



# 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

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OCT 30 2015  
CITY OF AURORA  
PLANNING DIVISION

1-3

## Land Use Petition

Project Number: 2015.247

### Subject Property Information

Address/Location: 232 Plum Street

Parcel Number(s): 15-22-126-005

(attach separate sheet if necessary)

### Petition Request(s)

Requesting to amend Ordinance Number 3100, being the Aurora Zoning Ordinance and the Zoning Map attached thereto, to rezone the property at 232 Plum Street from R-4 Two Family Dwelling District to R-3 One Family Dwelling District.

### Attachments Required

(hard copies and CD of digital files are required)

One Copy of:

- ( Project Contact Info Sheet (1-5)
- ( Qualifying Statement (2-1)
- ( Plat of Survey (2-1)
- ( Legal Description (2-1)
- ( Letter of Authorization\* (2-2)

### Petition Fee

(Payable to "The City of Aurora")

Total Fee = \$0.00 (Planning and Zoning Fee) + \$0.00 + 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 Authorization with owner's Name and contact information is required.

Authorized Signature: [Signature] Date 10.30.15

Print Name and Company: Joseph N Harris

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 30<sup>th</sup> day of October, 2015.

State of Illinois )  
County of Will ) SS

NOTARY PUBLIC SEAL

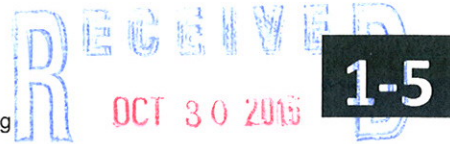
[Signature]  
Notary Signature





# 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



CITY OF AURORA  
PLANNING DIVISION

## Project Contact Information Sheet

Project Number: 2015.247

### Owner

First Name: JOSEPH Initial: N Last Name: HARRIS Title: DR  
Email Address: new1025@msn.com Phone No.: 630 229 8244 Mobile No.: 630 229 8244

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

Relationship to Project: \_\_\_\_\_ Select One

Company Name: N/A  
First Name: JOSEPH Initial: N Last Name: HARRIS Title: DR  
Job Title: DISABLED VETERAN  
Address: 232 PLUM STREET  
City: AURORA State: ILLINOIS Zip: 60506  
Email Address: new1025@msn.com Phone No.: 630 229 8244 Mobile No.: 630 224 8244

### Additional Contact #1

Relationship to Project: \_\_\_\_\_ Select One From Dropdown

Company Name: N/A  
First Name: ALICIA Initial: R Last Name: PETERS Title: MRS  
Job Title: UNEMPLOYED  
Address: 232 PLUM STREET  
City: AURORA State: ILLINOIS Zip: 60506  
Email Address: alicia1h23@icloud.com Phone No.: 630 299 6278 Mobile No.: 630 299 6278

### 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.: \_\_\_\_\_

From: Joseph Nathaniel Harris  
232 Plum street  
Aurora  
Illinois  
60506

To: City of Aurora  
Planning and Zoning Division  
1 S Broadway  
2<sup>nd</sup> floor  
Aurora  
Illinois

October 21, 2015

**RE: QUALIFYING STATEMENT FOR LAND USE PETITIONS**

I Joseph Nathaniel Harris would hereby like to petition for the rezoning of my property at 232 Plum street Aurora Illinois from a R4 Two family dwelling to a R3 One family dwelling home.

I purchased the house as a one family home in July 2014. When I purchased the home it was set up as a one family unit even though it was zoned as a two family home. I was not aware of this until I was notified by a zoning official who wanted to inspect the home in September 2015.

Yours Sincerely,



Mr Joseph N Harris  
c) 630-229-8244

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EXHIBIT A

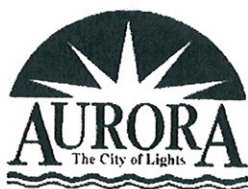
LEGAL DESCRIPTION

Legal Description: THE WEST 2 FEET OF LOT 9 AND THE EAST 48 FEET OF LOT 10 IN THE SUBDIVISION OF BLOCK 2 OF W. V. PLUM'S ADDITION TO AURORA, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

Permanent Index #'s: 15-22-126-005

Property Address: 232 Plum Street, Aurora, Illinois 60506

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Prepared by the  
Department of Neighborhood Standards

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CITY OF AURORA, ILLINOIS  
ZONING AND OCCUPANCY STANDARDS INFORMATION

- Property zoned single family may not have a dwelling unit added, even if occupied by family.
- Dwelling units may not be established in the basement or attic of any residence.
- Bedrooms are prohibited in the basement or attic except where proper escape windows, exterior doors or two independent exits are provided. All other requirements for habitable space must be met. These requirements are met in very limited circumstances.
- Bedrooms for more than one person must have at least 50 sq. ft. per occupant.
- New rooming-houses are not permitted.

Table PM-404.5

MINIMUM OCCUPANT REQUIREMENTS (AURORA PROPERTY MAINTENANCE CODE)

Space	Minimum occupant area in square feet.		
	1-2 Occupants	3-5 Occupants	6 or more Occupants
Living Room	No Requirements	120	150
Dining Room	No Requirements	80	100
Kitchen	50	50	60
Bedrooms	Shall comply with Section PM-404.4		

**PM404.4.1 Area for sleeping purposes:** Every room occupied for sleeping purposes by one *occupant* shall contain at least 70 square feet of floor area, and every room occupied for sleeping purposes by more than one *person* shall contain at least 50 square feet of floor area for each *occupant* thereof.

**PM404.5.1 Sleeping area:** The minimum occupancy area required by Table 404.5 shall not be included as a sleeping area in determining the minimum occupancy area for sleeping purposes. All sleeping areas shall comply with Section 404.4.

**PM 404.5.2 Combined spaces:** Combined living room and dining room spaces shall comply with the requirements of Table 404.5 if the total area is equal to that required for separate rooms and if the space is located so as to function as a combination living room/dining room.

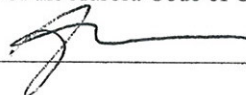
PROPERTY REGISTRATION REQUIREMENTS

- All non-owner occupied single family residences, condominiums and townhomes must be registered and licensed *even if no rent is paid*. All two-unit and multiple unit residences must be registered and licensed. *Exemptions no longer exist for owner occupied two or multi unit residences.*
- Any change in ownership requires updated registration.
- Should these conditions apply to your sale, contact the Department of Neighborhood Standards at One South Broadway, Aurora, IL 60505, 630-897-4589, [www.aurora-il.org](http://www.aurora-il.org).

Property Address 232 Plum St, Aurora, 60506 Residential Classification: (Please check one)

Permanent Index Number 1522126005  
 Single Unit   
 Two-Unit   
 Multi-Unit

We declare that the seller has provided a copy of the City of Aurora Zoning and Occupancy Standards pursuant to Chapter 12 of the Aurora Code of Ordinances.

Buyer  Date 6/9/14  
 Seller \_\_\_\_\_ Date \_\_\_\_\_

Failure to comply with these standards shall result in fines.