

Planning and Zoning Division 44 E. Downer Place, Aurora, IL 60507-2067 phone (630)256-3080 fax (630)-256-3089 email COAPlanning@aurora-il.org

# Land Use Petition

Project Number: 2017.132

**Subject Property Information** 

Address/Location: 907 S. River Street
Parcel Number(s): 15-28-379-001

### Petition Request(s)

Requesting to rezone the property at 907 S. River Street from R-3, One Family Dwelling District to NC, Neighborhood Commercial for retail sales or service (2100) use

### **Attachments Required**

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

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

One Paper and PDF Copy of: Contact Worksheet (1-5) Filing Fee Worksheet (1-6) Qualifying Statement (2-1) Plat of Survey (2-1) Legal Description (2-1) Letter of Authorization (2-2) DECEIVED JAN -9 2018

CITY OF AURORA PLANNING & ZONING DIVISION

## Petition Fee: \$845.00 (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 Aurhorization with owner's Name and contact information is required.

Authorized Signature:

\_\_ Date \_\_ 1 ~ 9 ~ 18

Print Name and Company: **Brian** 

The flooring buys of Illinois

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

ANNARY, 2018

State of

County of

NOTARY PUBLIC SEAL

Notary Signature

OFFICIAL SEAL JANET STONE

NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:09/11/18



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



## Filing Fee Worksheet

Project Number: 2017.132

Petitioner: The Flooring Guys of Illinois

Number of Acres: 0.16

Number of Street Frontages: 3.00

Non-Profit No

Linear Feet of New Roadway:

0

New Acres Subdivided (if applicable): 0.00

Area of site disturbance (acres): 0.00

Filling Fees Due at Land Use Petition:

Request(s):

Rezoning	\$ 800.00
Public Hearing Notice Sign(s)	\$ 45.00
	\$ _
	\$ -
	\$ -
	\$ <u> </u>

Total: \$845.00

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

Verified By:

Steve Broadwell

Date:



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DEC 26 2017

## **Project Contact Information Sheet**

Address: City:

Email Address:

Project Number:	2017.132			CHYUL	AlmodA		
Petitioner Company (or Full Name of Petitioner):		The Flooring Guys of Illinois		PLANNING & ZORING DIVISION			
<u>Owner</u>							
First Name:	Jan	Initial:		Last Name:	Van Fleet	Title:	Ms.
Company Name:	Beverly Leonardi Trust						
Job Title:							
Address:	1208 California Ave						
City:	Aurora	State:	IL	Zip:	605	06	
Email Address:		Phone No.:		Mobile No.:			
Main Contact (The in	ndividual that signed the Lan	d Use Petition)					
Relationship to Project:		Other					
Company Name:	The Flooring Guys of Illinois	Cuio					
First Name:	Brian	Initial:		Last Name:	Beck	Title:	Mr.
Job Title:		Titledi.		Luot Humo.	DCCK		1411.
Address:	700 S. Lake St., Unit B						
City:	Montgomery	State:	IL	Zip:	605	38	
Email Address:	brianthecarpetguy@att.net	Phone No.:		Mobile No.:		00	
Additional Contact #			•				
Relationship to Project:	<u> </u>	Bool Estata Braker					
Company Name:	Commercial Affiliated	Real Estate Broker					
First Name:	Commercial Affiliated Jason	Initial:		Last Names	Danala		14.
Job Title:	Commercial Broker	irillai.		Last Name:	Pesola	Title:	Mr.
Address:	129 Commercial Dr., #17						
City:	Yorkville	State:	II	7:	COF	-	
Email Address:	jpesolacommercial@gmail.com	-	E20 EE2 4004	Zip:	605	00	
		_FITOTIE NO	630-553-4994	Mobile No.:	630-486-7321		
Additional Contact #	<u>z</u>						
Relationship to Project:	<b>8</b> 1						
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 #	<u>4</u>						
Relationship to Project:							
Company Name:							
First Name:		Initial:		Last Name:		Title:	
loh Titlo:						25-26	11-23-23-23-23-3

Zip:

Mobile No.:



State:

Phone No.:



# The Flooring Guys of Illinois 700 B South Lake St. Montgomery, Il 60538 630-844-8510

To whom it may concern,

I would like to have the building at 907 S. River St Aurora, Il. rezoned for commercial use. I would be using the building to house my existing business The Flooring Guys of Illinois. I have been in business since 2007. The business poses no threat or harm to the area nor will it be doing anything immoral. The business should not harm property values and at the same time any improvements made over time will help the neighborhood. It is better to have the building occupied than an empty building. Coming and going from the building will be easy with the already existing parking. and only a few employees. The building will use current utilities access roads and drainage.

Thank you, Brian Beck Owner



#### AUTHORIZATION TO PROCEED WITH REZONING

I, Jan Van Fleet, successor Trustee of the Beverly Leonardi Trust, the owner of the property located at 907 S. River Street, Aurora, IL 60506 hereby authorizes the City of Aurora to proceed with rezoning the subject parcel in accordance with the rezoning application filed by the purchaser, Brian Beck.

Jan Van Fleet

Under penalties as provided by law pursuant to Section 1-109 of the Code of Civil Procedure, the undersigned certifies that the statements set forth in this instrument are true and correct, except as to matters therein stated to be on information and belief and as to such matters the undersigned certifies as aforesaid that she regirly believes the same to be true.

an Van Fleet

LOT 1 IN BLOCK 10 OF SOUTH END ADDITION TO AURORA, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 907 SOUTH RIVER ROAD, AURORA, ILLINOIS.

