

# Land Use Petition

Project Number: 2016.040

## Subject Property Information

Address/Location: 500 Tomcat Lane / south side of 5th Avenue between State Street and Smith Boulevard

Parcel Number(s): 15-26-351-003; 15-26-326-001; 15-26-326-002; 15-26-326-003; 15-26-326-004; 15-26-326-005; 15-26-326-006; 15-26-376-003; 15-26-327-001; 15-26-327-002; 15-26-327-008; 15-35-101-002, 011; 15-27-479-013; 15-27-483-012, 014; 15-26-327-003, 004, 005, 006

## Petition Request(s)

Requesting the Establishment of a Special Use Planned Development, and to change the underlying zoning district on a portion of the Subject Property from R-1 Single Family Dwelling District to P Park and Recreation District on the property located at 500 Tomcat Lane being the south side of 5th Avenue between State Street and Smith Boulevard

Requesting approval of a Final Plat for Lot 1 & 2 of East Aurora High School Subdivision located at 500 Tomcat Lane being the south side of 5th Avenue between State Street and Smith Boulevard

Requesting approval of a Final Plan for Lot 1 & 2 of East Aurora High School Subdivision located at 500 Tomcat Lane being the south side of 5th Avenue between State Street and Smith Boulevard for an Educational services (6100) Use

## Attachments Required

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

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

One Paper Copy of:  
Qualifying Statement (2-1)  
Plat of Survey (2-1)  
Legal Description (2-1)  
Letter of Authorization (2-2)

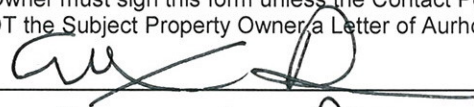
Two Paper Copies of:  
Final Engineering Plans (2-16)  
Kane County Stormwater Management Permit Application (App 6-5)  
Stormwater Report (2-10)  
Soil Investigation Report for the Site  
Wetland Determination Report / Letter from a Professional  
Parking/Traffic Study

One Paper Copy of:  
Final Plan (2-4)  
Final Plat (2-5)  
Landscape Plan (2-7)  
Building and Signage Elevations (2-11)  
Plan Description (2-18)  
  
Two Paper Copies of:  
Fire Access Plan (2-6)

## Petition Fee: \$1,240.76 (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.

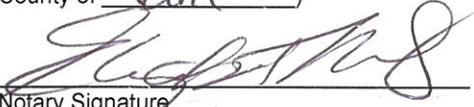
Authorized Signature:  Date 8-03-2016  
Print Name and Company: Alexander DiMare EAST AURORA School Dist 131

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 3 day of August, 2016

State of Illinois )  
County of Kane ) SS

NOTARY PUBLIC SEAL

  
Notary Signature

**RECEIVED**  
**AUG -9 2016**  
CITY OF AURORA  
PLANNING & ZONING DIVISION

OFFICIAL SEAL  
ELIZABETH MORALES  
NOTARY PUBLIC - STATE OF ILLINOIS  
MY COMMISSION EXPIRES: 02/07/18







### Project Contact Information Sheet

**Project Number:** 2016.04

**Owner**

First Name: Alexander Initial: 0 Last Name: DiMare Title: Mr.  
Company Name: East Aurora School District #131  
Job Title: Director of Buildings and Grounds  
Address: Career Center, 417 Fifth Street  
City: Aurora State: IL Zip: 60505  
Email Address: adimare@d131.org Phone No.: (630)299-8340 Mobile No.: 0

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

Relationship to Project: Governmental Entity  
Company Name: East Aurora School District #131  
First Name: Alexander Initial: 0 Last Name: DiMare Title: Mr.  
Job Title: Director of Buildings and Grounds  
Address: Career Center, 417 Fifth Street  
City: Aurora State: IL Zip: 60505  
Email Address: adimare@d131.org Phone No.: (630)299-8340 Mobile No.: 0

**Additional Contact #1**

Relationship to Project: Architect  
Company Name: Cordogan, Clark & Associates, Inc.  
First Name: Welter Initial: 0 Last Name: Craig Title: Mr.  
Job Title: Project Manager  
Address: 960 Ridgeview Avenue  
City: Aurora State: IL Zip: 60506  
Email Address: cwelter@cordoganclark.com Phone No.: (630) 896-4678 Mobile No.: 0

**Additional Contact #2**

Relationship to Project: Engineer  
Company Name: Engineering Enterprises, Inc.  
First Name: David Initial: 0 Last Name: Burroughs Title: Mr.  
Job Title: Senior Vice President  
Address: 52 Wheeler Street  
City: Sugar Grove State: IL Zip: 60554  
Email Address: dburroughs@eeiweb.com Phone No.: (630)466-6700 Mobile No.: 0

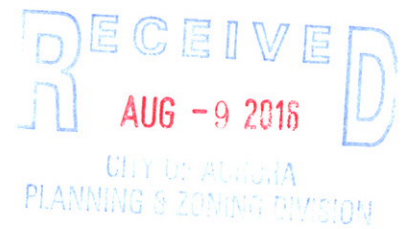
**Additional Contact #3**

Relationship to Project: Select One From List  
Company Name: 0  
First Name: - Initial: 0 Last Name: 0 Title: Select O  
Job Title: 0  
Address: 0  
City: 0 State: 0 Zip: 0  
Email Address: 0 Phone No.: 0 Mobile No.: 0

**Additional Contact #4**

Relationship to Project: Select One From List  
Company Name: 0  
First Name: - Initial: 0 Last Name: 0 Title: Select O  
Job Title: 0  
Address: 0  
City: 0 State: 0 Zip: 0  
Email Address: 0 Phone No.: 0 Mobile No.: 0





May 23, 2016

### Qualifying Statement

Project: East Aurora High School Expansion

The East Aurora School District # 131 proposes to expand the existing high school on Fifth Avenue to meet current and future needs of the students. The proposed addition will consist of 20 new classrooms, a fine arts center, cafeteria remodeling, a new stadium with a football, soccer and track field with 2,500 total seats and a revised parking lot and drop off areas. Parking lot improvements will include expansion of the parking lot to the south of the new stadium with storm water detention storage under the parking lot, reconfiguration of Tomcat Lane to accommodate an onsite drop-off lane and a new drop-off/parking lane in front of the building. The plan also proposes new on-street parking on South State Street. The building expansion will increase the capacity of the high school from approximately 3,800 to 4,400 students to meet the anticipated growth in the student population in the district. A Plat of Subdivision will be done to consolidate all the various parcels the District owns into one lot along with any necessary easements.

The following standards will be addressed as noted:

- a.) The public health, safety, morals, comfort or general welfare. The proposed improvements will result in improved learning capability for the students and provide better access to the schools facilities. The new stadium will be available for other public use which provides general welfare for the community.
- b.) The use and enjoyment of other property already established or permitted in the general area. The proposed improvements will not take away from the use or enjoyment of other property in the area but instead will enhance it by improving the parking and traffic flow patterns.
- c.) Property values within the neighborhood. The improvements made to the school site will increase the property values within 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 school improvements will only enhance the development of surrounding property by providing better traffic patterns in the area.
- e.) Utilities, access roads, drainage and/or other necessary facilities. The proposed school improvements will enhance all of these facilities per our proposed plans.
- f.) Ingres and egress as it relates to traffic congestion in the public streets. The proposed school improvements will improve traffic congestion in the area by providing onsite drop off and pick up areas and by consolidating Tomcat lane to one 3 lane entrance with a dedicated left lane and right turn lane out of the site. Also a drop off lane is proposed for the front of the building. All this will help with the traffic congestion in Fifth Avenue.
- g.) The applicable regulations of the zoning district in which the subject property is proposed to be or is located. Most of the property is zoned P-Park and the few parcels currently zoned residential will be rezoned to P-Park. The site will be approved as a Special use with a planned development. So all regulations will be met.
- h.) A bullet point list of any variances, modifications, or exceptions that you are seeking from the City's code and ordinances. Variances for building set-back, parking requirements and detention needs will be requested by the School District as part of the special use.





**SCHOOL SERVICE CENTER**

**EAST AURORA SCHOOL DISTRICT 131**

School Service Center | 417 Fifth Street | Aurora, IL 60505  
(630) 299-5550 | info@d131.org | www.d131.org

May 23, 2016



From: Dr. Michael Popp  
Superintendent at Schools  
East Aurora School District #131  
McKnight School Service Center  
417 Fifth Avenue  
Aurora, IL 60505

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: East Aurora High School, 500 Tomcat Lane, Aurora, IL 60505

To Whom It May Concern:

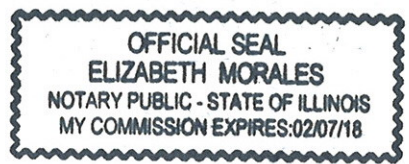
As the record owner of the above stated property, I hereby affirm that I have full legal capacity to authorize Engineering Enterprises, Inc., and its representatives, to act as the owner's agent through the East Aurora High School Expansion Land Use Petition process with the City of Aurora for said property.

Signature: *Michael Popp* Date: 5/24/16

Dr. Michael Popp, Superintendent of Schools

Subscribed And Sworn To Before Me This 24<sup>th</sup> Day  
Of May, 2016

Notary Signature *Elizabeth Morales*





LEGAL DESCRIPTION: EAST AURORA HIGH SCHOOL

PARCEL ONE:

LOT IX (NINE) OF THE ASSESSOR'S MAP FOR 1885 IN THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

PARCEL TWO:

LOT X (TEN) OF THE ASSESSOR'S MAP FOR 1885 IN THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

PARCEL THREE:

THE NORTH ONE ACRE OF LAND LYING WEST OF THE BOULEVARD IN THE TRACT OF LAND SOLD BY E. A. STEIN, EXECUTOR, OF THE O. N. SHEDD ESTATE TO OLIVER ZIEGLER AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF IDLEWILD'S ADDITION FOR A PLACE OF BEGINNING; THENCE EAST PARALLEL WITH THE CENTER LINE OF SECTION 26, 282 FEET TO THE WEST LINE OF THE BOULEVARD; THENCE SOUTH ALONG SAID WEST LINE 154.9 FEET TO A POINT; THENCE WEST PARALLEL WITH THE CENTER LINE OF SECTION 26, 280.35 FEET; THENCE NORTH 154.9 FEET TO THE PLACE OF BEGINNING, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

PARCEL FOUR:

THE WESTERLY 110 FEET OF THAT PART OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF BLOCK 1 OF BRADLEY'S SUBDIVISION, AURORA; THENCE NORTH ALONG THE WEST LINE OF SMITH BOULEVARD, 77.8 FEET; THENCE WEST, PARALLEL WITH THE NORTH LINE OF SAID BLOCK 1, 280.35 FEET TO THE WEST LINE EXTENDED NORTH OF SAID BLOCK 1; THENCE SOUTH ALONG SAID EXTENDED WEST LINE, 77.8 FEET TO THE NORTHWEST CORNER OF SAID BLOCK 1; THENCE EAST ALONG THE NORTH LINE OF SAID BLOCK, 279.50 FEET TO THE POINT OF BEGINNING, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

PARCEL FIVE:

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE EAST ALONG THE SOUTH LINE OF SAID QUARTER SECTION, 654.72 FEET; THENCE NORTH 0 DEGREES 15 MINUTES EAST, 772.45 FEET FOR THE POINT OF BEGINNING; THENCE NORTH 0 DEGREES 15 MINUTES EAST, 974.65 FEET TO AN OLD CLAIM LINE; THENCE SOUTH 83 DEGREES EAST ALONG SAID OLD CLAIM LINE, 229.87 FEET; THENCE SOUTH 0 DEGREES 27 MINUTES WEST, 233.76 FEET; THENCE SOUTH 89 DEGREES 33 MINUTES EAST, 60 FEET;

THENCE SOUTH 0 DEGREES 27 MINUTES WEST, 200 FEET; THENCE SOUTH 89 DEGREES 33 MINUTES EAST, 60 FEET; THENCE SOUTH 0 DEGREES 27 MINUTES WEST, 504.54 FEET TO A POINT 772.45 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 88 DEGREES 46 MINUTES WEST, 344.6 FEET TO THE POINT OF BEGINNING (EXCEPT THAT PART CONVEYED BY DEED DOCUMENT 92K04479 TO DANIEL DOLAN) IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

PARCEL SIX:

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER, 9.92 CHAINS EAST OF THE SOUTHWEST CORNER THEREOF; THENCE WEST ALONG THE SOUTH LINE OF SAID QUARTER SECTION, 9.92 CHAINS TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH ALONG THE WEST LINE OF SAID QUARTER SECTION TO THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO CHRIST KOPP BY DEED DATED SEPTEMBER 4, 1909 AND RECORDED SEPTEMBER 8, 1909 IN BOOK 49, PAGE 216 AS DOCUMENT 104641; THENCE EAST ALONG THE SOUTH LINE OF SAID KOPP TRACT TO THE WEST LINE OF COUNCIL BROTHER'S SUBDIVISION; THENCE SOUTH ALONG SAID WEST LINE TO THE SOUTHWEST CORNER OF SAID SUBDIVISION; THENCE SOUTH 83 DEGREES EAST ALONG THE SOUTHERLY LINE OF SAID SUBDIVISION AND ALONG AN OLD CLAIM LINE TO A LINE DRAWN NORTH FROM THE POINT OF BEGINNING; THENCE SOUTH 26.40 CHAINS TO THE POINT OF BEGINNING (EXCEPT THAT PART CONVEYED TO RALCEWICH BY DEED DOCUMENT 791028 RECORDED SEPTEMBER 24, 1955), (ALSO EXCEPT THAT PART CONVEYED TO THE CITY OF AURORA BY DEED DOCUMENT 1090270 RECORDED JUNE 2, 1967) IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

**Parking and Stacking Requirement Worksheet**

**Project Number:** 2016.04  
**Petitioner:** East Aurora School District 131

**Parking Requirement**

<b>Total Parking Requirement</b>	<b>1,072</b>
Enclosed Parking Spaces	-
Surface Parking Spaces	1,072

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>-</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	-	5 stacking spaces for facilities 5,000 SF or less or 10 spaces for facilities greater than 5,000 SF.

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

**OFFICE USE ONLY**

Verified By: Tracey M. Vacek

**Requirement Based On:**

Sq Ft	Use	Needed	Requirement
51	Structure 4211: Grade school / middle schools / High Schools	2 spaces per classroom or 1 space per 4 seats in the main common meeting room (also referred to as cafeterium, multi-purpose room or auditorium), whichever is greater.	78
173	Structure 4211: Grade school / middle schools / High Schools	5 spaces per classroom plus 3 space per room used for administration OR 1 space per 4 seats in assembly areas, whichever is greater.	865
51	And Auditoriums		153
<b>Total</b>			<b>1096</b>

**OR which ever is greater**

82213	OR Open Assembly Space	1 space per 4 seats (1 space per 60 sqft)	1370
1666	AND Theater or Auditorium Incidental to school	1 space per 4 seats	416.5
4000	Structure 4212.2 (3210): Sports stadium or arena Incidental to school	1 space per 12 seats	333
<b>Total</b>			<b>1787</b>

OR which ever is greater

Urban School - 60% of Requirement

<b>Total Requirement</b>	<b>1072</b>
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