

City of Aurora

Development Services Department | Zoning and Planning Division

44 E. Downer Place | Aurora, IL 60505

Phone: (630) 256-3080 | Fax: (630) 256-3089 | Web: www.aurora-il.org



Land Use Petition

Subject Property Information

Address / Location: 1010 Lebanon St

Parcel Number(s): 15-34-103-006, 15-34-105-008, 15-34-105-007, 15-34-103-007

Petition Request

Requesting approval of a Conditional Use for a Telecommunication Facility (4211) use on the property located at 1010 Lebanon Street

Attachments Required

(a digital file of all documents is also required)

Digital Copy of:

Development Data Table (Document 1-0)

Microsoft Word Document of:

Legal Description (Format Guidelines 2-1)

One Paper and PDF Copy of:

Qualifying Statement (Format Guidelines 2-1)

Plat of Survey (Format Guidelines 2-1)

Letter of Authorization (Format Guidelines 2-2)

One Paper and PDF Copy of:

Telecommunication Information Requirements (Format Guidelines 2-23)

Petition Fee: \$1,004.17

Payable to: 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: _____

Andrew T. Flowers

Andrew T. Flowers

Date _____

7/3/2024

Print Name and Company: _____

Real Estate & Construction Manager

AT&T MOBILITY

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.

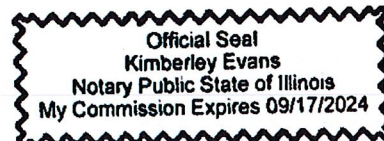
Given under my hand and notary seal this 3 day of April

State of ILLINOIS

County of DuPage

Notary Signature

NOTARY PUBLIC SEAL





Project Contact Information Sheet

Project Number: 22.366

Petitioner Company (or Full Name of Petitioner): Fox Valley Park District

Owner

First Name: Jeff Initial: _____ Last Name: Palmquist Title: Mr.
Company Name: Fox Valley Park District
Job Title: DIRECTOR OF PLANNING, RESEARCH AND GRANTS
Address: 101 W ILLINOIS AVE.
City: AURORA State: IL Zip: 60506
Email Address: JPALQUIST@FVPD.NET Phone No.: 630-966-4512 Mobile No.: _____

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

Relationship to Project: Tenant
Company Name: AT&T Mobility Services LLC
First Name: Andrew Initial: _____ Last Name: Flowers Title: Mr.
Job Title: SR REAL ESTATE AND CONSTR MGR
Address: 930 NATIONAL PKWY
City: SCHAUMBURG State: IL Zip: 60173-5115
Email Address: af8394@att.com Phone No.: 847-330-3404 Mobile No.: (847) 767-3048

Additional Contact #1

Relationship to Project: Consultant
Company Name: MasTec Network Solutions
First Name: Matthew Initial: _____ Last Name: Fitzgibbon Title: Mr.
Job Title: Sr. Zoning and Permittign Specialist
Address: 1351 E Irving Park Road
City: Itasca State: IL Zip: 60143
Email Address: matthew.fitzgibbon@mastec.com Phone No.: 630-504-9419 Mobile No.: 630-504-9419

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: 22.366

Petitioner: Fox Valley Park District

Number of Acres: 9.54

Number of Street Frontages: 3.00

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):	Conditional Use	\$ 959.07
	Public Hearing Notice Sign(s)	\$ 45.00

Total: **\$1,004.07**

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

Verified By: Stephen Broadwell

Date:

AURORA SOUTH NSB
IL4407
1010 LEBANON ST
AURORA, IL 60505
ASM #528063A
3/14/2024

PARENT PARCEL LEGAL DESCRIPTION:

LOTS 4 TO 15 INCLUSIVE AND LOTS 20 TO 30 INCLUSIVE IN BLOCK 6; AND LOTS 4 TO 9 INCLUSIVE AND LOTS 17 TO 25 INCLUSIVE IN BLOCK 7 OF H. H. EVAN'S FIFTH ADDITION TO AURORA, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS;

AND ALSO THE WESTERLY HALF OF THE VACATED ALLEY LYING EASTERLY OF AND ADJOINING LOTS 4 TO 15 INCLUSIVE IN BLOCK 6, AND THE EASTERLY HALF OF THE VACATED ALLEY LYING WESTERLY OF AND ADJOINING LOTS 20 TO 30 INCLUSIVE IN BLOCK 6;

AND ALSO THE VACATED ALLEY LYING SOUTHERLY OF THE NORTHERLY LINE OF LOT 4 IN BLOCK 7 EXTENDED EASTERLY AND LYING NORTHERLY OF THE NORTHERLY LINE OF THE RIGHT OF WAY OF THE ELGIN, JOLIET AND EASTERN RAILWAY COMPANY;

AND ALSO VACATED LEBANON STREET BETWEEN BLOCKS 6 AND 7 LYING SOUTHERLY OF THE NORTHERLY LINE OF LOT 4 IN BLOCK 6 EXTENDED WESTERLY AND LYING NORTHERLY OF THE NORTHERLY LINE OF THE RIGHT OF WAY OF THE ELGIN, JOLIET AND EASTERN RAILWAY COMPANY;

AND ALSO THAT PART OF THE 80 FOOT VACATED RIGHT OF WAY OF THE ELGIN, JOLIET AND EASTERN RAILWAY COMPANY LYING EASTERLY OF THE EAST LINE OF DOUGLAS AVENUE AND NORTHERLY OF THE NORTH LINE OF PARKER AVENUE.

PROPOSED 20' X 50' LEASE PARCEL LEGAL DESCRIPTION:

A PARCEL OF LAND FOR LEASE PARCEL PURPOSES, BEING PART OF LOTS 27 AND 28 IN BLOCK 6 OF H. H. EVAN'S FIFTH ADDITION TO AURORA, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS, FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 28; THENCE NORTH 06 DEGREES 38 MINUTES 44 SECONDS EAST ALONG THE WEST RIGHT OF WAY LINE OF LAFAYETTE STREET, 47.67 FEET; THENCE NORTH 83 DEGREES 21 MINUTES 16 SECONDS WEST PERPENDICULAR TO THE LAST DESCRIBED COURSE, 15.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 06 DEGREES 38 MINUTES 44 SECONDS EAST, 29.09 FEET; THENCE NORTH 83 DEGREES 21 MINUTES 16 SECONDS WEST, 20.00 FEET; THENCE SOUTH 06 DEGREES 38 MINUTES 44 SECONDS WEST, 50.00 FEET; THENCE SOUTH 83 DEGREES 21 MINUTES 16 SECONDS EAST, 20.00 FEET; THENCE NORTH 06 DEGREES 38 MINUTES 44 SECONDS EAST, 20.91 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 1,000 SQUARE FEET.

PROPOSED 12' ACCESS EASEMENT LEGAL DESCRIPTION:

A PARCEL OF LAND FOR ACCESS EASEMENT PURPOSES, BEING PART OF LOT 27 IN BLOCK 6 OF H. H. EVAN'S FIFTH ADDITION TO AURORA, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS, FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 28 OF SAID BLOCK 6; THENCE NORTH 06 DEGREES 38 MINUTES 44 SECONDS EAST ALONG THE WEST RIGHT OF WAY LINE OF LAFAYETTE STREET, 47.67 FEET TO THE POINT OF BEGINNING; THENCE NORTH 83 DEGREES 21 MINUTES 16 SECONDS WEST PERPENDICULAR TO THE LAST DESCRIBED COURSE, 15.00 FEET; THENCE NORTH

06 DEGREES 38 MINUTES 44 SECONDS EAST, 12.00 FEET; THENCE SOUTH 83 DEGREES 21 MINUTES 16 SECONDS EAST, 15.00 FEET TO SAID WEST RIGHT OF WAY LINE; THENCE SOUTH 06 DEGREES 38 MINUTES 44 SECONDS WEST ALONG SAID WEST LINE, 12.00 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 180 SQUARE FEET.

PROPOSED 8' UTILITY EASEMENT LEGAL DESCRIPTION:

A PARCEL OF LAND FOR UTILITY EASEMENT PURPOSES, BEING PART OF LOT 27 IN BLOCK 6 OF H. H. EVAN'S FIFTH ADDITION TO AURORA, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS, FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 28 OF SAID BLOCK 6; THENCE NORTH 06 DEGREES 38 MINUTES 44 SECONDS EAST ALONG THE WEST RIGHT OF WAY LINE OF LAFAYETTE STREET, 47.67 FEET; THENCE NORTH 83 DEGREES 21 MINUTES 16 SECONDS WEST PERPENDICULAR TO THE LAST DESCRIBED COURSE, 15.00 FEET; THENCE NORTH 06 DEGREES 38 MINUTES 44 SECONDS EAST, 12.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 83 DEGREES 21 MINUTES 16 SECONDS EAST, 15.00 FEET TO SAID WEST RIGHT OF WAY LINE; THENCE NORTH 06 DEGREES 38 MINUTES 44 SECONDS EAST ALONG SAID WEST LINE, 8.00 FEET; THENCE NORTH 83 DEGREES 21 MINUTES 16 SECONDS WEST, 15.00 FEET; THENCE SOUTH 06 DEGREES 38 MINUTES 44 SECONDS WEST, 8.00 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 120 SQUARE FEET.



February 6, 2024

To Edward T. Sieben
Director: Zoning & Planning
City of Aurora
44 E Downer Place
Aurora, IL 60505

RE: AT&T Site IL4407 proposed telecommunications tower at 1010 LEBANON STREET

To Whom It May Concern,

Please accept this qualifying statement, attesting to the necessity for a new tower placement on the property located at 1010 LEBANON STREET, P.I.N. 15-34-105-008. AT&T, and agent, MasTec Network Solutions, respectfully request approval of a Special Use in order to facilitate the construction of this new facility. AT&T and MasTec are submitting this application to construct a new, 125' monopole with 4' Lightning Rod, 129' total height; AT&T's antenna array and equipment at the 120' rad; and ground equipment. See construction drawings, submitted with application, for complete scope of work.

AT&T's Radio Frequency (RF) Engineers have determined, after a careful and thorough analysis, that AT&T's proposed antennas in this location must be mounted at a height of 120' on the 125' tower, in order for the network to be properly deployed and to provide sufficient coverage to AT&T's customers. There are no other suitable towers or structures within the area/search ring that would meet this criterion.

Please reference the following standards for a special use:

- a) The public health, safety, morals, comfort or general welfare
Public safety will be enhanced through the ability of AT&T to provide a robust and adequately designed wireless network for its customers to reliably place E-911 calls to 1st responders.
- b) The use and enjoyment of other property already established or permitted in the general area
The subject property is zoned P – Park/Open Space and is ideally suited for this proposed development. As more than 50% of households in the United States no longer utilize a landline and rely solely on a wireless mobile device as their primary means of communication. An enhanced wireless network in this area will benefit public health and emergency response capabilities through the deployment of this network.
- c) Property values within the neighborhood
The provision of wireless telecommunication service may only increase property values, as demand for wireless service is an appreciable component of home buying. With skyrocketing demand for wireless services and accelerated broadband speeds, this new tower will enable AT&T, as well future co-locators on the tower, to meet this demand and provide a state of the art cellular network to the residents and businesses. There is currently an existing light pole tower in the park that will be replaced and will not be adding an additional tower in the area.



- d) The normal and orderly development and improvement of surrounding property for uses established or permitted within their respective existing zoning districts
The neighboring properties are already fully developed.

- e) Utilities, access roads, drainage and/or other necessary facilities
Access to the site is proposed off of Lafayette Street, and an access easement is proposed and depicted on the construction drawings. A ROW permit will be applied for and procured prior to construction or any impact on the street. Utility easements are proposed for underground communication utility lines, and proposed utility easement are depicted on the construction drawings.

- f) Ingress and egress as it relates to traffic congestion in the public streets
Access to the site is proposed off of Lafayette Street, and an access easement is proposed and depicted on the construction drawings. This is an unmanned facility and will only be visited by one or two pick-up trucks routinely for maintenance .

- g) The applicable regulations of the zoning district in which the subject property is proposed to be or is located
We are requesting a Special Use Permit, in accordance with the City of Aurora Zoning Ordinance.

- h) A bullet point list of any variances, modifications or exceptions that you are seeking from the City's Codes and Ordinances.
 - ***Telecommunication towers are considered special uses in the P Zoning District ; and are thereby permitted, with conditions, by recommendation from Planning Commission and approval, with conditions by the City Council.***

Thank you for your consideration.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Andrew Flowers".

Andrew Flowers
Lead Real Estate Mgr. IL/WI
AT&T Technology Operations



6/26/23

From: Jeff Palmquist, Director of Planning, Research and Grants
Fox Valley Park District,
101 W. Illinois Avenue,
Aurora, IL 60506
630-966-4512
jpalmquist@fvpd.net

Andrew Flowers, Sr. Real Estate Manager
AT&T
95 W. Algonquin Road,
Arlington Heights, IL 60005
847-767-3048
af8394@att.com

To: City of Aurora, Planning and Zoning Division
44 E. Downer Place, Aurora IL 60507
630-256-3080
coaplanning@aurora-il-org

Re: Authorization Letter for: 1010 LEBANON ST AURORA, IL 60505
AT&T Site: IL4407 - 15815770

To whom it may concern:

As the record owner of the above stated property, I hereby affirm that I have full legal capacity to authorize MasTec Communications Group and its representatives, to act as the owner's agent through the Land Use Petition process with the City of Aurora for said property.

The project will consist of tearing down the old lighting pole and replacing with a new pole. AT&T will be the owner of the new pole until the end of the lease, on which the ownership will revert to the Fox Valley Park District.

Signature: Andrew Flowers Date 6/26/2023
Andrew T. Flowers Sr. Real Estate & Construction Manager

Subscribed And Sworn To Before Me This 26 Day
Of JUNE, 2023

Notary Signature Kimberley Evans



Signature: Jeff D. Palmquist Date 8/1/2023

Subscribed And Sworn To Before Me This 1 Day
Of Aug, 2023

Notary Signature Silvia Villanueva

