

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: Southwest corner of Liberty Street and N. Eola Road

Parcel Number(s): 07-20-102-019; 07-20-102-009

Petition Request

Requesting approval of a Final Plat for Liberty & Eola Subdivision, located at the southwest corner of Liberty Street and N. Eola Road;

Requesting approval of a Final Plan for Lot 1-4 of Liberty & Eola Subdivision, located at the southwest corner of Liberty Street and N. Eola Road for a Car Wash, Single Bay (2832) Use

Attachments Required

(a digital file of all documents is also required)

Development Tables Excel Worksheet - digital only (1-0)
Word Document of: Legal Description (2-1)

Two Paper and pdf Copy of:
Final Plan (2-4)
Final Plat (2-5)
Landscape Plan (2-7)
Building and Signage Elevations (2-11)
Address Plat
Fire Access Plan

One Paper and pdf Copy of:

Qualifying Statement (2-1)

Plat of Survey (2-1)

Legal Description (2-1)

Letter of Authorization (2-2)

Existing or Proposed CC and Rs OR Lease Restrictions
(2-1)

Petition Fee: \$771.33

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: _____

Date

7/25/24

Print Name and Company: _____

Jeff M. Houghaling

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 25th day of July, 2024.

State of Illinois

) SS

County of Kane

NOTARY PUBLIC SEAL

Notary Signature

Official Seal
Michael Predoehl
Notary Public State of Illinois
My Commission Expires 4/14/2026

Project Contact Information Sheet

Project Number: 2024.125

Petitioner Company (or Full Name of Petitioner): Eola Liberty LLC

Owner

First Name: Jeff Initial: _____ Last Name: Houghtaling Title: _____
Company Name: _____
Job Title: #REFI
Address: 408 Palace Street, Unit B
City: Aurora State: IL Zip: 60506
Email Address: jeffhoughtaling@gmail.com Phone No.: _____ Mobile No.: _____

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

Relationship to Project: Owner
Company Name: Eola Liberty LLC
First Name: Jeff Initial: _____ Last Name: Houghtaling Title: _____
Job Title: _____
Address: 408 Palace Street, Unit B
City: Aurora State: IL Zip: 60506
Email Address: jeffhoughtaling@gmail.com Phone No.: _____ Mobile No.: _____

Additional Contact #1

Relationship to Project: Engineer
Company Name: CEMCON
First Name: Mark Initial: _____ Last Name: Scacco Title: Mr.
Job Title: Professional Engineer
Address: 2280 White Oak Circle, Suite 100
City: Aurora State: IL Zip: 60502
Email Address: mark.scacco@cemcon.com Phone No.: 630-862-2100 Mobile No.: _____

Additional Contact #2

Relationship to Project: Land Developer / Builder
Company Name: Harbour Contractors, Inc
First Name: Shawn Initial: _____ Last Name: Thompson Title: Mr.
Job Title: _____
Address: 23830 W. Main Street
City: Plainfield State: IL Zip: 60544
Email Address: sthompson@harbour-cm.com Phone No.: 331-201-3484 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.: _____



Planning and Zoning Division 1 S. Broadway, 2nd Floor, Aurora, IL
phone (630) 256-3080 fax (630) 256-3081 email COAPlanning@aurora-il.org

1-6

Filing Fee Worksheet

Project Number: 2024.125

Petitioner: Eola Liberty LLC

Number of Acres: 5.61

Number of Street Frontages: 2.00

Non-Profit No

Linear Feet of New Roadway:

New Acres Subdivided (if applicable): 5.44

Area of site disturbance (acres): 5.61

Filing Fees Due at Land Use Petition:

Request(s):	Final Plan & Plat	\$	771.33
		\$	-
		\$	-
		\$	-

Total: **\$771.33**

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

Verified By: Jill N Morgan

Date: 6/27/2024

July 2, 2024

From: Jeff Houghtaling, Owner
Eola Liberty LLC
408 Palace Street, Unit B
Aurora, IL 60506
Ph: 630.803.2663
Email: jeffhoughtaling@gmail.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: Property address

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 Eola Liberty, LLC, and its representatives, to act as the owner's agent through the Quickshine Car Wash Land Use Petition process with the City of Aurora for said property.

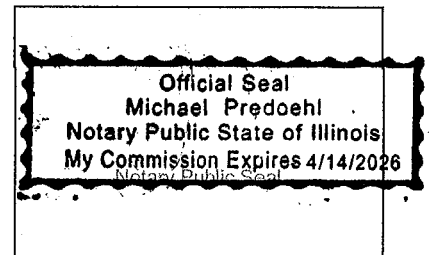
Signature: _____

Date

7/25/24

Subscribed And Sworn To Before Me This 25th Day
Of July, 20 24

Notary Signature _____



Qualifying Statement

The Final Engineering Plan will incorporate three (3) separate commercial business on the southwest corner of Liberty St. and Eola Rd. The first to be developed will be a car wash, with the other two undesignated now.

A. The public health, safety, morals, comfort or general welfare.

The public health and safety will not be negatively affected by the proposed development.

B. The use and enjoyment of other property already established or permitted in the general area.

The enjoyment of the surrounding property will be enhanced by the proposed development.

C. Property values within the neighborhood

Property values within the neighborhood will only increase with the proposed development. The existing land is unused, and this development will be a nice addition to the surrounding areas.

D. The normal and orderly development and improvement of surrounding property for uses established or permitted within their respective existing zoning districts

Developing a car wash and improving the surrounding two out lots can significantly enhance the property's overall value and appeal. By strategically grading the lots and ensuring they have proper access, you prime them for future development, creating a versatile space attractive to a variety of potential buyers. This development approach increases the area's usability and attractiveness, positioning the lots as highly desirable assets. Consequently, their marketability and sale potential are greatly enhanced.

E. Utilities, access roads, drainage and/or other necessary facilities

The proposed property will be tying into the public utilities along Liberty St. and Eola Rd. The proposed development will incorporate one storm water management facility and a storm sewer drainage system.

F. Ingress and egress as it relates to traffic congestion in the public streets

A right turn lane is proposed to be added to the entrance on Eola Rd.
There will be limited traffic congestion caused by the proposed development

G. The applicable regulations of the zoning district in which the subject property is proposed to be or is located.

All applicable regulations of the zoning district shall be adhered to.

QUICKSHINE CAR WASH

SOUTHWEST CORNER OF EOLA ROAD AND LIBERTY ST.
AURORA, ILLINOIS

LEGAL DESCRIPTION

PARCEL ONE:

THAT PART OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION; THENCE SOUTH ALONG THE WEST LINE OF SAID QUARTER 1683.10 FEET; THENCE NORTH 88 DEGREES 40 MINUTES EAST 506.93 FEET TO THE ORIGINAL CENTER LINE OF EOLA ROAD; THENCE NORTHERLY ALONG SAID CENTER LINE 340.0 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 40 MINUTES WEST 519.46 FEET TO SAID WEST LINE; THENCE NORTH ALONG SAID WEST LINE 538.24 FEET TO THE CENTER LINE OF LIBERTY STREET; THENCE EASTERLY ALONG THE CENTER LINE OF SAID LIBERTY STREET 544.70 FEET TO THE ORIGINAL CENTER LINE OF SAID EOLA ROAD; THENCE SOUTHERLY ALONG THE ORIGINAL CENTER LINE OF EOLA ROAD 599.35 FEET TO THE POINT OF BEGINNING,

EXCEPT

THAT PART THEREOF CONVEYED BY DOCUMENT R94-065962 DESCRIBED AS COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF SECTION 20; THENCE SOUTH 0 DEGREES 09 MINUTES 31 SECONDS WEST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER OF SECTION 20 A DISTANCE OF 1343.48 FEET; THENCE NORTH 89 DEGREES 28 MINUTES 55 SECONDS EAST 485.62 FEET TO A POINT ON THE WEST LINE OF EOLA ROAD FOR A POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 28 MINUTES 55 SECONDS WEST 33.69 FEET; THENCE NORTH 2 DEGREES 13 MINUTES 15 SECONDS EAST 487.50 FEET FOR A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE, BEING CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 65.00 FEET, HAVING A CHORD BEARING OF NORTH 47 DEGREES 56 MINUTES 54 SECONDS WEST A DISTANCE OF 113.83 FEET TO A POINT IN THE SOUTHERLY RIGHT OF WAY LINE OF LIBERTY STREET; THENCE NORTH 83 DEGREES 11 MINUTES 23 SECONDS EAST ALONG SAID SOUTHERLY LINE A DISTANCE OF 112.40 FEET TO A POINT IN THE WEST LINE OF EOLA ROAD; THENCE SOUTH 2 DEGREES 15 MINUTES 33 SECONDS WEST ALONG SAID WEST LINE A DISTANCE OF 570.02 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPT

EXCEPT THAT PART THEREOF DESCRIBED BY COMMENCING AT A STONE IN THE NORTHWEST CORNER OF SAID SECTION 20; THENCE SOUTH ALONG THE WEST LINE OF SAID SECTION. 805.4 FEET TO THE CENTER OF THE AURORA AND WARRENVILLE ROAD (LIBERTY STREET) FOR A PLACE OF BEGINNING; THENCE NORTH 81 DEGREES 50 MINUTES EAST ALONG THE CENTER LINE OF SAID ROAD, 60 FEET; THENCE SOUTH PARALLEL WITH THE SECTION LINE, 133.34 FEET; THENCE SOUTH 81 DEGREES 50 MINUTES WEST PARALLEL WITH THE CENTER LINE OF THE AURORA AND WARRENVILLE ROAD, 60 FEET TO THE WEST LINE OF SECTION 20 AFORESAID; THENCE NORTH ON SAID WEST LINE, 133.34 FEET TO THE PLACE OF BEGINNING, ALL IN DUPAGE COUNTY, ILLINOIS.

PARCEL TWO:

THAT PART OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY: COMMENCING AT A STONE IN THE NORTHWEST CORNER OF SAID SECTION 20; THENCE SOUTH ALONG THE WEST LINE OF SAID SECTION. 805.4 FEET TO THE CENTER OF THE AURORA AND WARRENVILLE ROAD (LIBERTY STREET) FOR A PLACE OF BEGINNING; THENCE NORTH 81 DEGREES 50 MINUTES EAST ALONG THE CENTER LINE OF SAID ROAD, 60 FEET; THENCE SOUTH PARALLEL WITH THE SECTION LINE, 133.34 FEET; THENCE SOUTH 81 DEGREES 50 MINUTES WEST PARALLEL WITH THE CENTER LINE OF THE AURORA AND WARRENVILLE ROAD, 60 FEET TO THE WEST LINE OF SECTION 20 AFORESAID; THENCE NORTH ON SAID WEST LINE, 133.34 FEET TO THE PLACE OF BEGINNING, ALL IN DUPAGE COUNTY, ILLINOIS.