



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

Land Use Petition

Project Number: 2014.231

Subject Property Information

Address/Location: SWC of 75th Street and Meadowridge Drive
Parcel Number(s): 07-28-300-028
(attach separate sheet if necessary)

Petition Request(s)

Requesting approval of a Preliminary Plat located at SWC of 75th Street and Meadowridge Drive.

Requesting approval of a Preliminary Plan located at SWC of 75th Street and Meadowridge Drive for a commercial development.

Attachments Required

(hard copies and CD of digital files are required)

One Copy of:
Development Tables (excel 1-0)
Project Contact Info Sheet (1-5)
Qualifying Statement (2-1)
Plat of Survey (2-1)
Legal Description (2-1)
Letter of Authorization* (2-2)
Existing or Proposed CC and Rs OR
Lease Restrictions (2-1)

Two Copies of:
Preliminary Engineering

Four Copies of:
Fire Access Plan (2-6)
Preliminary Plan (2-8)
Preliminary Plat (2-9)

Petition Fee

(Payable to "The City of Aurora")

Total Fee = \$1,972.54 (Planning and Zoning Fee \$972.54 + Engineering Filing Fee \$1,000.00)

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. 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 10/26/15

Print Name and Company: Michael Podlisa

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 26 day of OCTOBER

State of Arizona)
County of Maricopa) SS

NOTARY PUBLIC SEAL

[Signature]
Notary Signature





Project Contact Information Sheet

Project Number: 2015.168

Owner

DJH Aurora, LLC

First Name: Dan Initial: Last Name: Hiffman Title:
Email Address: dan@hiffman.com Phone No.: 630-693-0655 Mobile No.: 630-965-2712

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

Relationship to Project: Operator
Company Name: CLA Naperville LLC
First Name: Michael Initial: Last Name: Paddison Title:
Job Title: Development Manager
Address: 3131 E Camelback Rd #420
City: Phoenix State: AZ Zip: 85016
Email Address: mpaddison@childrenslearningaz.com Phone No.: 602-200-9800 Mobile No.:

Additional Contact #1

Relationship to Project: Engineer
Company Name: V3 Companies
First Name: Matt Initial: Last Name: Brolley Title:
Job Title: Project Engineer
Address: 7325 Janes Ave.
City: Woodridge State: IL Zip: 60517
Email Address: mbrolley@v3co.com Phone No.: 630-729-6318 Mobile No.: 630-777-2973

Additional Contact #4

Relationship to Project: Engineer
Company Name: V3 Companies
First Name: Dwayne Initial: Last Name: Gillian Title:
Job Title: Project Manager
Address: 7325 Janes Ave.
City: Woodridge State: IL Zip: 60517
Email Address: dgillian@v3co.com Phone No.: 630.724.9200 Mobile No.: 630.936.0330

Additional Contact #5

Relationship to Project: Consultant
Company Name: CEI Engineers
First Name: Maria Initial: Last Name: Pena Title:
Job Title: Project manager
Address: 3030 LBJ Freeway, Suite 100
City: Dallas State: TX Zip: 75234
Email Address: mpena@ceieng.com Phone No.: 972-488-3737 Mobile No.: 214-507-4703

Additional Contact #6

Relationship to Project: Attorney
Company Name: DLA Piper
First Name: Katie Initial: Last Name: Jahnkie-Dale Title:
Job Title: Zoning Counsel
Address: 203 N LaSalle St #1900
City: Chicago State: IL Zip: 60601
Email Address: katie.dale@dlapiper.com Phone No.: 312-368-2153 Mobile No.:

Additional Contact #7

Relationship to Project: Architect
Company Name: CASCO
First Name: Pat Initial: Last Name: Moore Title:
Job Title: Project Manager
Address: 10877 Watson Road
City: St. Louis State: MO Zip: 63127
Email Address: pat.moore@cascoCorp.com Phone No.: 314.238.2035 Mobile No.:

**CHILDREN'S LEARNING ADVENTURE
SWC 75TH STREET AND MEADOWRIDGE DRIVE, AURORA, ILLINOIS**

QUALIFYING STATEMENT

Narrative

Children's Learning Adventure ("CLA") proposes a one-story, approximately 40,167 square foot day care center to be located on the vacant property at the southwest corner of 75th Street and Meadowridge Drive.

Through its proprietary curriculum and amenity-rich facilities, CLA is quickly becoming the nation's elite provider of early childhood education. Founded in 2008, and headquartered in Phoenix, Arizona, CLA has 25 facilities open in 6 states as of February 2015, and by year end 2016, CLA will have approximately 60 locations in 10 states. CLA's mission is to help children become confident, independent learners who will develop a strong sense of self-worth, enabling them to make positive life choices.

CLA's Lifetime Adventures curriculum was developed in cooperation among CLA, leading childhood brain experts, and parents with the underlying philosophy that children have a limitless capacity for learning. This potential is realized through stimulating facilities that feature unique amenities for kids aged 6 weeks through 12 years, including a math & science lab with planetarium, television studio, commercial grade cooking school, art studio with kiln, bowling lanes, full-court basketball, and many more.

CLA plans to construct a one-story, 40,167-square foot facility with an adjacent fully-enclosed playground. 161 total parking stalls will be provided and accessed off one curb cut on 75th Street and one curb cut on Meadowridge Drive. Parents dropping off or picking up children from the facility will be required to park and walk their children into the facility. No curb-side drop-off or pick-up is permitted.

Standards

a) The public health, safety, morals, comfort or general welfare

The proposed development will fulfill an unmet need in the Aurora market by providing high-quality child care. The site layout has been designed to account for any traffic or safety concerns for families that attend CLA and the surrounding community. Overall, the development will be an amenity to residents and have a positive impact on the health, safety, morals, comfort and general welfare of the community.

b) The use and enjoyment of other property already established or permitted in the general area

The surrounding properties are occupied by other commercial and residential uses. The proposed CLA will be an amenity to families in the area while having minimal impact on the neighborhood. Therefore, the proposed development will have enhance the use and enjoyment of other properties in the area.

c) Property values within the neighborhood

The property is currently vacant. The proposed development will put the property to productive use and enhance property values in the neighborhood.

d) The normal and orderly development and improvement of surrounding property for uses established or permitted within their respective existing zoning districts

The proposed daycare use is permitting in the existing B-2 General Retail Business District. As such, the development will further the objective of encouraging orderly development for uses permitted under existing zoning.

e) Utilities, access roads, drainage and/or other necessary facilities

The project engineers have studied the utilities, drainage and other necessary facilities and confirmed that they are adequate to accommodate the proposed development. Further, the development will not negatively impact other surrounding properties' use of such facilities.

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

Access to the proposed development has been designed to minimize the impact on the surrounding streets while providing adequate circulation within the site. Parents are required to park and accompany their children in and out of the facility, which eliminates stacking and queuing issues within the site and the possibility of spill-over effects on the surrounding streets.

g) The applicable regulations of the zoning district in which the subject property is proposed to be or is located

The proposed use is permitted in the existing zoning district and the proposed development complies with applicable regulations.

h) A bullet point list of any variances, modifications or exceptions that you are seeking from the City's Codes and Ordinances.

The proposed development complies with the City's Codes and Ordinances.

October 15, 2015

City of Aurora
Development Services
44 E. Downer Place
Aurora, IL 60507

Re: SW Corner of 75th Street and Meadowridge Drive, Aurora - PIN 07 28 300 028

Dear Sirs:

Please be advised that Michael Paddison of CLA Naperville, LLC is authorized to sign the attached Land Use Petition on behalf of the owner of the above referenced property, DJH Aurora, LLC. This authorization shall expire on April 15, 2016 unless further extended in writing.

DJH Aurora, LLC

By:  _____

Name: Dennis J. Hiffman

Title: Managing Member

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE WESTERLY, 2209.50 FEET ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 00 DEGREES 33 MINUTES 30 SECONDS EAST, 716.59 FEET ALONG THE EAST LINE OF MEADOW LAKES UNIT 26 PHASE 1, THE EAST LINE OF THE RESUBDIVISION OF LOTS 2, 3 AND 4 OF SAID MEADOW LAKES, THE EAST LINE OF FOX VALLEY EAST REGION II UNIT 26-PHASE 2 AND THE NORTHERLY PROJECTION THEREOF TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 33 MINUTES 30 SECONDS WEST 616.58 FEET ALONG THE LAST DESCRIBED LINE TO THE SOUTH LINE OF 75TH STREET (BEING A LINE THAT IS 100 FEET SOUTHERLY AND PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER); THENCE NORTH 88 DEGREES 50 MINUTES 06 SECONDS EAST, 860.00 FEET ALONG SAID SOUTH LINE TO THE WEST LINE OF MEADOWRIDGE DRIVE AS DEDICATED PER DOCUMENT R99-161487 (THE FOLLOWING THREE COURSES ARE ALONG SAID WEST LINE); THENCE SOUTHERLY, 237.47 FEET ALONG A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 690.00 FEET, THE CHORD OF SAID CURVE BEARING SOUTH 08 DEGREES 41 MINUTES 40 SECONDS WEST; THENCE SOUTH 15 DEGREES 57 MINUTES 39 SECONDS WEST, 221.02 FEET; THENCE SOUTHERLY, 186.03 FEET ALONG A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 960.00 FEET, THE CHORD OF SAID CURVE BEARING SOUTH 13 DEGREES 00 MINUTES 09 SECONDS WEST; THENCE SOUTH 89 DEGREES 26 MINUTES 30 SECONDS WEST, 715.56 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

THE LAND IS KNOWN AS:

75TH ST. AND MEADOWRIDGE DR.,