

Land Use Petition

Project Number: 2016.089

Subject Property Information

Address/Location: 1201 W. New York Street

Parcel Number(s): 15-20-201-001, 002, 003, 004, 005, 006, 010, 014, 017, 018, 034; 035, 037, 039, 041, 043, 045; 15-20-229-001, 002, 003, 006, 008, 009; 15-20-231-001, 002, 003; 15-20-233-002, 003
(attach separate sheet if necessary)

Petition Request(s)

Requesting approval of a Final Plan Revision for West Aurora High School located at 1201 W. New York Street

Attachments Required

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

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

Two Paper Copies of:

One Paper Copy of:

Final Engineering Plans (2-16)

Final Plan (2-4)

Kane County Stormwater Management

Landscape Plan (2-7)

One Paper Copy of:

Permit Application (App 6-5)

Qualifying Statement (2-1)

Stormwater Report (2-10)

Plat of Survey (2-1)

Soil Investigation Report for the Site

Legal Description (2-1)

Wetland Determination Report / Letter by

Letter of Authorization (2-2)

Design Professional

Petition Fee: \$1,134.30 (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: _____

Date 6/16/2016

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.

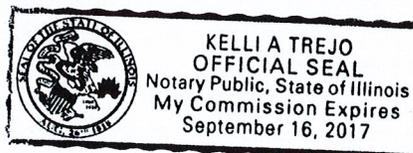
Given under my hand and notary seal this 16th day of June, 2016.

State of Illinois)

NOTARY PUBLIC SEAL

County of Kane)^{SS}

Kellia Trejo
Notary Signature



QUALIFYING STATEMENT OF PETITION
West Aurora High School
June 2016 Revision Process

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 certain modifications to a Special Use Permit for Educational Services with a Final Plan for certain additions to West Aurora High School located at 1201 W. New York Street in the City of Aurora.

These modifications address minor changes to the final plan that was previously approved. These changes are due largely to the acquisition of several adjacent parcels and the added flexibility to the site plan as a result of this additional space.

On the east side of the site, the School District acquired the parcel at 114 N. Fordham Avenue (PIN 15-20-231-010). This parcel is directly adjacent to existing parking lots on Spruce Street. The revised final plan shows an expansion of the existing parking lot on the south side of Spruce Street onto this recently-acquired site. This expansion will include a new entrance that will face the entrance for the lot that was previously approved for the north side of Spruce Street.

On the west side of the site, the School District acquired three parcels, 405 N. Randall Road and the vacant lots to the north and south of that residence (PINs 15-20-201-007, -008, and -009). This acquisition filled in a gap between lots that the School District had previously acquired at the corner of Randall Road and Plum Street and another lot on Randall Road opposite Randall Court. The previously-approved plan showed a parking lot to be added at the southeast corner of Randall Road and Plum Street, with new entrances onto each. The revised final plan removes that corner

parking lot and replaces it with a parking lot on the interior of the parcel west of the football field and bleachers. The revised final plan shows a new entrance for this parking lot onto Plum Street, situated directly opposite Iroquois Drive.

The modifications will enhance the public health, safety, morals, comfort and general welfare of the citizens of the City of Aurora. The modifications 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 improved school facilities.

The portion of the property where the school is located is currently zoned "P" Park / Open Space within Aurora, and adjoining parcels owned by the District are zoned "R-2" One Family Dwelling District. Surrounding uses include low density residential on all sides, except for Jefferson Middle School adjacent on the north. 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. The revised final plan and modifications to the several paved parking lots that were previously approved brings the total parking capacity to 806 vehicles, including 14 accessible spaces. Ingress and egress after the additions should improve as the additional parking is expected to relieve congestion at the beginning and end of the school day. This will be coordinated in conjunction with City staff to address safety concerns and alleviate traffic congestion in the public streets. The school additions and new parking lots will utilize existing entrances, with one existing entrance being modified and two new entrances as described above. 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 anticipates that variances from the City's Codes and Ordinances may be necessary for: (i) site setback and (ii) building setback requirements.

LEGAL DESCRIPTIONS
West Aurora High School
Parcels to be Added in June 2016 Revision Process

The Board of Education of West Aurora School District 129, as Owner, recently sought approval of a Special Use Permit for Educational Services with a Final Plan for certain additions to West Aurora High School located at 1201 W. New York Street in the City of Aurora. At the time of the original submission, the School District was in the process of acquiring several adjacent parcels for expansion purposes. The legal descriptions for those parcels are as follows:

PIN 15-20-231-010 / 114 N. Fordham Ave: THE NORTHERLY 60 FEET OF LOTS 1 AND 2 IN BLOCK 32 OF WEST PARK ADDITION TO AURORA, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

PIN 15-20-201-007 / Vacant, N Randall Rd: THAT PART OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE SOUTH ALONG THE WEST LINE OF SAID QUARTER SECTION 177 FEET FOR THE POINT OF BEGINNING; THENCE SOUTH ALONG SAID WEST LINE 85 FEET; THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID QUARTER SECTION 263.30 FEET; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID QUARTER SECTION 85 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID QUARTER SECTION 263.30 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF AURORA, KANE COUNTY, ILLINOIS, EXCEPTING THEREFROM THE FOLLOWING: THAT PART OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID NORTHEAST QUARTER 177 FEET TO A POINT; THENCE SOUTHERLY ALONG SAID WESTERLY LINE 85 FEET; THENCE

EASTERLY PARALLEL WITH THE NORTHERLY LINE OF SAID NORTHEAST QUARTER 181.65 FEET; THENCE NORTHERLY PARALLEL WITH THE WESTERLY LINE OF SAID NORTHEAST QUARTER 85 FEET; THENCE WESTERLY PARALLEL WITH THE NORTHERLY LINE OF SAID NORTHEAST QUARTER 181.65 FEET TO THE POINT OF BEGINNING, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

PIN 15-20-201-008 / 405 N Randall Rd: THAT PART OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE SOUTH ALONG THE WEST LINE OF SAID NORTHEAST QUARTER 262 FEET FOR THE POINT OF BEGINNING; THENCE SOUTH ALONG THE WEST LINE 89.06 FEET; THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST QUARTER 263.30 FEET; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID NORTHEAST QUARTER 89.06 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST QUARTER 263.30 FEET TO THE POINT OF BEGINNING; IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

PIN 15-20-201-009 / Vacant, N Randall Rd: THAT PART OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE SOUTH ALONG THE WEST LINE OF SAID NORTHEAST QUARTER 351.06 FEET TO THE POINT OF BEGINNING; THENCE SOUTH ALONG SAID WEST LINE 105 FEET; THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST QUARTER 263.30 FEET; THENCE NORTH PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST QUARTER 263.30 FEET; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID NORTHEAST QUARTER 105 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID QUARTER 263.30 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF AURORA, KANE COUNTY, ILLINOIS.



West Aurora School District 129

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

District Administration Office

1877 W. Downer Place

Aurora, IL 60506

Phone: 630.301.5000

Fax: 630.844.4442

www.sd129.org

June 13, 2016

From: Dr. Jeff Craig, Superintendent
West Aurora School District 129
1877 W. Downer Place, 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 1201 W. New York Street, Aurora, Illinois
Project Number: 2016.089

To whom it may concern:

As the record owner of the above stated property, including land recently added to the site as a result of acquisitions at 114 N. Fordham Avenue and 405 N. Randall Road, 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: _____

Date: _____

Subscribed and Sworn to before me
this 13 day of June, 2016.

Notary Signature

