



# City of Aurora

Planning and Zoning Division 44 E. Downer Place, Aurora, IL 60507-2067  
phone (630)256-3080 fax (630)-256-3081 email COAPlanning@aurora-il.org

## Land Use Petition

Project Number: 2015.220

### Subject Property Information

Address/Location: 233 Ashland Avenue

Parcel Number(s): 15-33-226-024

(attach separate sheet if necessary)

### Petition Request(s)

Requesting approval of a Plat of Easement on Lot A of Wm T Elliotts Farm Pert Subdivision located at 233 Ashland Ave.

### Attachments Required

(hard copies and CD of digital files are required)

- One Copy of:
  - Project Contact Info Sheet (1-5)
  - Letter of Authorization\* (2-2)
  - Paper Copy of Plat of Dedication (2-13)
  - Executed Mylar Copy of Plat of Dedication (2-13)
  - Recording Fee (made out to appropriate County) in the amount of: \$ 90.00

### Petition Fee

(Payable to "The City of Aurora")

Total Fee = \$200.00 (Planning and Zoning Fee \$200.00 + Engineering Filing Fee \$0.00 )

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: *Joseph Curran* Date 11/12/15

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 12<sup>th</sup> day of November 2015

State of Illinois )  
County of Kane ) SS

*Katherine A Michels*  
Notary Signature





# City of Aurora

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

## Project Contact Information Sheet

**Project Number:** 2015.22

### Owner

First Name: Anna & Javier Initial: NA Last Name: Zarate Title: \_\_\_\_\_  
Email Address: NA Phone No.: (630)-639-7300 Mobile No.: \_\_\_\_\_

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

Relationship to Project: Land Developer / Builder

Company Name: Michels Plumbing, Inc.  
First Name: Joseph Initial: A Last Name: Michels Title: \_\_\_\_\_  
Job Title: \_\_\_\_\_  
Address: 225 Gale St.  
City: Aurora State: IL Zip: 60506  
Email Address: joe@michelsplumbing.com Phone No.: 630-801-9700 Mobile No.: \_\_\_\_\_

### Additional Contact #1

Relationship to Project: Consultant  
Company Name: Walter E. Deuchler Associates, Inc.  
First Name: John Initial: \_\_\_\_\_ Last Name: Frerich Title: \_\_\_\_\_  
Job Title: Principal  
Address: 230 Woodlawn Avenue  
City: Aurora State: IL Zip: 60506  
Email Address: jfrerich@deuchler.com Phone No.: 630-897-4651 Mobile No.: \_\_\_\_\_

### Additional Contact #4

Relationship to Project: Select One From Dropdown  
Company Name: \_\_\_\_\_  
First Name: \_\_\_\_\_ Initial: \_\_\_\_\_ Last Name: \_\_\_\_\_ Title: \_\_\_\_\_  
Job Title: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Email Address: \_\_\_\_\_ Phone No.: \_\_\_\_\_ Mobile No.: \_\_\_\_\_

### Additional Contact #5

Relationship to Project: Select One From Dropdown  
Company Name: \_\_\_\_\_  
First Name: \_\_\_\_\_ Initial: \_\_\_\_\_ Last Name: \_\_\_\_\_ Title: \_\_\_\_\_  
Job Title: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Email Address: \_\_\_\_\_ Phone No.: \_\_\_\_\_ Mobile No.: \_\_\_\_\_

### Additional Contact #6

Relationship to Project: Select One From Dropdown  
Company Name: \_\_\_\_\_  
First Name: \_\_\_\_\_ Initial: \_\_\_\_\_ Last Name: \_\_\_\_\_ Title: \_\_\_\_\_  
Job Title: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Email Address: \_\_\_\_\_ Phone No.: \_\_\_\_\_ Mobile No.: \_\_\_\_\_

### Additional Contact #7

Relationship to Project: Select One From Dropdown  
Company Name: \_\_\_\_\_  
First Name: \_\_\_\_\_ Initial: \_\_\_\_\_ Last Name: \_\_\_\_\_ Title: \_\_\_\_\_  
Job Title: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Email Address: \_\_\_\_\_ Phone No.: \_\_\_\_\_ Mobile No.: \_\_\_\_\_

**QUALIFYING STATEMENT**  
**FOR**  
**233 ASHLAND AVENUE, AURORA IL**

This easement is dedicated to the City of Aurora to construct, repair, replace, inspect, maintain and operate utility transmission and distribution systems and lines. This easement is initially provided for an 8-inch sanitary sewer extension from the northeast corner of Lot 20 of the Peterson's Second Addition, 100 feet east, to the northwest corner of 235 Ashland Avenue to serve one single family residence.

The following information is provided as requested in Form 2-1:

- a. The public health, safety, morals, comfort or general welfare.

**This sanitary sewer extension will abandon an existing septic system used by the residence located at 235 Ashland Avenue.**

- b. The use and enjoyment of other property already established or permitted in the general area.

**This application does not change the land use. Any disturbance to existing structures or surfaces made during the construction of the sewer extension will be fully restored at the end of the project.**

- c. Property values within the neighborhood.

**Property values for 233 & 235 Ashland Avenue are located below (Source: realtor.com).**

- **233 Ashland Avenue: \$119,206.00**
- **235 Ashland Avenue: \$113,246.00**

- d. The normal and orderly development and improvement of surrounding property for uses established or permitted within their respective existing zoning districts.

**The use and zoning of the property or surrounding properties are not being effected.**

- e. Utilities, access roads, drainage and/or other necessary facilities.

**This easement will provide access for utility improvements as stated above and included in the Plat of Easement.**

- f. Ingress and egress as it relates to traffic congestion in the public streets.

**This easement will not affect traffic congestion or public streets. This easement provides an additional 10 feet outside the right-of-way for access and maintenance of installed utilities.**

- g. The applicable regulations of the zoning districts in which the subject property is proposed to be or is located.

**The zoning of the property which the utility easement is located is R1, R2, R3. This application does not propose a change in zoning of the subject property.**

- h. A bullet point list of any variances, modifications or exceptions that you are seeking from the City's Codes and Ordinances.

**No variances, modifications or exceptions are being requested as part of this application.**

October 23, 2015

From: Anna Zarate  
233 Ashland Avenue  
Aurora, IL 60505  
Phone: (630) 639-7300

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

**Re: Authorization Letter for: 233 Ashland Ave**

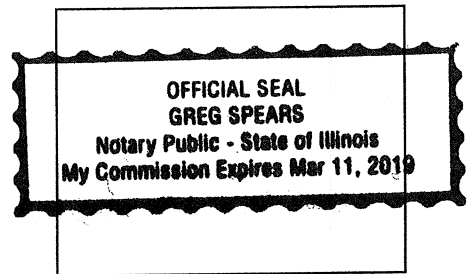
To whom it may concern:

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

Signature: Anna Zarate Date 11-10-15

Subscribed And Sworn To Before Me This 10 Day  
Of November, 2015

Notary Signature [Signature]



**LEGAL DESCRIPTION OF CITY EASEMENT**

**FOR**

**233 ASHLAND AVENUE, AURORA IL**

THE NORTH 10.0 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF LOT A OF THE MAP OF WILLIAM T. ELLIOTT'S FARM IN THE NORTH ½ OF SECTION 33, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 20 OF PETERSON'S SECOND ADDITION TO AURORA; THENCE EAST ALONG THE SOUTH LINE OF ASHLAND AVENUE 82.15 FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID PETERSON'S SECOND ADDITION, 94 FEET; THENCE WEST PARALLEL WITH THE SOUTH LINE OF ASHLAND AVENUE 82.15 FEET TO THE EAST LINE OF PETERSON'S SECOND ADDITION; THENCE NORTH ALONG SAID EAST LINE 94 FEET TO THE POINT OF BEGINNING, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.