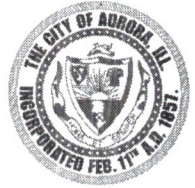


# City of Aurora

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

### Subject Property Information

Address / Location: 791 N. Farnsworth Ave.

Parcel Number(s): '15-13-301-012', '15-13-301-028'

### Petition Request

Requesting to rezone approximately six acres of vacant land near the northeast corner of North Farnsworth Avenue and Mountain Street from R-1, One Family Dwelling District to M-1, Manufacturing District – Limited.

Requesting approval of a Plat of Easement for a Floodplain Easement on vacant land near the northeast corner of North Farnsworth Avenue and Mountain Street.

### Attachments Required

Digital Copy of:

Development Tables Excel Worksheet - digital only  
(Format Guidelines 1-0)

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)

Legal Description (Format Guidelines 2-1)

Letter of Authorization (Format Guidelines 2-2)

One PDF and Two Paper Copies of:

Final Engineering Plans

IDNR Site Plan Letter

Stormwater Application & Report

Wetland Report

Geotechnical Soil Report

Plat of Easement - Floodplain

(a digital file of all documents is also required)

Two Paper and PDF Copy of:  
Final Plan / Landscape Plan

**Petition Fee: \$1,686.06**

**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: *Ruben Hernandez* Date 02-14-23

Print Name and Company: Ruben Hernandez / Macey Concrete inc.

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.

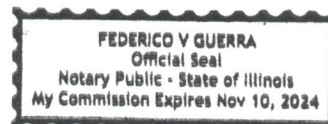
Given under my hand and notary seal this 14 day of February, 2023.

State of Illinois

County of DeKalb

NOTARY PUBLIC SEAL

Notary Signature *Federico V Guerra*



## Project Contact Information Sheet

**Project Number:** 2021.219

**Petitioner Company (or Full Name of Petitioner):** Ruben Hernandez

### **Owner**

First Name: Ruben Initial: \_\_\_\_\_ Last Name: Hernandez Title: Mr.  
Company Name: \_\_\_\_\_  
Job Title: \_\_\_\_\_  
Address: 791 N Farnsworth Ave  
City: Aurora State: IL Zip: 60505  
Email Address: majeyconcreteinc.com Phone No.: 847-833-6195 Mobile No.: \_\_\_\_\_

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

Relationship to Project: Engineer  
Company Name: Tebrugge Engineering  
First Name: John Initial: \_\_\_\_\_ Last Name: Tebrugge Title: Mr.  
Job Title: \_\_\_\_\_  
Address: 410 E Church St, Ste. A  
City: Sandwich State: IL Zip: 60548  
Email Address: info@tebruggeengineering.com Phone No.: 815-786-0195 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:** 2021.219

**Petitioner:** Ruben Hernandez

**Number of Acres:** 5.66

**Number of Street Frontages:** 1.00

**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):	Rezoning	\$ 823.06
	Public Hearing Notice Sign(s)	\$ 15.00
	Final Engineering Filing Fee	\$ 650.00

**Total:** **\$1,488.06**

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

Verified By: Stephen Broadwell

Date:

## Landscaping CTE Requirement Worksheet

**Project Number:** 2021.219

**Petitioner:** Ruben Hernandez

**Street Frontage** 338 L.F.

**Stormwater HWL** - L.F. Wet Bottom

- L.F. Dry Bottom

- L.F.

**Neighborhood Border**

**Dwelling Units** - units

**Subdivision Name:** 0

**Unit/Phase:**

**Lot Number**

**Perimeter Yard** 2,448 L.F.

**Buffer Yard** 1,442 L.F.

**Surface Parking Spaces** - spaces

**Parking Lot Islands** - Number

**Building Foundation** - L.F.

### Standard Requirements

### Plant Mix Guidelines

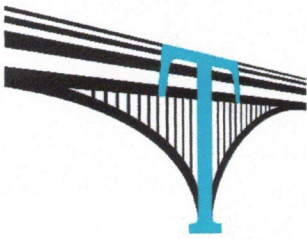
		Canopy Trees	Evergreen Trees	Understory Trees	Evergreen Shrubs	Deciduous Shrubs	
		CTE Equilivant Value					
	Total CTEs Required	1	1/3	1/3	1/20	1/20	
Street Trees	0.0	0	0	0	0	0	10 CTEs waived
Wet Stormwater Facility	0.0	0	0	0	0	0	
Dry/Turf Stormwater Facility	0.0	0	0	0	0	0	
Neighborhood Border	0.0	0	0	0	0	0	
Dwelling Unit	0.0	0	0	0	0	0	
Perimeter Yard	0.0	0	0	0	0	0	73 CTEs waived
Buffer Yard	29.0	15	13	13	58	58	
Parking Lot Islands	0.0	0	0	0	0	0	
Building Foundation	0.0	0	0	0	0	0	
<b>Total:</b>	<b>29.0</b>	<b>15</b>	<b>13</b>	<b>13</b>	<b>58</b>	<b>58</b>	

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

Verified By:

Stephen Broadwell

Date:



# TEBRUGGE ENGINEERING

410 E. CHURCH ST – SUITE A  
SANDWICH, IL 60548

PHONE: (815) 786-0195  
EMAIL: [INFO@TEBRUGGEENGINEERING.COM](mailto:INFO@TEBRUGGEENGINEERING.COM)  
WEBSITE: [WWW.TEBRUGGEENGINEERING.COM](http://WWW.TEBRUGGEENGINEERING.COM)

December 19, 2022

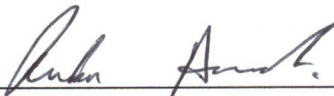
From: Mr. Ruben Hernandez  
791 N. Farnsworth Avenue  
Aurora, IL 60505  
Ph: 847-833-6195  
Email: [majeyconcreteinc@comcast.net](mailto:majeyconcreteinc@comcast.net)

To: City of Aurora, Planning and Zoning Division  
77 S. Broadway Ave, Aurora IL 60507  
630-256-3080  
[coaplanning@aurora-il.org](mailto:coaplanning@aurora-il.org)

Re: Authorization Letter for: 791 N. Farnsworth Avenue Rezoning

To whom it may concern:

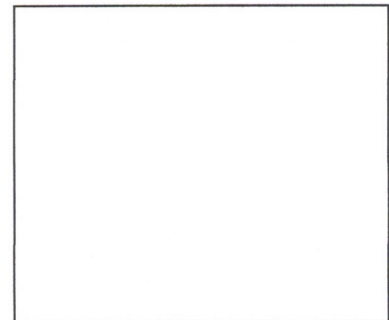
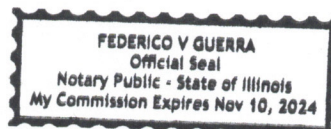
As the record owner(s) of the above stated property I hereby affirm that I have full legal capacity to authorize John Tebrugge with Tebrugge Engineering, and its representatives, to act as the owners agent through the Rezoning and Land Use Petition process with the City of Aurora for said property.

Signature:  Date: 01/09/2023

Subscribed And Sworn To Before Me This 9 Day  
Of January 2023

Notary Signature: 

Notary Public Seal



LEGAL DESCRIPTION:

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF H. THIELMAN SUBDIVISION; THENCE NORTH 05 DEGREES EAST ALONG AN OLD CLAIM LINE, 344.16 FEET; THENCE SOUTH 89 DEGREES 27 MINUTES WEST, 603.06 FEET TO THE EAST LINE OF FARNSWORTH AVENUE; THENCE SOUTH 0 DEGREES 26 MINUTES EAST ALONG SAID EAST LINE, 341 FEET TO THE NORTH LINE OF SAID H. THIELMAN SUBDIVISION; THENCE NORTH 89 DEGREES 39 MINUTES EAST ALONG SAID NORTH LINE, 570.6 FEET TO THE POINT OF BEGINNING, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

EXCEPTING THEREFROM THAT PART OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF H. THIELMAN SUBDIVISION; THENCE NORTH 05 DEGREES EAST ALONG AN OLD CLAIM LINE, 344.16 FEET; THENCE SOUTH 89 DEGREES 27 MINUTES WEST, 603.06 FEET TO THE EAST LINE OF FARNSWORTH AVENUE WHICH IS THE POINT OF BEGINNING; THENCE SOUTH 0 DEGREES 26 MINUTES EAST ALONG SAID EAST LINE, 341 FEET TO THE NORTH LINE OF SAID H. THIELMAN SUBDIVISION; THENCE NORTH 89 DEGREES 39 MINUTES EAST ALONG SAID NORTH LINE, 7.0 FEET; THENCE NORTH 0 DEGREES 26 MINUTES WEST, 341.02 FEET; THENCE SOUTH 89 DEGREES 27 MINUTES WEST, 7.0 FEET TO THE POINT OF BEGINNING, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

AND ALSO EXCEPTING THEREFROM THAT PART OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS, BEARINGS AND DISTANCES BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM EAST ZONE, NAD 83 (2011 ADJUSTMENT), WITH A COMBINED FACTOR OF 0.99994389, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 7 IN H. THIELMAN SUBDIVISION RECORDED AUGUST 10, 1955, AS DOCUMENT NUMBER 787002; THENCE SOUTH 89 DEGREES 48 MINUTES 15 SECONDS WEST, ALONG THE NORTH LINE OF SAID H. THIELMAN SUBDIVISION, 141.52 FEET FOR THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 48 MINUTES 15 SECONDS WEST, ALONG THE NORTH LINE OF SAID H. THIELMAN SUBDIVISION, 20.00 FEET TO THE EAST LINE OF FARNSWORTH AVENUE DESCRIBED IN DOCUMENT NUMBER 1453426; THENCE NORTH 00 DEGREES 27 MINUTES 50 SECONDS WEST, ALONG THE EAST LINE OF SAID FARNSWORTH AVENUE, 209.22 FEET; THENCE NORTH 89 DEGREES 32 MINUTES 10 SECONDS EAST, 20.00 FEET; THENCE SOUTH 00 DEGREES 27 MINUTES 50 SECONDS EAST, 209.31 FEET TO THE POINT OF BEGINNING, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

COMMONLY KNOWN AS: VACANT LAND/PIN #15-13-301-028

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 38 NORTH,  
RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF H. THIELMAN SUBDIVISION; THENCE  
NORTH 05 DEGREES 00 MINUTES EAST ALONG AN OLD CLAIM LINE, 344.16 FEET FOR  
THE POINT OF BEGINNING; THENCE CONTINUING NORTH 05 DEGREES 00 MINUTES  
EAST ALONG SAID OLD CLAIM LINE, 303.3 FEET TO A POINT THAT IS 108.46 FEET  
SOUTHERLY FROM THE SOUTHWEST CORNER OF ASSESSOR'S LOT 16; THENCE SOUTH  
89 DEGREES 27 MINUTES WEST, 177.34 FEET; THENCE SOUTH 05 DEGREES 00  
MINUTES WEST, PARALLEL WITH SAID OLD CLAIM LINE, 303.3 FEET TO A LINE  
DRAWN SOUTH 89 DEGREES 27 MINUTES WEST FROM THE POINT OF BEGINNING;  
THENCE NORTH 89 DEGREES 27 MINUTES EAST, 177.34 FEET TO THE POINT OF  
BEGINNING, IN THE TOWNSHIP OF AURORA, KANE COUNTY, ILLINOIS.

COMMONLY KNOWN AS: VACANT LAND/PIN #15-13-301-012