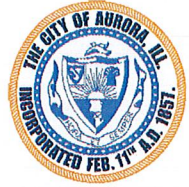


# City of Aurora

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: 2001 Heather Drive

Parcel Number(s): 15-18-279-002 & 15-18-279-006

### Petition Request

Requesting approval of a Conditional Use for Educational Services (6100) on property located at 2001 Heather Drive; Requesting a Staff Review to allow for parking lot expansion at Hall Elementary School at 2001 Heather Drive

### Attachments Required

(a digital file of all documents is also required)

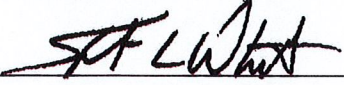
|                                                         |                                                                                |                            |
|---------------------------------------------------------|--------------------------------------------------------------------------------|----------------------------|
| Development Tables Excel Worksheet - digital only (1-0) | Initial documents required for review (1 hard copy and 1 electronic copy- pdf) | Two Paper and pdf Copy of: |
| One Paper and pdf Copy of:                              | Final Engineering Plans (2-16)                                                 | Site Plan (2-4)            |
| Qualifying Statement (2-1)                              | Stormwater Permit Application (App 1-14)                                       | Landscape Plan (2-7)       |
| Plat of Survey (2-1)                                    | Stormwater Report (2-10)                                                       |                            |
| Legal Description (2-1), Word Document and PDF          | Project Information Sheet                                                      |                            |
| Letter of Authorization (2-2)                           |                                                                                |                            |

**Petition Fee: \$515.00**

**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 June 19, 2026

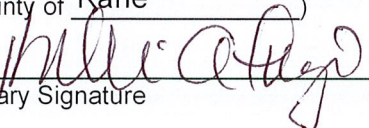
Print Name and Company: Stuart L. Whitt, Whitt Law LLC

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 19th day of June, 2026

State of Illinois)

County of Kane) SS

  
Notary Signature

NOTARY PUBLIC SEAL



## Project Contact Information Sheet

**Project Number:** DST2026-008

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

### Owner

First Name: Angela Initial: Last Name: Smith Title: 0  
Company Name: West Aurora School District 129  
Job Title: Associate Superintendent of Operations  
Address: 1877 W Downer  
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: Principal Attorney  
Address: 70 S Constitution Dr  
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: Studio GC Inc.  
First Name: Cory Initial: Last Name: Boaz Title: Mr.  
Job Title: Principal  
Address: 223 W Jackson Blvd., Suite 1200  
City: Chicago State: IL Zip: 60606  
Email Address: c.boaz@studiogc.com Phone No.: 312-509-1887 Mobile No.: 312-509-1887

### Additional Contact #2

Relationship to Project: Architect  
Company Name: Studio GC Inc.  
First Name: Patrick Initial: Last Name: Callahan Title: Mr.  
Job Title: Senior Principal  
Address: 223 W Jackson Blvd, Suite 1200  
City: Chicago State: IL Zip: 60606  
Email Address: p.callahan@studiogc.com Phone No.: 312-253-3400 Mobile No.:

### Additional Contact #3

Relationship to Project: Engineer  
Company Name: RTM Engineering Consultants, LLC  
First Name: Scott Initial: Last Name: DiGilio Title: Mr.  
Job Title: Principal  
Address: 715 Ridgeview Dr.  
City: McHenry State: IL Zip: 60050  
Email Address: scott.digilio@rtmec.com Phone No.: 815-578-0200 Mobile No.:

### Additional Contact #4

Relationship to Project: 0  
Company Name:  
First Name: Initial: Last Name: Title: 0  
Job Title:  
Address:  
City: State: Zip:  
Email Address: Phone No.: Mobile No.:

## Filing Fee Worksheet

**Project Number:** DST2026-008

**Petitioner:** West Aurora School District 129

**Number of Acres:** 3.81

**Number of Street Frontages:** 1.00

**Non-Profit** Yes

**Linear Feet of New Roadway:** 0

**New Acres Subdivided (if applicable):** 0.00

**Area of site disturbance (acres):** 0.34

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

|             |                               |    |        |
|-------------|-------------------------------|----|--------|
| Request(s): | Conditional Use               | \$ | 400.00 |
|             | Public Hearing Notice Sign(s) | \$ | 15.00  |
|             | Staff Review                  | \$ | 100.00 |
|             |                               |    |        |
|             |                               |    |        |
|             |                               |    |        |

**Total:** **\$515.00**

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

Verified By: Tracey Vacek

Date: 6/9/2026

# HALL ELEMENTARY SCHOOL

## LEGAL DESCRIPTIONS

THAT PART OF THE EAST 1/2 OF SECTION 18 TOWNSHIP 38 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 18; THENCE SOUTH 89 DEGREES 35 MINUTES 11 SECONDS WEST ALONG SOUTH LINE OF SAID NORTHEAST 1/4 795.5 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES 35 MINUTES 11 SECONDS WEST ALONG SAID SOUTH LINE 35.50 FEET TO THE NORTHWEST CORNER OF LOT 139 OF UNIT TWO OF FORDON PARK SUBDIVISION; THENCE SOUTH 00 DEGREES 30 MINUTES 01 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT 139, 125.07 FEET, TO THE NORTH LINE OF HEATHER DRIVE; THENCE SOUTH 89 DEGREES 36 MINUTES 30 SECONDS WEST, ALONG SAID NORTH LINE OF HEATHER DRIVE 301.15 FEET TO THE SOUTHEAST CORNER OF LOT 151 IN THE UNIT FOUR OF FORDON PARK SUBDIVISION; THENCE NORTH 00 DEGREES 22 MINUTES 26 SECONDS WEST ALONG THE EAST LINE AND ITS NORTHERLY EXTENSION THEREOF OF SAID LOT 151, 420.48 FEET; THENCE NORTH 61 DEGREES 14 MINUTES 03 SECONDS WEST, 21.33 FEET; THENCE NORTH 28 DEGREES 45 MINUTES 57 SECONDS EAST, 38.26 FEET; THENCE NORTH 00 DEGREES 22 MINUTES 26 SECONDS WEST, 35.72 FEET TO A POINT 500 FEET NORTH OF SAID SOUTHEAST CORNER OF LOT 151; THENCE NORTH 89 DEGREES 36 MINUTES 30 SECONDS EAST, ALONG A LINE PARALLEL WITH SAID NORTH LINE OF HEATHER DRIVE, 19.94 FEET; THENCE NORTH 28 DEGREES 53 MINUTES 13 SECONDS EAST 44.12 FEET; THENCE SOUTH 61 DEGREES 06 MINUTES 47 SECONDS EAST, 78.69 FEET; THENCE NORTH 89 DEGREES, 36 MINUTES, 30 SECONDS EAST ALONG A LINE 500.00 FEET NORTH OF AND PARALLEL WITH NORTH LINE OF HEATHER DRIVE, 226.36 FEET TO A LINE DRAWN NORTHERLY FROM THE POINT OF BEGINNING, SAID LINE FORMS AN ANGLE OF 89 DEGREES 56 MINUTES 21 SECONDS MEASURED COUNTERCLOCKWISE FROM THE SOUTH LINE OF SAID NORTHEAST 1/4; THENCE SOUTH 00 DEGREES 21 MINUTES 18 SECONDS EAST, 374.92 FEET TO THE POINT OF BEGINNING, IN KANE COUNTY, ILLINOIS.

Permanent Index Nos.: 15-18-279-002 and 15-18-279-006

Property commonly known as: 2001 Heather Dr., Aurora, Illinois 60506



# 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](http://www.sd129.org)

May 26, 2026

From: Dr. Angela Smith, Associate Superintendent of Operations  
West Aurora School District 129  
1877 W. Downer, Aurora, IL 60506  
(630) 301-5032  
[akdsmith@sd129.org](mailto:akdsmith@sd129.org)

To: Tracey Vacek, Director of Zoning and Planning  
City of Aurora, Planning and Zoning Division  
77 S. Broadway, Aurora, IL 60506  
630-256-3080  
[coaplanning@aurora-il.org](mailto:coaplanning@aurora-il.org)

Re: Authorization Letter for 2001 Heather Dr., Aurora, Illinois  
Project Number: DST2026-008

To whom it may concern:

As representative of 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 Special Use Permit for Educational Services Land Use Petition process with the City of Aurora for said property.

Signature: Angela Smith Date: May 26, 2006

Subscribed and Sworn to before me  
this 26 day of May, 2026.

Sonya Leigh Ildefonso  
Notary Signature



Notary Public Seal

**QUALIFYING STATEMENT OF PETITION**  
**Hall Elementary School**  
**Casefile No. AU18/2-26.169-CU/SR**

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.

Hall Elementary School and its school site at 2001 Heather Drive, in Aurora, is currently zoned P Park and Recreation District. The Board of Education of West Aurora School District 129, as Owner, seeks zoning of P(C) Park and Recreation District with a Conditional Use for Educational Services (6100) to allow for parking lot expansion at Hall.

Hall Elementary School was first constructed in 1961 and has experienced several additions and renovations since its initial construction. Hall provides educational services for students from pre-kindergarten through grade 5 and currently has an enrollment of 503 students and a staff of 68 teachers and educational support personnel.

Parking at Hall Elementary School needs improvement, an issue that the School District is currently addressing. Historically, those students who are bussed to Hall are dropped off, and picked up, in the lane that enters the school site off Heather Drive on the east and exits the school site to Heather Drive on the west. All vehicular traffic enters the school site via the lane off of Heather Drive.

Most of Hall's students are within walking distance, but their parents or guardians often drive them to school. Due to the current lack of onsite parking, teachers and staff are often forced to park on Heather Drive, causing congestion when students are dropped off there.

The Fox Valley Park District owns the property west and north of the Hall School site. Through an Intergovernmental Agreement, the Park District shares use of the playground. The School District has use of

42 Park District parking spaces (the west lot), including 0 accessible spaces, on school days. Additionally, Hall School has an east parking lot which has 17 parking spaces, including 3 accessible spaces, as well as 6 spaces in the circle drive in front of the School. This project will modify those spaces in the east parking lot to keep 17 parking spaces, while increasing the accessible spaces to 4. The 6 parking spaces on the circle drive will remain unchanged. Significantly, the project will provide new interior parking in the lawn within the circle drive, adding an additional 31 parking spaces as depicted on the drawings, for a total of 96 parking spaces, 4 of which are accessible and remain close to the school on the east side.

The new parking lot will enhance the public health, safety, morals, comfort and general welfare of the citizens of the City of Aurora. The lot will be designed to decrease on-street parking which will 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 and less parking congestion.

The Board of Education of West Aurora School District 129, as Owner, seeks zoning of P(C) Park and Recreation District with a Conditional Use for Educational Services (6100) to allow for this parking lot expansion at Hall Elementary School. This zoning and project will have no detrimental effect on the normal and orderly development or improvement of the surrounding properties within their existing zoning classification.

Ingress and egress should improve as the additional parking is expected to relieve congestion, particularly 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 parking lot will utilize existing entrances, with one existing entrance being modified. The School District is always mindful of improving parking and traffic patterns wherever possible.