

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: Southwest corner of Liberty Street and N. Eola Road

Parcel Number(s): 07-20-102-019; 07-20-102-009

Petition Request

Requesting a Plan Description Revision to the Conditional Use Planned Development on the property located at the southwest corner of Liberty Street and N. Eola Road;

Requesting approval of a revision to the Preliminary Plan and Plat for Liberty & Eola Subdivision, located at the southwest corner of Liberty Street and N. Eola Road, for a Car Wash, Single Bay (2832) Use and a future commercial building

Attachments Required

(a digital file of all documents is also required)

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

Two Paper and PDF Copy of:
Preliminary Plan Revision (Format Guidelines 2-8)
Preliminary Plat Revision (Format Guidelines 2-9)
Updated Location Map for Plan Description showing new larger OS-1 Lot.

Petition Fee: \$1,592.66

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: _____

Print Name and Company: _____

Date

2/5/25

Jeff Houghtaling - Eola Liberty LLC

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 5th day of February 2025.

State of Illinois)

) SS

County of Kane)

Notary Signature

NOTARY PUBLIC SEAL

Official Seal
Michael Predoehl
Notary Public State of Illinois
My Commission Expires 4/14/2026

Filing Fee Worksheet

Project Number: 2025.025

Petitioner: Eola Liberty LLC

Number of Acres: 5.61

Number of Street Frontages: 2.00

Non-Profit No

Linear Feet of New Roadway:

New Acres Subdivided (if applicable): 5.44

Area of site disturbance (acres): 5.61

Filing Fees Due at Land Use Petition:

Request(s):	Conditional Use Revision	\$ 821.33
	Preliminary Plan & Plat Revision	\$ 771.33
		\$ -
		\$ -

Total: **\$1,592.66**

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

Verified By: Jill N Morgan

Date: 1/3/2025



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

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Project Contact Information Sheet

Project Number: 2025.025

Petitioner Company (or Full Name of Petitioner): Eola Liberty LLC

Owner

First Name: Jeff Initial: _____ Last Name: Houghtaling Title: _____
Company Name: _____
Job Title: #REF!
Address: 408 Palace Street, Unit B
City: Aurora State: IL Zip: 60506
Email Address: jeffhoughtaling@gmail.com Phone No.: _____ Mobile No.: _____

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

Relationship to Project: Owner
Company Name: Eola Liberty LLC
First Name: Jeff Initial: _____ Last Name: Houghtaling Title: _____
Job Title: _____
Address: 408 Palace Street, Unit B
City: Aurora State: IL Zip: 60506
Email Address: jeffhoughtaling@gmail.com Phone No.: _____ Mobile No.: _____

Additional Contact #1

Relationship to Project: Engineer
Company Name: CEMCON
First Name: Mark Initial: _____ Last Name: Scacco Title: Mr.
Job Title: Professional Engineer
Address: 2280 White Oak Circle, Suite 100
City: Aurora State: IL Zip: 60502
Email Address: mark.scacco@cemcon.com Phone No.: 630-862-2100 Mobile No.: _____

Additional Contact #2

Relationship to Project: Land Developer / Builder
Company Name: Harbour Contractors, Inc
First Name: Shawn Initial: _____ Last Name: Thompson Title: Mr.
Job Title: _____
Address: 23830 W. Main Street
City: Plainfield State: IL Zip: 60544
Email Address: sthompson@harbour-cm.com Phone No.: 331-201-3484 Mobile No.: _____

Additional Contact #3

Relationship to Project: Landscape Architect
Company Name: Schoppe Design Associates, Inc.
First Name: Michelle Initial: _____ Last Name: Wilson Title: _____
Job Title: _____
Address: 126 S. Main Street
City: Oswego State: IL Zip: 60543
Email Address: michelle@schoppedesign.net Phone No.: _____ Mobile No.: _____

Additional Contact #4

Relationship to Project: Architect
Company Name: _____
First Name: Craig Initial: _____ Last Name: Shannon Title: _____
Job Title: _____
Address: 575 12th Avenue
City: East Moline State: IL Zip: 61244
Email Address: craig@streamlinearchitects.com Phone No.: 309-781-2044 Mobile No.: _____