



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: 2016.141

## Subject Property Information

Address/Location: south of Hafenrichter Road and east of Farnsworth Avenue

Parcel Number(s): 03-01-252-018; 03-01-251-006; 03-01-250-011

## Petition Request(s)

Requesting approval of a Final Plat for the Resubdivision of Lots 317, 318 and 319 of Deerbrook Place Subdivision located at south of Hafenrichter Road and east of Farnsworth Avenue

## Attachments Required

(a CD of digital files of all documents are also required)

Word Document of: Legal Description (2-1)

One Paper Copy of:  
Final Plat (2-5)

- One Paper and pdf Copy of:
- Executed Land Use Petition (1-3)
- Qualifying Statement (2-1)
- Plat of Survey (2-1)
- Legal Description (2-1)
- Contact Worksheet (1-5)
- Filing Fee Worksheet (1-6)

## Petition Fee: \$876.09 (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 Aurhorization with owner's Name and contact information is required.

Authorized Signature: Joseph A. Keim Date 11/30/16

Print Name and Company: Joseph A. Keim, President, Joe Keim Land Corp.

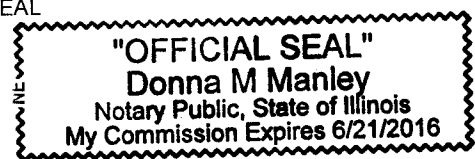
I, the undersigned, a Notary Public in and for the said County and State aforesaid do hereby certify that the authorized signer is personally known to me to be the same person whose name is subscribed to the foregoing instrument and that said person signed sealed and delivered the above petition as a free and voluntary act for the uses and purposes set forth.

Given under my hand and notary seal this 30th day of NOVEMBER

State of Illinois )  
County of DuPage ) SS

NOTARY PUBLIC SEAL

Donna M Manley  
Notary Signature



**Project Contact Information Sheet**

**Project Number:** 2016.141

**Owner**

First Name: Joseph Initial: A Last Name: Keim Title: Mr.  
 Company Name: Joe Keim Land Corp  
 Job Title: President  
 Address: 515 E Roosevelt Rd  
 City: Wheaton State: IL Zip: 60187  
 Email Address: joekeim@sbcglobal.net Phone No.: 6302600500 Mobile No.: \_\_\_\_\_

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

Relationship to Project: Owner  
 Company Name: Joe Keim Land Corp  
 First Name: Joseph Initial: A Last Name: Keim Title: Mr.  
 Job Title: President  
 Address: 515 E Roosevelt Rd  
 City: Wheaton State: IL Zip: 60,187.00  
 Email Address: joekeim@sbcglobal.net Phone No.: 6302600500 Mobile No.: \_\_\_\_\_

**Additional Contact #1**

Relationship to Project: \_\_\_\_\_  
 Company Name: Joe Keim Land Corp  
 First Name: Donna Initial: \_\_\_\_\_ Last Name: Manley Title: Mrs.  
 Job Title: Vice President  
 Address: 26W130 Embden Lane  
 City: Wheaton State: IL Zip: 60,189.00  
 Email Address: joekeim@sbcglobal.net Phone No.: 6302600500 Mobile No.: \_\_\_\_\_

**Additional Contact #2**

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

## QUALIFYING STATEMENT

Deerbrook Place Subdivision contains 26 lots. 23 Lots are the building footprints for 103 attached single family units. The buildings vary from 4 to 6 units per building.

The 3 remaining lots are common area lots that surround the building lots and are encumbered by blanket city easements for utilities.

Petitioner has completed 12 of the buildings lots, which contain 49 units. Petitioner plans to sell the remaining 11 lots, which will contain 54 units.

The Deerbrook Place Townhome Owners Association has been established and turned over to the owners. Petitioner is proposing to divide the 3 existing common area lots (317, 318, and 319) into 7 common area lots (317-1, 317-2, 317-3, 318-1, 318-2, 319-1, and 319-2) so that the completed portions of the common area lots can be deeded to the Townhome Owners Association for their use and enjoyment.

No variances, modifications or exceptions to the City Codes and Ordinances are being sought.

This subdivision will allow the Townhome Owners Association to own, control, and maintain the completed common area for the use and enjoyment of its members. The public health, safety, morals, comfort or general welfare will not be affected. The property values within the neighborhood will not be affected.

This subdivision will allow for the normal and orderly development and improvement of the unbuilt lots. Utilities, access roads, drainage and/or other necessary facilities are not affected. Ingress and egress as it relates to traffic congestion in the public streets is not affected.

This subdivision is located in the R-5(S) zoning district.

LEGAL DESCRIPTION:

LOTS 317, 318, AND 319 DEERBROOK PLACE, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 12, 2004 AS DOCUMENT NO. 2004-00008790 IN KENDALL COUNTY, ILLINOIS.

## Filing Fee Worksheet

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**Project Number:** 2016.141  
**Petitioner:** Joe Keim Land Corp  
**Number of Acres:** 8.60  
**Number of Street Frontages:** 3.00  
**Non-Profit** No

**Linear Feet of New Roadway:** 0  
**New Acres Subdivided (if applicable):** 8.60  
**Area of site disturbance (acres):** 0.00

**Filing Fees Due at Land Use Petition:**

Request(s):	Final Plat	\$	876.09
		\$	-
		\$	-
		\$	-
		\$	-
		\$	-

**Total:** **\$876.09**

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

Verified By:

Date: