

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: 1125 Aurora Avenue

Parcel Number(s): 15-15-201-041

Petition Request

Requesting approval of an Encroachment Easement and Maintenance Agreement for the property located at 1125 Aurora Avenue.

Attachments Required

(a digital file of all documents is also required)

One Microsoft Word and One Paper Copy of:
Legal Description

One Paper and One PDF Copy of:
Plat of Survey

One Paper and One PDF Copy of:
Encroachment Easement and Maintenance Agreement
(Signed by Property Ownership)

Petition Fee: \$200.00

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: [Signature] Date 7-19-2024

Print Name and Company: Amaan Faraz - FLIP25, 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.

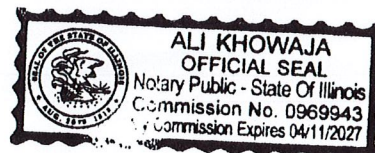
Given under my hand and notary seal this 19 day of July.

State of ILLINOIS
) SS

County of DuPAGE

[Signature]
Notary Signature

NOTARY PUBLIC SEAL



Project Contact Information Sheet

Project Number:

Petitioner Company (or Full Name of Petitioner):

Flip 25, LLC. (Amaan Fazal)

Owner

First Name: Murad Initial: _____ Last Name: Fazal Title: 0
Company Name: Flip 25, LLC
Job Title: Manager / Member
Address: 1 S 376 Summit Ave, Court A - Suite 2B
City: Oak Brook Terrace State: IL Zip: 60181
Email Address: muradf@fdngroup.com Phone No.: 630-878-9965 Mobile No.: _____

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

Relationship to Project: Other
Company Name: Flip 25, LLC
First Name: Murad Initial: _____ Last Name: Fazal Title: 0
Job Title: Manager / Member
Address: 1 S 376 Summit Ave, Court A - Suite 2B
City: Oak Brook Terrace State: IL Zip: 60181
Email Address: muradf@fdngroup.com Phone No.: 630-878-9965 Mobile No.: _____

Additional Contact #1

Relationship to Project: Attorney
Company Name: _____
First Name: Robert Initial: _____ Last Name: Aprati Title: 0
Job Title: Attorney at Law
Address: 67 Forest Gate Cr
City: Oak Brook State: IL Zip: 60523
Email Address: raprati@apratilaw.com Phone No.: _____ Mobile No.: _____

Additional Contact #2

Relationship to Project: 0
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: 0

Petitioner: Flip 25, LLC. (Amaan Fazal)

Number of Acres: 0.67

Number of Street Frontages: 2.00

Non-Profit 0

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): Agreements	\$ 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: Stephen Broadwell

Date: