

Land Use Petition

Project Number: 2020.079

Subject Property InformationAddress/Location: 613 Smith BoulevardParcel Number(s): 15-26-329-018**Petition Request(s)**

Requesting approval of an administrative variance, pursuant to Section 10.2-4 of the Aurora Zoning Ordinance, for the property at 613 Smith Boulevard to reduce the minimum interior side setback requirement from 6 feet to 5 feet

Requesting approval of a major variance, pursuant to Section 10.5-6 of the Aurora Zoning Ordinance, for the property at 613 Smith Boulevard to reduce the lot width from 75 feet 57.33 feet, to reduce the minimum exterior side setback requirement from 15 feet to 3 feet, and to increase the maximum lot coverage from 40% to 44%

Attachments Required**(a CD of digital files of all documents are also required)**Development Tables Excel Worksheet -
digital only (1-0)Two Paper and pdf Copy of:
Site Plan

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)**Petition Fee: \$200.00 (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:  Date 7/27/2020Print Name and Company: Ekaterini "Kate" Mesiacos

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 27th day of July, 2020.State of Illinois) SS
County of Kane)Tracey M Vacek
Notary Signature

NOTARY PUBLIC SEAL





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

1-6

Filing Fee Worksheet

Project Number: 2020.079

Petitioner: Ekaterini "Kate" Mesiacos

Number of Acres: 0.19

Number of Street Frontages: 2.00

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):	Variance (Residential)	\$ 200.00
		\$ -
		\$ -

Total: \$200.00

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

Verified By:

Tracey M. Vacek

Date:

5/14/20

Project Contact Information Sheet

Project Number: 2020.079

Petitioner Company (or Full Name of Petitioner): Ekaterini "Kate" Mesiacos

Owner

First Name:	Ekaterini	Initial:		Last Name:	Mesiacos	Title:	Mrs.
Company Name:							
Job Title:							
Address:	613 Smith Avenue						
City:	Aurora	State:	IL	Zip:	60505		
Email Address:	katemes@comcast.net		Phone No.:	773-230-9573			

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

Relationship to Project:	Owner						
Company Name:							
First Name:	Ekaterini	Initial:		Last Name:	Mesiacos	Title:	Mrs.
Job Title:							
Address:	613 Smith Avenue						
City:	Aurora	State:	IL	Zip:	60505		
Email Address:	katemes@comcast.net		Phone No.:	773-230-9573			

Additional Contact #1

Relationship to Project:							
Company Name:							
First Name:	Initial:			Last Name:			
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:			
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:			
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:			
Job Title:							
Address:							
City:	State:			Zip:			
Email Address:	Phone No.:			Mobile No.:			

**Qualifying Statement
Support for Request for Variance
613 S. Smith Blvd, Aurora, Illinois 60505**

This qualifying statement is in support of my request for approval of a variance, pursuant to Section 10.2-4 of the Aurora Zoning Ordinance, for the property at 613 Smith Boulevard to reduce the minimum interior side setback requirement from 6 feet to 5 feet and approval of a variance, pursuant to Section 10.5-5 of the Aurora Zoning Ordinance, for the property at 613 Smith Boulevard to reduce the minimum exterior side setback requirement from 15 feet to 3 feet.

a) The public health, safety, morals, comfort or general welfare

The proposed project is a similar footprint but enhanced use of the property. The existing dilapidating residential structure will be replaced and therefore will improve the health, safety, moral, comfort and general welfare of the neighborhood.

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

The current use of the property will not be changed but the conditions of the use will be improved.

c) Property values within the neighborhood

The project investment will result in an increase in surrounding property values.

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

The project brings investment and physical improvements to the property that will enhance the surrounding properties within their respective zoning districts.

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

Adequate utilities, access, drainage and other necessary facilities exist and are being enhanced or upgraded as part of the project.

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

Driveway Ingress and Egress of this project will be on Smith Blvd. The Boulevard is a collector and is adequately sized for the proposed use.

g) The applicable regulations of the zoning district in which the subject property is proposed to be or is located

The zoning was previously established for this property and the proposed use is included within that zoning district.

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

- 5 feet from the North of the property line
- 3 feet from the South of the property line
- With 44% lot coverage

LEGAL DESCRIPTION:

SUNNYMERE ADDITION LOT 5 BLK 1 LOT DIMENSIONS: 57.62 X 145 APPROXIMATELY LOT SQ. FT 8355 SUBDIVISION: SECTION 26.

LOT 5 IN BLOCK 1 IN SUNNYMERE ADDITION TO AURORA, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 613 SOUTH SMITH BOULEVARD, AURORA, ILLINOIS.