

Land Use Petition

Project Number: 2017.007

Subject Property Information

Address/Location: 250 and 254-300 E. Indian Trail Road / north side of Indian Trail Road between Aurora Avenue and

Parcel Number(s): 15-10-401-049, 15-10-401-078

Petition Request(s)

Requesting approval of a Special Use for a Educational services (6100) at located at 250 and 254-300 E. Indian Trail Road being the north side of Indian Trail Road between Aurora Avenue and Mitchell Road

Attachments Required

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

Word Document of: Legal Description (2-1)	Two Paper and One pdf Copy of:	One Paper and pdf Copy of:
	Fire Access Plan (2-6)	Site Plan
One Paper and pdf Copy of:	PE Use Fee Fixture Count Sheet (5-4)	
Executed Land Use Petition (1-3)		
Qualifying Statement (2-1)		
Plat of Survey (2-1)		
Legal Description (2-1)		
Letter of Authorization		
Contact Worksheet (1-5)		
Filing Fee Worksheet (1-6)		
Parking Worksheet (1-8)		

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PLANNING & ZONING DIVISION

Petition Fee: \$415.00 (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 Aurtherization with owner's Name and contact information is required.

Authorized Signature: [Signature] Date 3/28/17

Print Name and Company: Craig Welter, Cordogan Clark & Associates

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 28th day of March 2017.

State of Illinois)
County of Kane) SS

NOTARY PUBLIC SEAL

[Signature]
Notary Signature



Filing Fee Worksheet

Project Number: 2017.007
Petitioner: East Aurora School District #131
Number of Acres: 3.89
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): 0.00

Filing Fees Due at Land Use Petition:

Request(s):	Special Use	\$	400.00
	Public Hearing Notice Sign(s)	\$	15.00
		\$	-
		\$	-
		\$	-
		\$	-

Total: **\$415.00**

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

Verified By:

Date:

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Planning and Zoning Division 1 S. Broadway, 2nd Floor, Aurora, IL
phone (630) 256-3080 fax (630) 256-3081 email COAPlanning@aurora-il.org



1-5

Project Contact Information Sheet

Project Number: 2017.007

Petitioner Company (or Full Name of Petitioner): East Aurora School District #131

Owner

First Name: Cliff Initial: _____ Last Name: Luxion Title: Mr.
Company Name: Indian Trail Business Center Partners
Job Title: _____
Address: PO Box 1808
City: Aurora State: IL Zip: 60507
Email Address: c-luxion@msn.com Phone No.: _____ Mobile No.: _____

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

Relationship to Project: Architect
Company Name: Cordogan Clark & Associates
First Name: Craig Initial: _____ Last Name: Welter Title: Mr.
Job Title: Senior Managing Architect
Address: 960 Ridgeway Ave.
City: Aurora State: Illinois Zip: 60506
Email Address: cwelter@cordoganclark.com Phone No.: 630 896 4678 Mobile No.: _____

Additional Contact #1

Relationship to Project: Architect
Company Name: Cordogan Clark & Associates
First Name: Alejandro Initial: _____ Last Name: Rojas Title: Mr.
Job Title: Architectural Designer
Address: 906 Ridgeway Ave.
City: Aurora State: Illinois Zip: 60506
Email Address: aroajs@cordoganclark.com Phone No.: 630 896 4678 Mobile No.: _____

Additional Contact #2

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

Additional Contact #3

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

Additional Contact #4

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

QUALIFYING STATEMENT

March 3, 2017

EAST AURORA SCHOOL DISTRICT 131

Indian Trail - Early Childhood Expansion



The East Aurora School District 131 is proposing to expand their early childhood program within the building at 250 E. Indian Trail. Currently there are 200 student enrolled in a half day program in a tenant space of approximately 9,800 square feet. As a first phase of a multi phase expansion program they will be converting the adjacent tenant space to classrooms adding approximately 18,500 square feet. The overall early childhood space will include 15 classrooms housing up to 300 full day early childhood students. This will ultimately reduce the number of car movements to the site due to the full day status and increase the number of students riding a bus to the site. A bus drop off is planned for the south side of the facility and the parent drop off to the north, creating a separation of the two traffic patterns. A much longer stacking area is created for the parent drop off area reducing back up on adjacent property and streets. The project is also considering the replacement of existing deteriorated asphalt parking and drive areas and new lighting for the parking lots. Improvements to the exterior façade are being considered with this proposal.

- a) The proposal is aimed at increasing the number of opportunities for early childhood education, providing a foundation for more successful students, better preparing them as they move through the educational process and ultimately leading to a better educated community.
- b) This project expands an already existing use of the property in the area.
- c) Improvements to the site and bulding will help improve property values in the area. and improve the asthetics of the area by improving the site and exterior of the building
- d) This proposed project expands an existing use in the area and improves the visual condition of an existing site.
- e) The proposed project has little affect on utilities, access roads or drainage.
- f) The number of movements to this site should remain about the same or be reduced based on busing and a full day student program as apposed to half day.
- g) Schools are acceptable on most zoning districts and already existing in the current zoning district.
- h) Not aware of any exceptions to codes or ordanances.

L:\CCA\2016 Jobs\16334 EASD Early Childhood Expansion\3-Design Information\Jurisdictional Approval Process\qualifying statement.docx

From: Indian Trail Business Center Partners I L.P.
Cliff Luxion, President of Wil-Freds Developments, Inc.
Its Sole General Partner
PO Box 1808
Aurora, IL 60507-1808
630-638-3689 (cell)
c-luxion@msn.com

To: City of Aurora, Planning and Zoning
44 E. Downer Place, Aurora, IL 60507
630-256-3080
coaplaning@aurora-il.org



Re: Authorization Letter
254-302 E Indian Trail

To Whom It May Concern:

As the duly authorized representative of the owner of record for the above property, I hereby affirm that I have full legal capacity, as vested in me by the Board of Directors of the corporation that is the sole general partner of the partnership that owns the subject parcel in severalty, to authorize Aurora East School District #131, and its representatives, to act as the owner's agent through the Special Use Land Use Petition process with the City of Aurora for the subject property.

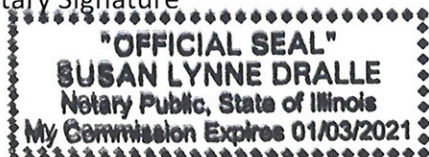
A handwritten signature in blue ink, appearing to read "Cliff Luxion", written over a horizontal line.

Dated: February 13, 2017

Subscribed and Sworn To Before Me This 13th Day of February, 2017.

A handwritten signature in blue ink, appearing to read "Susan Lynne Dralle", written over a horizontal line.

Notary Signature



Notary Seal

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 8
EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE EAST
ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, 709.00 FEET; THENCE NORTH
PARALLEL WITH THE WEST LINE OF SAID SOUTHEAST QUARTER, 80.00 FEET FOR A POINT OF
BEGINNING; THENCE CONTINUING NORTH PARALLEL WITH THE SAID WEST LINE, 482.51 FEET,
THENCE WEST PARALLEL WITH THE SAID SOUTH LINE, 234.00 FEET; THENCE SOUTH
PARALLEL WITH THE SAID WEST LINE, 482.51 FEET, THENCE EAST PARALLEL WITH THE SAID
SOUTH LINE, 234.00 FEET TO THE POINT OF BEGINNING (EXCEPT THE NORTHERLY 50.00 FEET
OF THE WESTERLY 185 FEET THEREOF) (ALSO EXCEPTING THERE FROM THE NORTH 0.85
FEET OF THE EAST 49.00 FEET OF THE ABOVE-DESCRIBED PROPERTY) IN THE CITY OF
AURORA, KANE COUNTY, ILLINOIS.

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THAT PART OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE EAST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, 1060 FEET;

THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID SOUTHEAST QUARTER, 80 FEET FOR THE POINT OF BEGINNING;

THENCE CONTINUING NORTH PARALLEL WITH SAID WEST LINE, 482.51 FEET; THENCE WEST PARALLEL WITH SAID SOUTH LINE OF SAID SOUTHEAST QUARTER, 351 FEET;

THENCE SOUTH PARALLEL WITH SAID WEST LINE OF SAID SOUTHEAST QUARTER, 482.51 FEET;

THENCE EAST PARALLEL WITH SAID SOUTH LINE OF SAID SOUTHEAST QUARTER, 351 FEET TO THE POINT OF BEGINNING, ALL IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.



Parking and Stacking Requirement Worksheet

Project Number: 2017.007

Petitioner: East Aurora School District #131

Parking Requirement

Total Parking Requirement	93
Enclosed Parking Spaces	-
Surface Parking Spaces	93

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

Stacking Requirement

Total Stacking Requirement (number of stacking spaces)	-	
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.

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OFFICE USE ONLY

Verified By: Jill N. Morgan

Requirement Based On:

<u>Sq Ft / Units</u>	<u>Use</u>	<u>Needed</u>	<u>Number Required</u>
<u>Sq Ft / Units</u>	<u>Use</u>	<u>Needed</u>	<u>Number Required</u>
527	"Excluded Square Footage": storage,		0
5,270	Structure 2254: Strip retail	1 space per 175 SF of GFA	30
9,050	Structure 2100: Business or professional offices, including financial institutions	1 space per 300 SF of GFA	30
17	Structure 4211: Grade school / middle schools / High Schools (less 60% for Classrooms	(1) 2 spaces per classroom or 1 space per 4 seats in the main common meeting room (also referred to as cafetorium, multi-	33
7	Admin rooms	OR (1) 5 spaces per classroom plus 3 space per room used for administration	
1,980	Open Assembly Space	OR 1 space per 4 seats in assembly areas, whichever is greater (1 space per 60 sqft)	
-	Theater or Auditorium Incidental to school		
TOTAL			93

