

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

Petitioner Information			Project Number:	2015.075
Title: Mr. First Name: John Company: A Touch of Glass and Mirror	initial:	Last Name: Andersor	<mark> </mark> 	ATT POST AND POST OF THE POST
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City: Aurora State: IL Phone: 630-801-1230	Zin enene	Mnotgomery Avenue	territaria mandra de la composição de la c	na na nakana paka na mana para para para para para para para p
Phone: 630-801-1230	: 630-801-128/) Mobile:	(801.COM	estraturas en escribir a consegurações por
Petitioner Relationship to Property Owner* Owner	er			
*If Petitioner is NOT the Subject Property Owner a Letter (of Aurhorization w	ith owner's Name and contact	information is requ	ired.
Subject Property Information			·	
Address/Location: 939 Montgmery Avenue				
Parcel Number(s): <u>15-29-427-019</u>				
Petition Request				
Requesting approval of a setback for the front & s 939 Montgmery Avenue.	side yards, and	lot area coverage varianc	e for the property	located at
Attachments Required	/hard on	mion and OD of its its it	1.894	
One Copy of:	(Haru CO	ples and CD of digital		red)
Development Tables (excel doc 1-0)		Four Copies o Final Plan (FG	f: 32-4)	
Filing Fee Worksheet (Form 1-6) Project Contact Info Sheet (Form 1-5)		Floor Plan	•	
Letter of Authorization* (FG2-1) Qualifying Statement (FG2-1)		building and S	ignage Elevations	(FG2-11)
Plat of Survey (FG2-1) Legal Description (FG2-1)				
Petition Fee		(Payable to "T	he City of Auro	ra"\
Total Fee = \$750.00 (Planning and 2	Zoning Fee	\$750.00 + Engineering F		0.00
I hereby affirm that I have full legal capacity to authorize submitted are true and correct to the best of my knowled reasonable inspections and investigations of the subject The Subject Property Owner must sign this form unless thereto.	proporty during the	eo Signatory invites City rep	resentatives to mal	ewith ke all
Authorized Signature:		Date	ž	
I, the undersigned, a Notary Public in and for the said Co personally known to me to be the same person whose na sealed and delivered the above petition as a free and vol	ounty and State af ime is subscribed iuntary act for the	foresaid do hereby certify that I to the foregoing instrument uses and purposes set forth	at the authorized signal and that said person	gner is on signed
Given under my hand and notary seal this day of	١.		•	
State of	NOTARY F	PUBLIC SEAL	%	
County of) SS		مر کم کے است		
Canled William.			2010 E	
Notary Signature			حممير	
			<i>-</i> -	
OFFICIAL SEAL	•			;
CARLY WILLIAMS NOTARY PUBLIC-STATE OF ILLINOIS MY COMMISSION EXPIRES: 07.34.2016				



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

Project Contact Information Sheet

Project Number: #REF!

Owner							
First Name:	John	Initial:		Last Name:	Anderson		Title:
Email Address:	jranderson23@aol.com Phone No.:	Phone No.:	630-801-1230	Mobile No.:			
Additional Contact #1	ct #1						
Relationship to Project:	ect:		Land Developer / Builder	per / Builder			
Company Name:		Van	Van Duzor Construction	_			
First Name:	Scott	Initial:		Last Name:	VanDuzor		Title:
Job Title:			Owner				
Address:		22	2212 Rcokwell Rd.				
City:	Aurora	State: IL	- L	Zip:		60506	
Email Address:	vanduzorconstruction	Phone No	Phone No.: 630-896-3387	Mobile No.:			
Additional Contact #2	ct #2						
Relationship to Project:	ect:		Arch	Architect			
Company Name:		Lano	Lance A. Weber-Architect	ct			
First Name:	Lance	Initial: A	I: A	Last Name:	Weber	_	Title:
Job Title:			Principal				
Address:			2090 Jericho Rd				
City:	Aurora	State: IL	- L	Zip:		60506	
Email Address:	lanceweber@earthlink.n	Phone No	Phone No.: 630-264-1705	Mobile No.:			
Additional Contact #3	ct #3						
Relationship to Project	ect:	Attorney A	Architect Enginee	Engineer Landscape Architect Other	e Architect	Other	
Company Name:							
First Name:		Initial:	==	Last Name:			Title:
Job Title:							
Address:							
City:		State:		Zip:			

VanDuzor Construction Co., Inc.

GENERAL & CARPENTRY CONTRACTING



2212 ROCKWELL ROAD AURORA, ILL. 60506 (630) 896-3387 FAX (630) 896-3390

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,

Scott Van Duzor

Van Duzor Const. Co. Inc.

Description Value Unit a Tax/parcel Identification Number (PIN) 15-29-427-019 20.09 Acres 3762 Square Feet 3367 Square Feet 3367	du/acre		i, Gross Density
Pax/parcel Identification Number (PIN) 15-29-427-019 Total Property Size 3362 Square 3362 Square 3362 Square 3363 Square			
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escription Value Unit Tax/parcel Identification Number (PIN) 15-29-427-019 Total Property Size 0.09 Acres 3762 Square Total Lot Coverage 3367 Square			
escription Value Unit Tax/parcel Identification Number (PIN) 15-29-427-019 Total Property Size 0.09 Acres 3762 Square	3367 Square Feet		c) Total Lot Coverage
escription Value Tax/parcel Identification Number (PIN) 15-29-4: Total Property Size	3762 Square Feet		
escription Value Tax/parcel Identification Number (PIN) 15-29-427-0:	0.09 Acres		b) Total Property Size
Value	-427-019	15-29	 a) Tax/parcel Identification Number (PIN)
	Unit	Value	Description

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

***************************************	Description	Value	Unit
	Total proposed external lumnens	1394	1394 Lumens
	Total square footage of area to be illumi	400	400 Square Feet
Fixture #	Fixture # Description	Value	Unit
	 Type of Fixture 	Cylinder Wall Mount	Mount
H	nodel number	Prescolite/Lit	Prescolite/LiteForms LD4SD
	iii. Number of these Fixtures Shown	2	2 fixtures
	iv. Lamp source type	LED	
	v. Lumen output and wattage per fixture 697/8.4	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

To:

City of Aurora. Planning and Zoning Division

44 E. Downer Place, Aurora IL 60507

630-256-3080

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:



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

T-O

Filing Fee Worksheet

Project Number: Petitioner: Number of Acres: Number of Signs:	John Anderson 0.09	· · · · · · · · · · · · · · · · · · ·	cres Sub		dway: 0 applicable): 0 esturbance: 0
Filling Fees Due at I	and Use Petition:				
Request(s):	Variance (Non-Residential)		\$	750.00	
		Sub Total:		\$750.00	
Fees Due at Final Er	gineering Approval:	Sub Total.		φ/30.00	
Request(s):			0	.00	
					•
		Sub Total:		\$0.00 \$750.00	

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