

Planning and Zoning Division 44 E. Downer Place, Aurora, IL 60507-2067 phone (630)256-3080 fax (630)-256-3089 email COAPlanning@aurora-il.org

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 Aven

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: 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) One Paper and pdf Copy of: Final Plan (2-4) Landscape Plan (2-7)

NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 07/07/18

Petition Fee: \$1,550.00 (Payable to The City of Aurora)

Tourist Test 4 1,000 100 (1 dyuble to The Oily of Autora)
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 Aurhorization with owner's Name and contact information is required. Authorized Signature: Date 7/6/17 Print Name and Company:
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 600 day of 100
State ofNOTARY PUBLIC SEAL
County of Kane) SS
Hou & Clotabeles Notary Signature OFFICIAL SEAL LORI L ALTEPETER



LLINOIS Planning and Zoning Division 1 S. Broadway, 2nd Floor, Aurora, IL CITY OF LIGHTS 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

Filling Fees Due at Land Use Petition:

Request(s):

Special Use	\$ 800.00
Variance (Non-Residential)	\$ 750.00
	\$ 4
	\$
	\$
	\$ 12
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 Number:

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

Project Contact Information Sheet

2016.018

Petitioner Company (c	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 in	ndividual that signed the Lan	d Use Petition)		-	10		
Relationship to Project:		Architect					
Company Name:	ATMI Precast						
First Name:	Marty	Initial:		Last Name:	Jacyno	Title:	Mr.
Job Title:	Facilities Architect						1411
Address:	960 Ridgeway Avenue						
City:	Aurora	State:	IL	Zip:		60506	
Email Address:	mjacyno@atmiprecast.com	Phone No.:	630-896-4679 e		630-514-9860	00000	
Additional Contact #	1					-	
Relationship to Project:		Engineer					
Company Name:	Engineering Enterprises, Inc.	Engineer.					
First Name:	David	Initial:		Last Name:	Burroughs	Title	
Job Title:	Senior Vice President			Last Name.	Burroughs	Title:	-
Address:	52 Wheeler Road						
City:	Sugar Grove	State:	. IL	Zip:		60544	
Email Address:	dburroughs@eeiweb.com	Phone No.:	630-466-6700	Mobile No.:		30344	
Additional Contact #			000 100 07 00				
Relationship to Project:	-						
Company Name:							
First Name:		Initial:		Last Name:			
Job Title:		mudi		Last Name;		Title:	
Address:							
City:		State:		Zip:			
Email Address:		Phone No.:		_ Zip. Mobile No.:			
Additional Contact #3	3			_ IVIODIIE 140.			
Relationship to Project:	4 ,						
Company Name:							
First Name:		Initial:		1 - 1 11 -			
Job Title:		midai.		Last Name:		Title:	
Address:	¥					:	
City:	*	State:		7			
Email Address:		Phone No.:		_Zip:			
Additional Contact #4	10	FIIOTIE NO		_ Mobile No.:			
Relationship to Project:	₹9						
Company Name:							
First Name:		Initial:		1 11		1000	
Job Title:		illitidi.		Last Name:		Title:	
Address:							
City:		State:		7:01			
Email Address:		Phone No.:		Zip: Mobile No.:			
				INIODIIC NO.:			

Mobile No.:



CITY OF AURORA PLANNING & ZONING DIVISION 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 (±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

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



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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. units

Dwelling 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 **Building Foundation**

56 spaces L.F.

Lot Number

Standard Requirements

		Canopy Trees	Evergreen	Understory	Evergreen	Deciduous	
			Trees	Trees	Shrubs	Shrubs	
	Total CTEs	1	3	3	20	20	CTE Equivilant Value
	Required						,
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	,, or localida. o
Total:	36.5	21	12	12	75	75	

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Verified By:

Jill N. Morgan

Date: 6/21/17

Landscape Material Worksheet

Project Number: 2016.018
Petitioner: ATMI Precast

Proposed Street Trees (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name
Fagaceae	Quercus	bicolor	Swamp White Oak
Tiliaceae	Tilia	americana 'McKSe	nti American Sentry Linden
Rosaceae	Malus	x zumi	Adams Crabapple
Aceraceae	Acer	saccharum	State Street Miyabe Maple

Proposed Canopy Trees (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name
Ulmaceae	Ulmus	Morton	Triumph Elm
Rosaceae	Pyrus	Calleryana	Aristocrat Pear
Ulmacea	Celtis	occidentalis	Hackberry
Tiliaceae	Tilia	americana	American Linden

Proposed Evergreen Trees (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name	1420
Pinaceae	Pinus	Nigra	Austrian Pine	-
Pinaceae	Picea	pungens	Colorado Spruce	_
Pinaceae	Pseudotsuga	Menziesii	Douglas Fir	
Cupressaceae	Thuja	plicata	Giant Arborvitae	

Proposed Understory Trees (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name
Rosaceae	Amelanchier	grandiflora	Apple Serviceberry
Rosaceae	Crataegus	crus-galli	Thornless Hawthorn
Rosaceae	Malus	snowdrift	Snowdrift Crabapple
Sapindaceae	Acer	tataricum	Amur Maple
Anacardiaceae	Rhus	copallina	Flameleaf Sumac
Cornaceae	Cornus	alternifolia	Pagoda Dogwood
		Bitoriniona	i agoda Dogwood

Proposed Deciduous Shrubs (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name
Betulaceae	Corylus	Americanan	American Hazelnut
Cornaceae	Cornus	sericea	Red Twig Dogwood
Rosaceae	Spiraea		Froebelli Spirea
Oleaceae	Syringa	Syringa patula 'Miss	

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
Тахасеае	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:	Jill N. Morgan	Date: 6/21/17	