



## 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 ext 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





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

## 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 | 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               |                      |
| 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



