

Land Use Petition

Project Number: 2017.152

Subject Property Information

Address/Location: 1023 Ridgeway Avenue / north of Ridgeway Avenue west of Elmwood Drive

Parcel Number(s): 15-29-230-023; 15-29-230-024

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Petition Request(s)

Requesting the Annexation of 0.18 acres being Lot 14 of Williams' Subdivision located west of 1023 Ridgeway Avenue

Requesting approval of a Special Use for a Parking Facilities, Non-Residential (4170) use pursuant to Section 10.5, Section 10.6 and Section 4.3 on Lot 14 of Williams' Subdivision and a portion of Lot 2 of Lathrop's Subdivision located at 1023 Ridgeway Avenue

Requesting approval of a Plat of Dedication of Right-of-way for Ridgeway along the property located at 1023 Ridgeway Avenue

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: Annexation Plat (2-3) IDNR Endangered Species Report-EcoCAT (App 6-1) Soil and Water District Report (App 6-2; 6-3; 6-4) Plat of Dedication (2-13) Final Plan (2-4) Landscape Plan (2-7) Executed Mylar Copy of: Annexation Plat Recording Fee of: \$138 in a check made out to Kane County Executed Mylar Copy of: Plat of Dedication (2-13)

Petition Fee: \$2,265.00 (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: Rhonda S McCormick Date 8/23/17 Print Name and Company: Rhonda S McCormick, V.P. of Administration, Arnu Precast

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 23rd day of August 2017.

State of IL County of Kane

Lori L Altepeter Notary Signature



Filing Fee Worksheet

<u>Project Number:</u> 2017.152	<u>Linear Feet of New Roadway:</u> 101
<u>Petitioner:</u> ATMI Precast	<u>New Acres Subdivided (if applicable):</u> 0.00
<u>Number of Acres:</u> 0.65	<u>Area of site disturbance (acres):</u> 0.39
<u>Number of Street Frontages:</u> 1.00	
<u>Non-Profit</u> No	

Filing Fees Due at Land Use Petition:

Request(s):	Annexation	\$	750.00
	Special Use	\$	800.00
	Dedications	\$	200.00
	Public Hearing Notice Sign(s)	\$	15.00
		\$	-
	Final Engineering Filing Fee	\$	500.00

Total: **\$2,265.00**

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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AUG 23 2017

CITY OF AURORA
PLANNING & ZONING DIVISION



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: 2017.152

Petitioner Company (or Full Name of Petitioner): ATMI Precast

Owner

First Name: ATMI Precast Initial: _____ Last Name: _____ Title: _____
 Company Name: ATMI Precast
 Job Title: _____
 Address: 960 Rdigeway Avenue
 City: Aurora State: IL Zip: 60506
 Email Address: _____ Phone No.: 630-896-4679 Mobile No.: _____

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

Relationship to Project: Architect
 Company Name: ATMI Precast
 First Name: Marty Initial: _____ Last Name: Jacyno Title: _____
 Job Title: Facilities Architect
 Address: 960 Ridgeway Avenue
 City: Aurora State: IL Zip: 60506
 Email Address: mjacyno@atmiprecast.com Phone No.: 630-896-4679 ex Mobile No.: 630-514-9860

Additional Contact #1

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

Additional Contact #2

Relationship to Project: Landscape Architect
 Company Name: W.E. Mundy Landscaping
 First Name: Wally Initial: _____ Last Name: Mundy Title: _____
 Job Title: _____
 Address: 1135 Mitchell Road
 City: Aurora State: IL Zip: 60507
 Email Address: wally@mundylandscaping.com Phone No.: 630-8956-6900 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.: _____



August 7, 2017

REVISED 8/14/17

Qualifying Statement

Project: ATMI Precast Parking lot at 1023 Ridgeway Avenue (2017.152)

ATMI Precast is planning on demolishing the existing house located at 1023 Ridgeway Avenue and constructing a 52 stall parking lot to accommodate more employee parking.

The following standards will be addressed as noted:

- a) The public health, safety, morals, comfort or general welfare
By adding more employee parking, this project will reduce on-street parking and therefore create a safer environment.
- 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 reducing the current on-street parking.
- c) Property values within the neighborhood
The proposed improvements will not reduce 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 existing R-1 lot will become a parking lot. The request includes a Special Use for the proposed non-residential parking facility for the R-1 zoned section. ATMI also request that the City approve the Final Plan and variance of the setbacks requirements.
- e) Utilities, access roads, drainage and/or other necessary facilities
The site work includes grading and stormwater improvements to improve the overall drainage in the area. Bio swales, perforated underdrains, and a storm water catchment basin are also included in the design.
- f) Ingress and egress as it relates to traffic congestion in the public streets
The new parking lot ingress/egress will be just west of the existing house driveway on Ridgeway Avenue so the number of entrances will not change and it will relieve the current on street parking issues.
- g) The applicable regulations of the zoning district in which the subject property is proposed to be or is located
The applicable regulations will be followed and maintained. The setbacks that require a variance are listed below.
- h) A bullet point list of any variances, modifications or exceptions that you are seeking from the City's Codes and Ordinances.
 - *Variance 1: R-1 District – 7.5-5.11 front yard setback line is 30'. Requesting reducing to 12'.*

- *Variance 2: R-1 District – 7.5-5.11 rear yard setback line is 30'. Requesting reducing to 9'.*

PARCEL ONE: THAT PART OF LOT 2 OF LATHROP'S SUBDIVISION ON THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 38 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 2, THENCE NORTH ON THE EAST LINE OF SAID LOT 196.7 FEET, THENCE WESTERLY 100 FEET, THENCE SOUTHERLY PARALLEL WITH THE EAST LINE OF SAID LOT TO THE SOUTH LINE OF SAID LOT, THENCE EASTERLY ALONG THE SOUTH LINE OF SAID LOT 100.40 FEET TO THE PLACE OF BEGINNING, IN THE TOWNSHIP OF AURORA, KANE COUNTY, ILLINOIS

PARCEL TWO: LOT 14 OF WILLIAMS' SUBDIVISION OF LOT 1 OF LATHROP'S SUBDIVISION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 38 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF AURORA, KANE COUNTY, ILLINOIS

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Landscaping CTE Requirement Worksheet

Project Number: 2017.152

Petitioner: ATMI Precast

Street Frontage 151 L.F.
Stormwater HWL - L.F. Wet Bottom
- L.F. Dry Bottom
- L.F.
- units

Perimeter Yard 699 L.F.
Buffer Yard - L.F.
Surface Parking Spaces 52 spaces
Parking Lot Islands - Number
Building Foundation - L.F.
Lot 2

Neighborhood Border
Dwelling Units
Subdivision Name: ATMI

Unit/Phase:

Lot Number

Standard Requirements

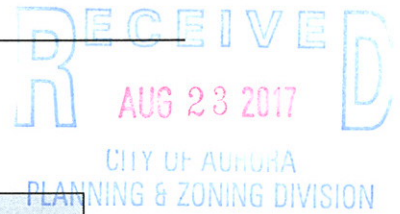
	Total CTEs Required	Plant Mix Guidelines			
		Canopy Trees	Evergreen Trees	Understory Trees	Evergreen Shrubs
		1	1/3	1/3	1/20
Street Trees	5.0	0	0	0	0
Wet Stormwater Facility	0.0	0	0	0	0
Dry/Turf Stormwater Facility	0.0	0	0	0	0
Neighborhood Border	0.0	0	0	0	0
Dwelling Unit	0.0	0	0	0	0
Perimeter Yard	21.0	11	9	9	42
Buffer Yard	0.0	0	0	0	0
Parking Lot Islands	4.0	3	0	0	13
Building Foundation	0.0	0	0	0	0
Total:	30.0	19	9	9	55
					1/20
					Deciduous Shrubs

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Verified By:

Date:





Landscape Material Worksheet

Project Number: 2017.152

Petitioner: ATMI Precast

Proposed Street Trees (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name
Rosaceae	Crataegus	crus-galli	Thornless Cockspur Hawthorn
Betulaceae	Ostrya	virginiana	Ironwood
Fabaceae	Gymnocladus	dioicus	Kentucky Coffeetree
Bignoniaceae	Catalpa	speciosa	Northern Catalpa

Proposed Canopy Trees (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name
Fagaceae	Quercus	bicolor	Swamp White Oak
Ulmaceae	Celtis	occidentalis	Hackberry
Magnoliaceae	Liriodendron	tulipifera	Tulip-tree
Betulaceae	Ostrya	virginiana	Ironwood

Proposed Evergreen Trees (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name
Pinaceae	Picea	pungens	Colorado Green Spruce
Cupressaceae	Taxodium	distichum	Baldcypress
Pinaceae	Abies	concolor	White Fir
Pinaceae	Pinus	strobus	Eastern White Pine

Proposed Understory Trees (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name
Rosaceae	Malus	zumi	Zumi Crabapple
Anacardiaceae	Rhus	copallina	Flameleaf Sumac
Cornaceae	Cornus	alternifolia	Pagoda Dogwood
Oleaceae	Syringa	pekinensis	China Snow Peking Lilac

Proposed Deciduous Shrubs (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name
Myricaceae	Myrica	pensylvanica	Northern Bayberry
Rosaceae	Physocarpus	opulifolius	Summer Wine Ninebark
Oleaceae	Syringa	meyeri	Dwarf Korean Lilac
Adoxaceae	Viburnum	dentatum	Blue Muffin Viburnum

Proposed Evergreen Shrubs (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name
Cypress	Juniperus	chinensis	Sea Green Juniper
Buxaceae	Buxus	Glencoe'	Chicagoland Green Boxwood
Pinaceae	Picea	glauca	Dwarf Alberta Spruce
Taxaceae	Taxus	media	Dense Intermediate Yew

For Trees no more than three of the same species shall be clustered together. And the goal should be that no Family shall account for more than 30%, no Genus shall account for more than 20%, and no Species shall account for more than 10% of any Planting Material Type.

The Landscape Materials are subject to review and approval by the Review Planner.

Verified By:

Alex Minnella

Date: August 16, 2017