

# 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](http://www.aurora-il.org)



## Land Use Petition

*AU163/2-23-053-Fpn*

### Subject Property Information

Address / Location: 2070 Sheffer Road

Parcel Number(s): 15-13-226-004

### Petition Request

Requesting approval of a Final Plat for Sheffer Road North Subdivision, located at 2070 Sheffer Road

### Attachments Required

(a digital file of all documents is also required)

One Paper and PDF Copy of:

Qualifying Statement (Format Guidelines 2-1)

Plat of Survey (Format Guidelines 2-1)

Legal Description (Format Guidelines 2-1)

Two Paper and PDF Copy of:

Grading Plan

Two Paper and PDF Copy of:

Final Plat (Format Guidelines 2-5)

### Petition Fee: \$1,250.00

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: \_\_\_\_\_

Date

*01/19/2023*

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

*JEAN, MUNYANEZA - JMD Investment Properties*

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 \_\_\_\_\_ day of \_\_\_\_\_.

*19th* day of *January*

State of Illinois )

) SS

County of  Kane  )

*Maria K Lopez*  
Notary Signature

NOTARY PUBLIC SEAL



## Project Contact Information Sheet

**Project Number:** 2022.096

**Petitioner Company (or Full Name of Petitioner):** Jean Munyaneza

**Owner**

First Name: Jean Initial: JM Last Name: Munyaneza Title: Mr  
 Company Name: \_\_\_\_\_  
 Job Title: \_\_\_\_\_  
 Address: 417 Arboretum Way  
 City: Oswego State: IL Zip: 60543  
 Email Address: mjohn001@yahoo.com Phone No.: (331) 454-3884 Mobile No.: \_\_\_\_\_

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

Relationship to Project: Owner  
 Company Name: \_\_\_\_\_  
 First Name: Jean Initial: \_\_\_\_\_ Last Name: Munyaneza Title: \_\_\_\_\_  
 Job Title: \_\_\_\_\_  
 Address: 417 Arboretum Way  
 City: Oswego State: IL Zip: 60543  
 Email Address: mjohn001@yahoo.com Phone No.: (331) 454-3884 Mobile No.: \_\_\_\_\_

**Additional Contact #1**

Relationship to Project: Engineer  
 Company Name: Ridgeline Consultants, LLC  
 First Name: Jiun-Guang Initial: JGL Last Name: Lin Title: MR  
 Job Title: \_\_\_\_\_  
 Address: 1661 Aucutt Rd  
 City: Montgomery State: IL Zip: 60538  
 Email Address: jlin@ridgelineconsultantsllc.com Phone No.: 630-801-7927 Mobile No.: 630-915-1747

**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.: \_\_\_\_\_



Planning and Zoning Division, 44 E Downer Pl, Aurora, IL 60506  
 phone (630) 256-3080 fax (630) 256-3081 email COAPlanning@aurora-il.org

## Filing Fee Worksheet

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**Project Number:** 2022.096

**Petitioner:** Jean Munyaneza

**Number of Acres:** 0.87

**Number of Street Frontages:** 1.00

**Non-Profit** No

**Linear Feet of New Roadway:** 0

**New Acres Subdivided (if applicable):** 0.87

**Area of site disturbance (acres):** 0.00

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

Request(s):	Final Plat	\$	750.00
	Final Engineering Filing Fee	\$	500.00

**Total:** **\$1,250.00**

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

Verified By: Steve Broadwell

Date:

LEGAL DESCRIPTION:

THAT PART OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE SAID NORTHEAST QUARTER; THENCE SOUTH 89 DEGREES 0 MINUTES WEST ALONG THE NORTHERLY LINE OF SAID SECTION 13, 6.50 CHAINS; THENCE SOUTH 01 DEGREE 15 MINUTES EAST, 27.16 CHAINS TO THE CENTER LINE OF SHEFFER ROAD; THENCE WESTERLY ALONG THE CENTER LINE OF SAID SHEFFER ROAD 313.06 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING WESTERLY ALONG SAID CENTER LINE OF SHEFFER ROAD 208.71 FEET; THENCE NORTH 01 DEGREE 15 MINUTES WEST 208.715 FEET; THENCE EASTERLY ON A LINE PARALLEL WITH THE CENTER LINE OF SHEFFER ROAD 208.71 FEET; THENCE SOUTH 01 DEGREE 15 MINUTES EAST 208.71 FEET TO THE POINT OF BEGINNING, ALL IN THE TOWNSHIP OF AURORA, KANE COUNTY, ILLINOIS.

COMMONLY KNOWN AS 2070 SHEFFER ROAD, AURORA, ILLINOIS.

Jean Munyaneza

Oswego, January 18,2023

C/O JMD Investment Properties

417 Arboretum Way

Oswego, IL., 60543

Phone: 331 454 3884

Re: 2070 Sheffer Rd

Aurora, IL 60505

### QUALIFYING STATEMENT

I, Jean Munyaneza, the CEO and Owner of JMD Investment Properties, hereby attest that the land located at 2070 Sheffer Rd, Aurora, IL, 60543 is the property of JMD Investment Properties, and that this land is destined to be used to build two single family houses. In fact, this is the reason why I am applying for the authorization and submitting the required documents for this application.

**a) The public health, safety, morals, comfort or general welfare:** This property is zoned R-1, One Family Dwelling District. This is a vacant lot. Per the Aurora Township Assessor's website, this lot has an area of approximately 37,900 sq ft. The lot's frontage on Sheffer Rd is approximately 208'.

**b) The use and enjoyment of other property already established or permitted in the general:** This property is at the border of R-1, and will respect the zoning rules and regulation as well as other houses in the area.

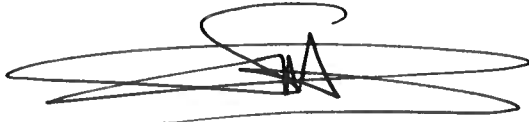
**c) Property values within the neighborhood:** This property has frontage on Sheffer Rd approximated at 208'. The neighborhood is safe and fit for two single family houses.

**d) The normal and orderly development and improvement of surrounding property for uses:** As agreed by the City of Aurora, this lot should be subdivided per the minimum R-1 lot and area standards. The minimum lot width is 75' and the minimum lot area is 10,000 sq ft as permitted within the respective existing zoning districts.

**e) Utilities, access roads, drainage and/or other necessary facilities:** This site has access to water, electricity and gas as well as other houses in the neighborhood.

**f) Ingress and egress as it relates to traffic congestion in the public streets:** As mentioned above, this piece of land has frontage on Sheffer Rd approximated at 208' what makes more than 100' for each one, while the minimum required is 75'.

**g) The applicable regulations of the zoning district in which the subject property is proposed to be or is located:** This property, as recommended by the City of Aurora, zoning staff, is located in R-1 zone, and respects the standards requirements as each lot will have more than 75' width lots, and more than 10,000 sq ft.

A handwritten signature in black ink, consisting of several overlapping loops and a central vertical stroke, positioned above the typed name.

Done by           Jean Munyaneza,  
CEO, and Owner of  
JMD Investment Properties