



# 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

**1-3**

## Land Use Petition

Project Number: 2015.075

### Petitioner Information

Title: Mr. First Name: John Initial: Last Name: Anderson  
Company: A Touch of Glass and Mirror  
Job Title: Address: 939 Montgomery Avenue  
City: Aurora State: IL Zip: 60506 Email: jranderson23@aol.com  
Phone: 630-801-1230 Fax: 630-801-1280 Mobile:

Petitioner Relationship to Property Owner\* Owner  
*\*If Petitioner is NOT the Subject Property Owner a Letter of Authorization with owner's Name and contact information is required.*

### Subject Property Information

Address/Location: 939 Montgomery Avenue  
Parcel Number(s): 15-29-427-019

### Petition Request

Requesting approval of a setback for the front & side yards, and lot area coverage variance for the property located at 939 Montgomery Avenue.

### Attachments Required

(hard copies and CD of digital files are required)

- One Copy of:
  - Development Tables (excel doc 1-0)
  - Filing Fee Worksheet (Form 1-6)
  - Project Contact Info Sheet (Form 1-5)
  - Letter of Authorization\* (FG2-1)
  - Qualifying Statement (FG2-1)
  - Plat of Survey (FG2-1)
  - Legal Description (FG2-1)

- Four Copies of:
  - Final Plan (FG2-4)
  - Floor Plan
  - Building and Signage Elevations (FG2-11)

### Petition Fee

(Payable to "The City of Aurora")

Total Fee = \$750.00 (Planning and Zoning Fee \$750.00 + 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.

Authorized Signature: [Signature] Date 7-1-15

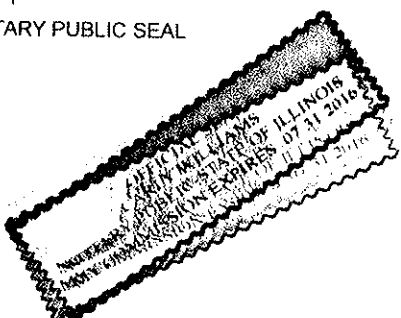
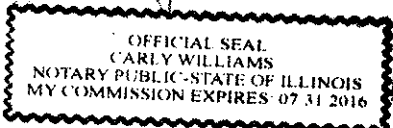
I, the undersigned, a Notary Public in and for the said County and State aforesaid do hereby certify that the authorized signer is personally known to me to be the same person whose name is subscribed to the foregoing instrument and that said person signed sealed and delivered the above petition as a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

Given under my hand and notary seal this 1 day of July

State of \_\_\_\_\_ )  
County of \_\_\_\_\_ ) SS

NOTARY PUBLIC SEAL

Carly Williams  
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 COAPPlanning@aurora-il.org

## Project Contact Information Sheet

**Project Number:** #REF!

### Owner

First Name: John Initial: \_\_\_\_\_ Last Name: Anderson Title: \_\_\_\_\_  
Email Address: [jranderson23@aol.com](mailto:jranderson23@aol.com) Phone No.: 630-801-1230 Mobile No.: \_\_\_\_\_

### Additional Contact #1

Relationship to Project: Land Developer / Builder  
Company Name: Van Duzor Construction Last Name: VanDuzor Title: \_\_\_\_\_  
First Name: Scott Initial: \_\_\_\_\_

Job Title: Owner  
Address: 2212 Rookwell Rd.  
City: Aurora State: IL Zip: 60506  
Email Address: vanduzorconstruction Phone No.: 630-896-3387 Mobile No.: \_\_\_\_\_

### Additional Contact #2

Relationship to Project: Architect  
Company Name: Lance A. Weber-Architect  
First Name: Lance Initial: A Last Name: Weber Title: \_\_\_\_\_  
Job Title: Principal

Address: 2090 Jericho Rd  
City: Aurora State: IL Zip: 60506  
Email Address: [lanceweber@earthlink.n](mailto:lanceweber@earthlink.n) Phone No.: 630-264-1705 Mobile No.: \_\_\_\_\_

### Additional Contact #3

Relationship to Project: \_\_\_\_\_ Attorney \_\_ Architect \_\_ Engineer \_\_ Landscape Architect \_\_ Other  
Company Name: \_\_\_\_\_  
First Name: \_\_\_\_\_ Initial: \_\_\_\_\_ Last Name: \_\_\_\_\_ Title: \_\_\_\_\_  
Job Title: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_



JULY 1, 2015

CITY OF AURORA, ZONING & PLANNING DIV.  
44 E. DOWNER PL.  
AURORA, IL. 60507

RE: TOUCH OF GLASS  
939 MONTGOMERY AVE.  
AURORA, IL. 60506

***QUALIFYING STATEMENT FOR LAND USE PETITION***

To whom it may concern,

We are applying for a non-residential variance for the property known as 939 Montgomery Ave. Aurora, Il.

The proposed project consist of a 18'-10' x 36'-0" new addition to be used for parking trucks overnight off the street. The trucks have been broken into in the past.

The reasons for the petition are:

- 1) The setback requirement cannot be met do to size of property
- 2) There is no other area to expand building

Sincerely,

A handwritten signature in blue ink, consisting of several overlapping loops and a long horizontal stroke extending to the right.

Scott Van Duzor  
Van Duzor Const. Co. Inc.

Description	Value	Unit
a) Tax/parcel Identification Number (PIN)	15-29-427-019	
b) Total Property Size	0.09	Acres
c) Total Lot Coverage	3762	Square Feet
	3367	Square Feet
	89.5	Percent
	3367	Square Feet
i. Buildings and pavement	89.5	Percent
	391	Square Feet
	10.5	Percent
ii. Open space/landscaping		
d) Proposed land use:	Garage addition to shop	
e) Number of parking spaces provided	5	
i. Perpendicular	5	spaces
	0	spaces
	0	spaces
	0	spaces
	0	spaces
	0	spaces
ii. Parallel	0	spaces
iii. Angled	0	spaces
iv. Handicapped	0	spaces
v. Enclosed	0	spaces
vi. Bike	0	racks
f) Number of buildings	1	
i. Number of stories	1	stories
	2118	Square Feet
	2118	GFA
ii. Building Square footage (average)		
iii. Gross Floor Area fo commercial use	2118	GFA
g) Total Number pf Residential Dwelling Units	0	units
i. Gross Density		du/acre
		Net Density
ii. Net Density		Net Density
h) Number of Single Family Dwelling Units	0	units
i. Gross Density		du/acre
		Net Density
		Net Density
		Net Density
ii. Net Density		Net Density
iii. Unit Square Footage (average)		Square Feet
iv. Bedroom Mix		% 1 bdr
		% 2 bdr
		% 3 bdr
i) Number of Single Family Attached Dwelling U	0	units
i. Gross Density		du/acre

ii. Net Density		Net Density
iii. Unit Square Footage (average)		Square Feet
iv. Bedroom Mix		% 1 bdr
		% 2 bdr
		% 3 bdr
J) Number of Multifamily Dwelling Units	0	units
i. Gross Density		du/acre
ii. Net Density		Net Density
iii. Unit Square Footage (average)		Square Feet
iv. Bedroom Mix		% 1 bdr
		% 2 bdr
		% 3 bdr

	<b>Description</b>	<b>Value</b>	<b>Unit</b>		
	Total proposed external lumens	1394	Lumens		
	Total square footage of area to be illuminated	400	Square Feet		
<b>Fixture #</b>	<b>Description</b>	<b>Value</b>	<b>Unit</b>		
<b>1</b>	i. Type Of Fixture	Cylinder Wall Mount	Forms LD4SD		
	ii. Manufacturer and model number				
	iii. Number of these Fixtures Shown			2	fixtures
	iv. Lamp source type			LED	
	v. Lumen output and wattage per fixture			697/8.4	Lumens/Watts
	vi. Mounting Height/Fixture Height			8' & 12'	Feet

June 15, 2015

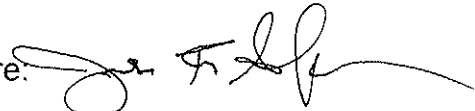
From: John Anderson  
A Touch of Glass and Mirror  
939 Montgomery Ave.  
Aurora IL 60506  
630-801-1230  
[jranderson23@aol.com](mailto:jranderson23@aol.com)

To: City of Aurora. Planning and Zoning Division  
44 E. Downer Place, Aurora IL 60507  
630-256-3080  
[coaplanning@aurora-il.org](mailto:coaplanning@aurora-il.org)

Re: Authorization Letter for 939 Montgomery Avenue, Aurora IL

To whom it may concern:

As the record owner of the above stated property I hereby affirm that I have full legal capacity to authorize Van Duzor Construction, and its representatives, to act as the owner's agent through the yard setback and coverage variance Land Use Petition with the city of Aurora for said property.

Signature: 

Date: 

Subscribed And Sworn To Before Met This                      Day of                      2015.

Notary Signature:



