



# 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

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## Land Use Petition

Project Number: 2015.042

### Petitioner Information

Title Ms. First Name Virginia Initial \_\_\_\_\_ Last Name Roth  
 Company SureSite Consulting Group  
 Job Title \_\_\_\_\_ Address 8770 W. Bryn Mawr, Suite 1300  
 City Chicago State IL Zip 60631 Email v.roth@sure-site.com  
 Phone 773-867-2961 Fax 216-593-0401 Mobile 616-510-0608  
 Petitioner Relationship to Property Owner\* Agent for Lessee

*\*If Petitioner is NOT the Subject Property Owner a Letter of Authorization with owner's Name and contact information is required.*

### Subject Property Information

Address/Location: 800 Marseillaise Place Parcel Number(s): 15-21-352-008

### Petition Request

Requesting approval of a Special Use Permit for a communications facility 104' telecommunications tower at Lakeland Addition Part Blocks 9, 14 thru 17 Subdivision located at 800 Marseillaise Place

### Attachments Required

**(hard copies and CD of digital files are required)**

- One Copy of:
  - Development Tables and Calculators (excel doc 1-0)
  - Filing Fee Worksheet (Form 1-6)
  - Project Contact Info Sheet (Form 1-5)
  - Letter of Authorization\* (FG2-16)
  - Qualifying Statement (FG2-1)
  - Plat of Survey (FG2-1)
  - Legal Description (FG2-1)

- Four Copies of:
  - Final Plan (FG2-4)
  - Fire Access Plan (FG2-6)
  - Landscape Plan (FG2-7)
  - Building and Signage Elevations (FG2-11)
  - Proposed Covenants, Conditions & Restrictions (C, C & R's) OR Lease Restrictions

### Petition Fee

**(Payable to "The City of Aurora")**

Total Fee = \$815.00 (Planning and Zoning Fee \$815.00 + Engineering Filing Fee \$0.00 )

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.

Authorized Signature: *Y. Roth* Date 5/28/15

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 28 day of May

State of Illinois )  
County of Cook ) SS

NOTARY PUBLIC SEAL

Notary Signature *[Signature]*





# City of Aurora

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

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## Project Contact Information Sheet

**Project Number:** 2015.042

**Owner** City of Aurora / Fox Valley Park District

First Name: Michael Initial: \_\_\_\_\_ Last Name: Erickson Title: Director of Parks and Facility Maintenance  
 Email Address: merickson@fvpd.net Phone No.: 630.897.0516 Mobile No.: \_\_\_\_\_

### Additional Contact #1

Relationship to Project: Other

Company Name: SureSite Consulting Group

First Name: Virginia Initial: \_\_\_\_\_ Last Name: Roth Title: \_\_\_\_\_  
 Job Title: Site Acquisition Specialist  
 Address: 8770 W Bryn Mawr, Suite 1300  
 City: Chicago State: IL Zip: 60631  
 Email Address: v.roth@sure-site.com Phone No.: 773.867.2961 Mobile No.: 616.510.0608

### Additional Contact #2

Relationship to Project: Engineer

Company Name: Concordia Wireless, Inc.

First Name: Ghazwan Initial: M Last Name: Sadat Title: \_\_\_\_\_  
 Job Title: Licensed Professional Engineer  
 Address: 361 Randy Road, Unit 101  
 City: Carol Stream State: IL Zip: 60188  
 Email Address: \_\_\_\_\_ Phone No.: 847.981.0801 Mobile No.: \_\_\_\_\_

### Additional Contact #3

Relationship to Project: Surveyor

Company Name: ASM Consultants, Inc.

First Name: Charles Initial: \_\_\_\_\_ Last Name: Marshall Title: \_\_\_\_\_  
 Job Title: Professional Land Surveyor  
 Address: 16 E Wilson Street  
 City: Batavia State: IL Zip: 60510  
 Email Address: advanced@advct.com Phone No.: 630.879.0200 Mobile No.: \_\_\_\_\_

### Additional Contact #4

Relationship to Project: \_\_ Attorney \_\_ Architect \_\_ Engineer \_\_ Landscape Architect \_\_ Other

Company Name: \_\_\_\_\_

First Name: \_\_\_\_\_ Initial: \_\_\_\_\_ Last Name: \_\_\_\_\_ Title: \_\_\_\_\_  
 Job Title: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Email Address: \_\_\_\_\_ Phone No.: \_\_\_\_\_ Mobile No.: \_\_\_\_\_

### Additional Contact #5

Relationship to Project: \_\_ Attorney \_\_ Architect \_\_ Engineer \_\_ Landscape Architect \_\_ Other

Company Name: \_\_\_\_\_

First Name: \_\_\_\_\_ Initial: \_\_\_\_\_ Last Name: \_\_\_\_\_ Title: \_\_\_\_\_  
 Job Title: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Email Address: \_\_\_\_\_ Phone No.: \_\_\_\_\_ Mobile No.: \_\_\_\_\_

### Additional Contact #6

Development Data Table: Qualifying Statement					
Description	Value	Unit	Description	Value	Unit
DST Project Number	2015.042		m) Total High-water Line for all Stormwater Detention/Retention Facilities		Linear Footage of Wet Bottom
Petitioner	SureSite Consulting / Virginia Roth				Linear Footage of Dry Bottom
Subdivision Name	Abraham Lincoln Park		n) Number of parking spaces provided (individually accessible)	-	spaces
Subdivision Unit/Phase			i. surface parking lot		spaces
Sudivision Lot Number			perpendicular		spaces
a) Tax/Parcel Identification Number(s) (PINs): 15-21-352-008			parallel		spaces
			angled		spaces
			handicapped		spaces
			ii. enclosed		spaces
b) Proposed land use(s): new stealth (flagpole) telecommunications facility			iii. bike		racks
c) Total Property Size	15.25	Acres	o) Number of buildings	-	
d) Total Lot Coverage (buildings and pavement)	2,500	Square Feet	i. Number of stories		stories
		Percent	ii. Building Square Footage (average)		square feet
e) open space / landscaping	-	Square Feet	iii. Gross Floor Area of commercial use		GFA
		Percent	iv. Building Foundation perimeter (Typical)		Linear Footage
f) Proposed New Right-of-way		Acres	p) Total Number of Residential Dwelling Units	-	units
	-	Square Feet	i. Gross Density		du/acre
		Linear Feet of Centerline	ii. Net Density		Net Density
g) Proposed New Easements		Acres	q) Land to be dedicated to the School District	-	Acres
	-	Square Feet	r) Land to be dedicated to the Park District	-	Acres
h) Total Street Frontage (existing and proposed)	-	Linear Footage	s) Construction Value	200000	Dollars
i) Building Foundation perimeter (Typical)	-	Linear Footage	t) New Jobs Created	-	FTE
j) Total Perimeter Yard	-	Linear Footage	u) Site Distrubance	-	Acres
k) Buffer Yard	-	Linear Footage	v) School District	-	
l) Neighborhood Border	-	Linear Footage	w) Park District	FVPD	

Proposed Use Detailed Table: Qualifying Statement					
Description	Value	Unit	Description	Value	Unit
a) Total Number of Residential Dwelling Units	N/A	units	j) Gasoline station, vehicle repair and service structures	N/A	GFA
i. Gross Density		du/acre			No. of Service Bays
ii. Net Density		Net Density	k) Car wash facilities	N/A	No. of Bays
b) Number of Single Family Dwelling Units	N/A	units	l) Personal service establishments	N/A	GFA
i. Gross Density		du/acre	m) Retail sales and services - Single-tenant Building	N/A	GFA
ii. Net Density		Net Density	n) Retail sales and services - Multi-tenant Building	N/A	GFA
iii. Unit Square Footage (average)		square feet	o) Retail, sale of bulky items	N/A	GFA
iv. Bedroom Mix		% 1 bdr	p) Retail with outdoor display/sales	N/A	GFA
		% 2 bdr	q) Malls or shopping center	N/A	GFA
		% 3 bdr (20% std)	r) Recreational Facilities	N/A	GFA
		%4 bdr (80% std)	s) Manufacturing and Industrial	N/A	GFA
v. Number of Single Family Corner Lots		units	t) Warehouse, storage or distribution facility	N/A	GFA
c) Number of Single Family Attached Dwelling Units	N/A	units	u) Electronic Data Storage Center	N/A	GFA
i. Gross Density		du/acre	v) Theater	N/A	Seats
ii. Net Density		Net Density	w) Sports stadium or arena, auditoriums.	N/A	GFA
iii. Unit Square Footage (average)		square feet			Fixed Seats
iv. Bedroom Mix		% 1 bdr	x) Exhibition, convention, or conference center	N/A	GFA
		% 2 bdr (90% std)	y) Religious Institutions	N/A	Seats in Principal Sanctuary
		% 3 bdr (10% std)	z) Amusement park	N/A	GFA
		% 4 bdr	w) Hospital building	N/A	GFA
d) Number of Multifamily Dwelling Units	N/A	units	x) Medical clinic building	N/A	GFA
i. Gross Density		du/acre	y) Community facility	N/A	GFA
ii. Net Density		Net Density	z) Grade school / middle schools	N/A	Classroom
iii. Unit Square Footage (average)		square feet			Fixed Seats
iv. Bedroom Mix		Efficiency	aa) High School	N/A	Classroom
		% 1 bdr (40% std)			No. of Admin Offices
		% 2 bdr (50% std)			Fixed Seats
		% 3 bdr (10% std)	bb) College or university facility	N/A	Classroom
e) Number of Dormitories	N/A	GFA			GFA
f) Hotels and motels	N/A	Guestrooms			GFA
Single room occupancy units		Guestrooms			Fixed Seats
Bed and breakfast		Guestrooms	cc) Business, trade or specialty school facility	N/A	GFA
Lodging house rooming house or boarding house		Guestrooms	dd) Preschool or daycare	N/A	GFA
g) Housing services for the elderly	N/A	du	ee) Library building	N/A	GFA
h) Business or professional offices, including financial institutions	N/A	GFA	ff) Museum, exhibition, or similar facility	N/A	GFA
i) Food and beverage establishments	N/A	Seats	gg) Funeral homes, mortuaries, and cremation facilities	N/A	GFA

**Landscape Material Data Table: Landscape Plan**

<u>Symbol</u>	<u>Description</u>	<u>Value</u>	<u>Unit</u>
	<b>a) Total Canopy Trees</b>	<b>\$62 x 6</b>	<b>Count</b>
	Purple Prince Crabapple	100%	Percent of Canopy Trees
		1-1.5"	Caliper at Installation (inches)
	genus #2: List Potential Species		Percent of Canopy Trees
			Caliper at Installation (inches)
	genus #3: List Potential Species		Percent of Canopy Trees
			Caliper at Installation (inches)
	<b>b) Total Evergreens</b>		<b>Count</b>
	genus #1: List Potential Species		Percent of Evergreens
			Height at Installation (feet)
	genus #2: List Potential Species		Percent of Evergreens
			Height at Installation (feet)
	genus #3: List Potential Species		Percent of Evergreens
			Height at Installation (feet)
	<b>c) Total Understory Trees</b>		<b>Count</b>
	genus #1: List Potential Species		Percent of Understory Trees
			Caliper at Installation (inches)
			Or Multi-stemed Height at Installation (feet)
	genus #2: List Potential Species		Percent of Understory Trees
			Caliper at Installation (inches)
			Or Multi-stemed Height at Installation (feet)
	genus #3: List Potential Species		Percent of Understory Trees
			Caliper at Installation (inches)
			Or Multi-stemed Height at Installation (feet)
	<b>d) Total Deciduous Shrubs</b>		<b>Count</b>
	<i>genus #1: List Potential Species</i>		Percent of Shrubs
			Height at Installation (inches)
	<i>genus #2: List Potential Species</i>		Percent of Shrubs
			Height at Installation (inches)
	<i>genus #3: List Potential Species</i>		Percent of Shrubs
			Height at Installation (inches)
	<b>e) Total Evergreen Shrubs</b>		<b>Count</b>
	<i>genus #1: List Potential Species</i>		Percent of Shrubs
			Height at Installation (inches)
	<i>genus #2: List Potential Species</i>		Percent of Shrubs

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<b>Landscape Data Table: Landscape Plan</b>		
Description	Value	Unit
a) Tax/Parcel Identification Number(s) (PINs): 15-21-352-008		
b) Total Property Size	15.25	Acres
	-	Square Feet
c) Total Lot Coverage (buildings and pavement)	2,500	Square Feet
	0%	Percent
d) open space / landscaping	-	Square Feet
	0%	Percent
e) Total Street Frontage (existing and proposed)	-	Linear Footage
f) Building Foundation perimeter (Typical)	-	Linear Footage
g) Total Perimeter Yard	-	Linear Footage
h) Buffer Yard	-	Linear Footage
i) Neighborhood Border	-	Linear Footage
j) Total High-water Line for all Stormwater Detention/Retention Facilities	-	Linear Footage of Wet Bottom
	-	Linear Footage of Dry Bottom
k) Number of Surface Parking Lot Spaces	-	spaces
l) Total Number of Residential Dwelling Units	N/A	units
m) Total Number Single Family Corner Lots	-	units

Planner Count

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Landscape Requirement Calculation				Planner Count			
Description	Value	Unit	Deficient	CTE	Canopy	Understory /Evergreen	Shrubs
<b>Stormwater Facility - Wetbottom</b>	<b>0</b>	<b>CTEs</b>	<b>0</b>	<b>0</b>			
<i>Canopy</i>	-						
<i>Non-Canopy</i>	-						
<b>Stormwater Facility - Dry Bottom</b>	<b>0</b>	<b>CTEs</b>	<b>0</b>	<b>0</b>			
<i>Canopy</i>	-						
<i>Non-Canopy</i>	-						
<b>Street Trees</b>	<b>#REF!</b>	<b>CTEs</b>	<b>#REF!</b>	<b>0</b>			
<b>Perimeter Yard</b>	<b>#REF!</b>	<b>CTEs</b>	<b>#REF!</b>	<b>0</b>			
<i>Parking Lot CTE</i>	-						
<i>Parking Lot Islands</i>	-						
<i>Parking Lot Screening</i>							
<i>Storage Areas</i>							
<b>Foundation</b>	<b>#REF!</b>	<b>CTEs</b>	<b>#REF!</b>	<b>0</b>			
<i>Non-Canopy (100%)</i>	<b>#REF!</b>				<i>Non-Canopy:</i>	0.00	
<i>Dumpster Enclosure</i>							
<b>Buffer Yard</b>	<b>#REF!</b>	<b>CTEs</b>	<b>#REF!</b>	<b>0</b>			
<i>Non-Canopy (50%)</i>	<b>#REF!</b>				<i>Non-Canopy:</i>	0.00	
<b>Dwelling Unit</b>	<b>#VALUE!</b>	<b>CTEs</b>	<b>#VALUE!</b>	<b>0</b>			
<i>Addition for Corner Lots</i>	-						
<b>Neighborhood Border</b>	<b>#REF!</b>	<b>CTEs</b>	<b>#REF!</b>	<b>0</b>			
<i>Non-Canopy (50%)</i>	<b>#REF!</b>				<i>Non-Canopy:</i>	0	
<b>Total CTEs</b>	<b>#REF!</b>	<b>Total Counted CTEs</b>	<b>#REF!</b>	<b>0.00</b>			

0

CTEs Per	Unit
3	100 linear feet
	75% percent
	25% percent
5	100 linear feet
	75% percent
	25% percent
3	100 linear feet
3	100 linear Feet
1.5	20 spaces
1	20 spaces
7	100 linear feet
1	100 linear feet
	100% percent
2	200 linear feet
	50% percent
	50% percent
1	1 du
0.5	1 du
4	100 linear feet
	50% percent
	50% percent

Data Table - Provided #VALUE!

Development Data Table: Preliminary/Final Plan					
Description		Value	Unit	Description	
a) Tax/Parcel Identification Number(s) (PINs): 15-21-352-008			j) Total Number of Residential Dwelling Units		
			i. Gross Density		N/A units
			ii. Net Density		0 du/acre
b) Proposed land use(s): new stealth (flagpole) telecommunications facility			k) Number of Single Family Dwelling Units		
			i. Gross Density		N/A units
			ii. Net Density		0 du/acre
c) Total Property Size			15.25	Acres	0 Net Density
			-	Square Feet	0 Net Density
d) Total Lot Coverage (buildings and pavement)			2,500	Square Feet	iii. Unit Square Footage (average)
			0%	Percent	- square feet
e) Open space / landscaping			-	Square Feet	iv. Bedroom Mix
			0%	Percent	0% % 1 bdr
					0% % 2 bdr
					0% % 3 bdr
					0% % 4 bdr
f) Land to be dedicated to the School District			0	Acres	v. Number of Single Family Corner Lots
g) Land to be dedicated to the Park District			0	Acres	0 units
h) Number of parking spaces provided (individually accessible)			-	spaces	l) Number of Single Family Attached Dwelling Units
					N/A units
i. surface parking lot			0	spaces	i. Gross Density
perpendicular			0	spaces	0 du/acre
parallel			0	spaces	ii. Net Density
angled			0	spaces	0 Net Density
handicapped			0	spaces	iii. Unit Square Footage (average)
ii. enclosed			0	spaces	- square feet
iii. bike			0	racks	iv. Bedroom Mix
					0% % 1 bdr
					0% % 2 bdr
					0% % 3 bdr
					0% % 4 bdr
i) Number of buildings			0		m) Number of Multifamily Dwelling Units
i. Number of stories			0	stories	N/A units
ii. Building Square Footage (average)			-	square feet	i. Gross Density
iii. Gross Floor Area of commercial use			0	GFA	0 du/acre
iv. Building Foundation perimeter (Typical)			0	Linear Footage	ii. Net Density
					0 Net Density
					iii. Unit Square Footage (average)
					- square feet
					iv. Bedroom Mix
					0% Efficiency
					0% % 1 bdr
					0% % 2 bdr
					0% % 3 bdr



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<b>Development Data Table: Preliminary/Final Plat</b>		
<u>Description</u>	<u>Value</u>	<u>Unit</u>
a) Tax/Parcel Identification Number(s) (PINs): 15-21-352-008		
b) Subject Property Area	15.25	Acres
	-	Square Feet
c) Proposed New Right-of-way	0	Acres
	-	Square Feet
	0	Linear Feet of Centerline
D) Proposed New Easements	0	Acres
	-	Square Feet

May 19, 2015

RECEIVED  
JUN 17 2015

CITY OF AURORA  
PLANNING DIVISION

**Letter of Authorization**

City of Aurora  
Planning and Zoning Division  
1 S. Broadway, 2d Floor  
Aurora, IL

Re: 800 Marseillaise Place, Aurora, IL (Abraham Lincoln Park)  
ATC / TMobile Site ID – 283680 / CH67348  
City of Aurora Project No. 2015.042

To Whom It May Concern:

With regard to the proposed construction of a new stealth (flagpole) telecommunications facility at Abraham Lincoln Park, also known as 800 Marseillaise Place, Aurora, Illinois, the Fox Valley Park District is the owner of the property. It authorizes American Tower, any existing and future customers, vendors, sublessees, licensees, their parents, subsidiaries, affiliates, successors, assigns, and contractors (“the Facility User”) and/or its agent, to act as its non-exclusive agent for the sole purpose of filing and consummating any land use or building permit application(s) necessary to obtain approval of the applicable jurisdiction for the Facility User’s construction of its telecommunications facility.

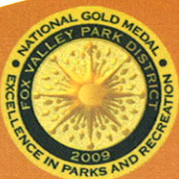
I understand that this application may be denied, modified, or approved with conditions. The above authorization is limited to the acceptance by the Facility User, provided that any such conditions of approval or modifications will be the sole responsibility of the Facility User.

The above authorization does not permit the Facility User to modify or alter any existing permit(s) and/or zoning or land use conditions, or impose any additional conditions unrelated to the Facility User’s construction of the new telecommunications facility without the prior written approval of the Fox Valley Park District.

Sincerely,



Michael Erickson  
Director of Parks and Facility Maintenance  
Fox Valley Park District



## LEGAL DESCRIPTION

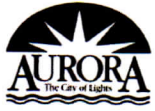
Parcel 1: All of Block 14 consisting of 35 Lots, Lot 1 to 35 inclusive, Also Lots 6, 7, 8, 9, 10, 11 and 12 in Block 9 in "Lakewood: Aurora, Kane County, Illinois" as platted and recorded, situated in the city of Aurora in the County of Kane in the State of Illinois

Parcel 2: Lot 13 in Block 9 , Lots 1 to 6 inclusive in Block 15, Lots 1- 17 inclusive in Block 16 and Lots 1, 2, 3, 4, 5, 6, 7, 8, 12 13 and 14 in Block 17 of Lakeland Addition to Aurora situated in the city of Aurora, County of Kane in the State of Illinois

Parcel 3: Lots 9, 10 and Eleven in Block 17 of Lakeland Addition to Aurora, situated in the City of Aurora County of Kane in the State of Illinois

Parcel 4: City of Aurora - Ordinance No. 099-34 Vacating a portion of dedicated public right for Russell Avenue, Kenwood Avenue, and Marseillaise place affecting Parcels 1, 2 and 3

Commonly known as: 800 Marseillaise Place, Aurora, IL



# City of Aurora

Planning and Zoning Division 1 S. Broadway, 2nd Floor, Aurora, IL  
 Phone: (630) 256-3080 Fax: (630) 256-3081 Email: [coaplanning@aurora-il.org](mailto:coaplanning@aurora-il.org)

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## Filing Fee Form

Project Number: 2015.042

Petitioner: Virgie Roth  
 Number of Acres: 0.00  
 Number of Signs: 1

Linear Feet of New Roadway: 0  
 New Acres Subdivided (if applicable): 0  
 Area of site disturbance: 0.00

### Filing Fees Due at Land Use Petition:

Request(s):	Public Hearing Notice Sign	\$ 15.00
	Special Use	\$ 800.00
Sub Total:		\$815.00

### Fees Due at Final Engineering Approval:

Request(s):		
Sub Total:		\$0.00

**Total: \$815.00**

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