

Land Use Petition

Project Number: 2019.011

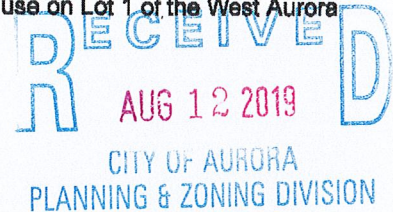
Subject Property Information

Address/Location: 1201 W. New York Avenue

Parcel Number(s): 15-20-201-046

Petition Request(s)

Requesting approval of a Special Use Revision for a Telecommunication Facility (4211) use on Lot 1 of the West Aurora High School subdivision, located at 1201 West New York Street



Attachments Required

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

Development Tables Excel Worksheet - digital only (1-0)
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)
Letter of Authorization (2-2)
Contact Information

Telecommunication Information Requirements (2-23)

Petition Fee: \$2,315.65 (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: [Signature] Date 8/8/19

Print Name and Company: Fred Skirnicz, Insite and T-Mobile

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.

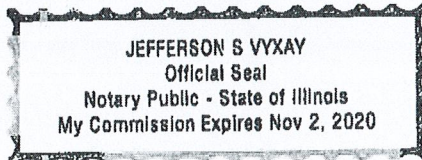
Given under my hand and notary seal this 8th day of August 2019

State of IL

NOTARY PUBLIC SEAL

County of DeWitt) SS

[Signature]
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



CITY OF AURORA
PLANNING & ZONING DIVISION

Project Contact Information Sheet

Project Number: 2019.011

Petitioner Company (or Full Name of Petitioner): Insite & T-Mobile

Owner

First Name: Anjela **Initial:** _____ **Last Name:** Smith **Title:** 0
Company Name: West Aurora School District 129
Job Title: Assistant Superintendent for Operations
Address: 1877 W Downer Pl
City: Aurora **State:** IL **Zip:** 60508
Email Address: akdemith@sd129.org **Phone No.:** 630-301-5000 **Mobile No.:** _____

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

Relationship to Project: Other
Company Name: Insite & T-Mobile
First Name: Ray **Initial:** _____ **Last Name:** Shinkle **Title:** 0
Job Title: _____
Address: 1S660 Midwest Road, Suite 140
City: Oakbrook Terrace **State:** IL **Zip:** 60181
Email Address: rshinkle@insite-inc.com **Phone No.:** 773-960-8781 **Mobile No.:** _____

Additional Contact #1

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 #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.:** _____

Filing Fee Worksheet

Project Number: 2019.011
Petitioner: Insite & T-Mobile
Number of Acres: 46.59
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): 0.00

Filing Fees Due at Land Use Petition:

Request(s):	Special Use	\$	2,255.65
	Public Hearing Notice Sign(s)	\$	60.00

Total: **\$2,315.65**

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

Verified By: Steve Broadwell

Date:

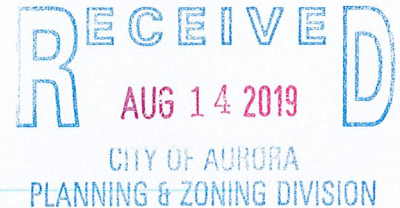
RECEIVED
AUG 12 2019
CITY OF AURORA
PLANNING & ZONING DIVISION



Insite RE, Inc.
1s660 Midwest Road
Suite 140
Oakbrook Terrace, IL 60181

February 15, 2019

Mr. Ed Sieben
Zoning/Planning Division
City of Aurora



**T-MOBILE ANTENNA FACILITY ON THE WEST AURORA HIGH SCHOOL
FOOTBALL FIELD**

Petitioner and Proposal

T-Mobile is a national wireless carrier and in an effort to keep up with the demand for seamless wireless coverage, T-Mobile has entered into a lease agreement with West Aurora School District #129 to replace one of the large football field light poles with a new pole that will also hold a new wireless antenna facility. The proposed site is not a new to the city as this type of light pole site exists on other Aurora schools and in one of the city parks. The details of the site are further described below and in the attached plans and photos.

Reason for the petition

The wireless industry is enjoying explosive growth. In 2016, wireless subscribers used over 10 trillion megabytes of data, which was double from 2015 and experts predict it should grow seven (7) times that by the end of 2019. Over half of the users are completely wireless in their homes with an average of 13 wireless devices being used for traditional calls, texting, emailing, streaming videos and movies and accessing the internet. In addition to the many well-known business and personal uses of wireless communications, wireless phone networks have become a critical part of the nation's emergency communications infrastructure. Recent studies indicate that over 240 million "911" and distress calls were placed on wireless phones in the United States annually and in some places, over 70% are made from wireless phones. Hence, wireless networks not only provide a means for everyday business and personal communications but have also become an essential part of the public's health and safety.

Property Description

T-Mobile and West Aurora School District #129 entered into a lease agreement for the proposed wireless facility in January and a letter of authorization to file for zoning is attached. The property is zoned P(S), Park and Recreation. As described above, the proposed facility is a tower/light pole "swap" in order to blend in with the other three light poles. This is a popular design since the large light poles are part of the visual landscape and located in residential areas where the

carriers are trying to improve coverage. A number of high schools across the Chicagoland area have built these types of sites. In addition to the antennas on the new light pole, there will be 12' x 25' ground lease area for equipment cabinets and an emergency generator. The enclosed plans and photo sims show provide more detail on the design.

Components and Operations

The proposed facility will be un-staffed and, upon completion, will require only infrequent maintenance visits (approximately one or two times a month) by a service technician and will not have any material impact on traffic or parking.

The proposed facility is entirely self-monitored by sophisticated computers which connect directly to a central office which alert personnel to equipment malfunction or breach of security. Moreover, no material noise, glare, smoke, debris, traffic flow or any other nuisance will be generated.

The proposed facility will be designed and constructed to meet applicable governmental and industry safety standards. Specifically, T-Mobile will comply with FCC and FAA rules governing construction requirements, technical standards, interference protection, power and height limitations and radio frequency standards.

Nature of Request/Zoning Analysis

The property is P(S) and T-Mobile is proposing to a new wireless antenna facility on the football field T-Mobile is seeking a Special Use since one of the requirements is maintaining a 500' setback from single-family dwellings and T-Mobile is slightly below that to one home to the north.

We look forward to discussing this proposal and thank you for providing T-Mobile the opportunity to address the Planning Commission.

Sincerely,

Ray Shinkle

Ray Shinkle
Insite RE, Inc.
Authorized agent for T-Mobile

Attachments



West Aurora School District 129

WEST AURORA • NORTH AURORA • MONTGOMERY • SUGAR GROVE • BATAVIA

District Administration Office

1877 W. Downer Place
Aurora, IL 60506

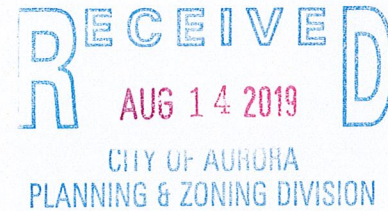
Phone: 630.301.5000

Fax: 630.844.4442

www.sd129.org

Mr. Ed Sieben
Zoning and Planning Division
City of Aurora

Via Email



**RE: West Aurora School District #129 Letter of Authorization to T-Mobile
Central LLC and Ray Shinkle**

Dear Ed:

Please accept this letter as West Aurora School District 129's written authorization to allow Ray Shinkle and T-Mobile Central LLC to file for the Special Use Permit to erect a new wireless facility at the West Aurora High School. The device in question would be at the top of a light pole at the stadium. On January 22, 2019, the Board of Education approved and executed an agreement with T-Mobile for towers at West High and Hill Elementary School. Below is a link to that approval in case you need it:

<https://www.boarddocs.com/il/asd129/Board.nsf/vpublic?open#tab-meetings>

Feel free to call me if you have any questions or require additional information.

Thank you.

Sincerely,

Angela Smith
Assistant Superintendent for Operations

Legal Description

Part of Lot 1 in Final Plat of Subdivision West Aurora High School Subdivision being a subdivision of part of the Northeast Quarter of Section 20, Township 38 North, Range 8 East of the Third Principal Meridian, in the City of Aurora, Kane County, Illinois, according to the plat thereof recorded October 29, 2017 as document number 2017K055011 more particularly described as: That part of the Northeast 1/4 of Section 20, Township 38 North, range 8, east of the Third Principal Meridian described as follows: Beginning at a point in the North line of said Northeast 1/4 15.25 chains east of the North west corner said quarter, said point being the North west corner of the lands now owned by the Trustees of Schools of Township Number 38 North, Range No. 8 East of the Third Principal Meridian, and to their successors in office, thence South parallel with the West line of said quarter section and along the lands owned by said trustees 1400.71 feet to the center of Galena Road, thence North 83 degrees 50 minutes West 167.88 feet along the center of said road to a point, thence North parallel with the West line of said quarter section 1378.95 feet to the North line of said quarter section, thence East along the North line of said quarter section 165 to the place of beginning, situated in the Township of Aurora, county of Kane, in the State of Illinois.

PIN: 15-20-201-046

