

# Land Use Petition

Project Number: 2016.143

## Subject Property Information

Address/Location: 106 Le Grande Boulevard / East of Le Grande Bl and South of Garfield Ave

Parcel Number(s): 15-20-283-001  
(attach separate  
sheet if necessary)

## Petition Request(s)

Requesting approval of a Shed Area, Size, and Height variance pursuant to section(s) Section 4.4-6.6 and Section 10.5 for the property at 106 Le Grande Boulevard / West of Le Grande Bl and South of Garfield Ave to allow for a 20' x 16' Shed being 320 sqft in area, 20'9" in height, with a 20' wall length, and a 9'-11" vertical wall height

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CITY OF AURORA  
PLANNING & ZONING DIVISION

## Attachments Required

One Paper Copy of:  
Qualifying Statement (2-1)  
Plat of Survey (2-1)  
Legal Description (2-1)

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

One Paper Copy of:  
Building Elevations  
Building Location Plan

## 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: [Signature] Date 8-11-16

Print Name and Company: Stephen Jung A Homeowner

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 11th day of August, 2016

State of Illinois )  
County of Kane ) SS

NOTARY PUBLIC SEAL

[Signature]  
Notary Signature



**Filing Fee Worksheet**

**Project Number:** 2016.143  
**Petitioner:** Alexandra Juriga  
**Number of Acres:** 0.00  
**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
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
Sub Total:	\$200.00

**Fees Due at Final Engineering Approval:**

Request(s): Select One	0.00
Sub Total:	\$0.00

**Total:** **\$200.00**

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

Verified By: \_\_\_\_\_

Date: \_\_\_\_\_

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## Qualifying Statement for 106 Le Grande, Aurora

Requesting approval of a Shed Area, Size and Height variance pursuant to section(s) Section 4.4-4.6 and Section 10.5 for the property at 106 Le Grande Boulevard/East of Le Grande Bl and South of Garfield Ave to allow for a:

- 20' x 16 Shed being 320 sqft in area
- 20'9" in height
- 20' wall length
- 9'11" vertical wall height

Our home has a two-car garage that will accommodate two small-sized vehicles only if the mirrors are rotated inward for entry. When the cars are in the garage there is no room for the families bikes, sporting equipment, riding lawn mower, garbage/recycling cans, snow blower, ladder or other various lawn/gardening hand tools etc. The current existing shed on the south side of the driveway is 8 x 10 feet and is of insufficient size for our 4700 sq. foot home and family of six. The proposed shed will adequately allow storage of the aforementioned items. This current 8 x 10 foot structure will be removed as soon the new shed is in place.

The attached plans detail how the proposed shed will match the existing home (i.e. the same English Tudor style) with stones and half-timber construction. Our home sits on the corner of LeGrande and Garfield and occupies 3 city lots. Over the past 4 months we have re-landscaped the entire property including a cobble stone walk, an English rose garden and many semi-mature trees. The proposed shed will easily fit within the backyard. We intend to add additional landscaping, ultimately making the structure appear as if it was built with the home in 1928.

Stephen and Alexandra Juriga

Legal Description for 106 Le Grande:

- Lots 1, 2, 3 in block 2 of George E. Stuphen's subdivision in the City of Aurora, Kane County, Illinois (being a subdivision of lots 1, 2, 3, 8, 9, 12 and 13 in block 16 and lots 4, 5, and 6 in block 15 of New Downer Place addition to Aurora)