

# Land Use Petition

Project Number: 2016.018

## Subject Property Information

Address/Location: 659 S. Elmwood Drive / west side of Elmwood Drive between Rathbone Avenue and Ridgeway Avenue

Parcel Number(s): 15-29-231-034

## Petition Request(s)

Requesting approval of a Special Use for a Parking Facilities, Non-Residential (4170) use and a setback variance pursuant to Section 10.5 on Lot 18 of Robinson's Addition to Aurora Subdivision and a portion of Lot 1 of McKee's Subdivision being a portion of the property at 659 S. Elmwood Drive located along Hartford Avenue

Requesting approval of a setback variance pursuant to Section 10.5 for the property at 659 S. Elmwood Drive located on the west side of Elmwood Drive between Rathbone Avenue and Ridgeway Avenue

## Attachments Required

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

Word Document of: Legal Description (2-1)

One Paper and pdf Copy of:

Final Plan (2-4)

Landscape Plan (2-7)

One Paper and pdf Copy of:

Qualifying Statement (2-1)

Plat of Survey (2-1)

Legal Description (2-1)

Contact Worksheet (1-5)

Filing Fee Worksheet (1-6)

Landscape Requirement Worksheet (1-22)

Landscape Materials Worksheet (1-23)

## Petition Fee: \$1,550.00 (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 Authorization with owner's Name and contact information is required.

Authorized Signature: \_\_\_\_\_

Date 7/6/17

Print Name and Company: \_\_\_\_\_

Martin Jacyno ATMI 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.

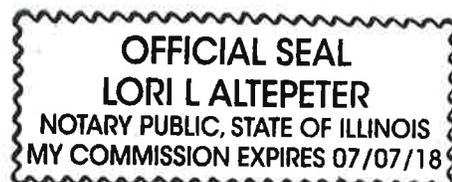
Given under my hand and notary seal this 6<sup>th</sup> day of July 2017.

State of IL )

NOTARY PUBLIC SEAL

County of Kane ) SS

Lori L. Altepeter  
Notary Signature





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

### Filing Fee Worksheet

**Project Number:** 2016.018  
**Petitioner:** ATMI Precast  
**Number of Acres:** 0.39  
**Number of Street Frontages:** 4.00  
**Non-Profit:** No

**Linear Feet of New Roadway:** 0  
**New Acres Subdivided (if applicable):** 0.00  
**Area of site disturbance (acres):** 0.39

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

Request(s):	Special Use	\$	800.00
	Variance (Non-Residential)	\$	750.00
		\$	-
		\$	-
		\$	-
		\$	-
		\$	-
	Sub Total:	\$	-

**Total:** **\$1,550.00**

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

Verified By: Jill N. Morgan

Date: 6/30/17



### Project Contact Information Sheet

**Project Number:** 2016.018

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

**Owner**

First Name: ATMI Precast Initial: Last Name: Title: 0  
Company Name: ATMI Precast  
Job Title:  
Address: 960 Ridgeway 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: Mr.  
Job Title: Facilities Architect  
Address: 960 Ridgeway Avenue  
City: Aurora State: IL Zip: 60506  
Email Address: mjacyno@atmiprecast.com Phone No.: 630-896-4679 ex1 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: 60544  
Email Address: dburroughs@eeiweb.com Phone No.: 630-466-6700 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.:



CITY OF AURORA  
PLANNING & ZONING DIVISION

June 15, 2017 (Revised July 12, 2017)

## Qualifying Statement

Project: ATMI Precast TT Plant Building Addition (2016.018)

ATMI Precast is planning on demolishing the existing 32,000 sf industrial building located at 659 S. Elmwood Drive and replacing it with a 37,500 sf building. To accommodate more employee parking, they are proposing to add a new parking lot ( $\pm 14,500$  sf) to an empty lot northwest of the building that juts over to Hartford Avenue. In addition to this, they are planning to add a row of parking spaces on the west side of the existing parking lot to the north. Utilities currently serving the existing building are planning on being re-used.

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 M-2 lot will not change its existing use. 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 with a setback variance.*
- e) Utilities, access roads, drainage and/or other necessary facilities  
*Sanitary and water services will be re-used and extended to the proposed building. The site work includes grading and stormwater improvements to improve the overland flood route. Upsizing the storm sewer to convey the 100-year storm event, permeable pavers, and a storm water treatment catch basin are also included in the design.*
- f) Ingress and egress as it relates to traffic congestion in the public streets  
*The addition of the western parking lot adds a new point of ingress and egress off Hartford Avenue. This will reduce employee traffic congestion on S. Elmwood Drive.*
- 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: M-2 portion – 9.3-5.12.C interior side setback abutting residential zoning district is 60'. Requesting reducing to 12' for the row of parking stalls being added on the west end of the existing parking lot.*
- *Variance 2: R-1 portion – 7.5-5.11 interior side yard setback for lots greater than 60' is 8'. Requesting reducing to 7' on the north and south side of the proposed permeable paver parking lot.*

LEGAL DESCRIPTION: EXISTING M-1 ZONING PARCEL

LOTS 2, 3, 4 AND 5 IN MCKEE'S SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF AURORA AND TOWNSHIP OF AURORA, KANE COUNTY, ILLINOIS.

AND ALSO LOTS 1 THROUGH 17 IN BLOCK 1 OF ROBINSON'S ADDITION TO AURORA, IN THE CITY OF AURORA AND TOWNSHIP OF AURORA, KANE COUNTY, ILLINOIS.

Revised: July 5, 2017

7/6/17

LEGAL DESCRIPTION: EXISTING R-1 ZONING PARCEL

THE SOUTHERLY 40 FEET OF LOT 1 IN MCKEE'S SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF AURORA AND TOWNSHIP OF AURORA, KANE COUNTY, ILLINOIS.

AND ALSO LOT 18 IN BLOCK 1 OF ROBINSON'S ADDITION TO AURORA, IN THE CITY OF AURORA AND TOWNSHIP OF AURORA, KANE COUNTY, ILLINOIS.

REVISED: JULY 5, 2017

7/6/17



## Landscaping CTE Requirement Worksheet

**Project Number:** 2016.018

**Petitioner:** ATMI Precast

**Street Frontage** 80 L.F.

**Stormwater HWL** - L.F. Wet Bottom

- L.F. Dry Bottom

**Neighborhood Border** - L.F.

**Dwelling Units** - units

**Subdivision Name:** Mckee's Subdn Pt Lt 1 & All 2 thru 5 **Unit/Phase:**

**Perimeter Yard** 658 L.F.  
**Buffer Yard** 428 L.F.  
**Surface Parking Spaces** 56 spaces  
**Building Foundation** - L.F.

**Lot Number**

### Standard Requirements

	Total CTEs Required	Canopy Trees	Evergreen Trees	Understory Trees	Evergreen Shrubs	Deciduous Shrubs	
		1	3	3	20	20	CTE Equivalent Value
Street Trees	3.0	3	0	0	0	0	
Wet Stormwater Facility	0.0	0	0	0	0	0	
Dry/Turf Stormwater Facility	0.0	0	0	0	0	0	
Neighborhood Border	0.0	0	0	0	0	0	
Dwelling Unit	0.0	0	0	0	0	0	
Perimeter Yard	21.0	11	9	9	40	40	
Buffer Yard	8.0	4	3	3	20	20	
Parking Lot Islands	4.5	3	0	0	15	15	# of Islands: 3
Building Foundation	0.0	0	0	0	0	0	
<b>Total:</b>	<b>36.5</b>	<b>21</b>	<b>12</b>	<b>12</b>	<b>75</b>	<b>75</b>	

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Verified By:

Jill N. Morgan

Date: 6/21/17

