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CITY OF AURORA  
PLANNING & ZONING DIVISION  
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: 2017.181

## Subject Property Information

Address/Location: 1219 5th Street

Parcel Number(s): 15-34-183-024

## Petition Request(s)

Requesting approval of a Variance for Additional Quantity of recreational vehicles allowed on a zoning lot; and Size of recreational vehicles allowed pursuant to Section 5.13-3.8.1.B.ii and Section 5.13-3.8.1.C.ii for the property at 1219 5th Street.

## Attachments Required

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

Word Document of: Legal Description (2-1)

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

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## 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 Aurhorization with owner's Name and contact information is required.

Authorized Signature: [Signature] Date \_\_\_\_\_

Print Name and Company: MICHAEL ALLISON PRO SE

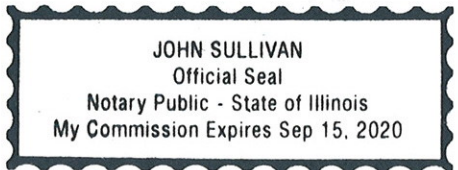
I, the undersigned, a Notary Public in and for the said County and State aforesaid do hereby certify that the authorized signer is personally known to me to be the same person whose name is subscribed to the foregoing instrument and that said person signed sealed and delivered the above petition as a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

Given under my hand and notary seal this 2 day of November 2017.

State of Illinois )  
County of Kane ) SS

NOTARY PUBLIC SEAL

Notary Signature [Signature]





Requesting a waiver of the RV storage ordinance to:

- Allow 2 RV's to be stored on property,
- Waive the length restriction
- Waive the single axle restriction
- Waive the height restriction

Reasons for the requested variance to these ordinances are:

- The existing ordinance is too restrictive to allow for usage and proper maintenance of towable RV's.
  - Storage off-site and bringing unit(s) on-site for loading and unloading without violating the 48 hours per occurrence and 5 total days in a calendar month will limit the number of trips that can be made in a month. If my son wishes to use his RV on site to prepare for a trip it prevents me from using my RV as his trip will use up the days per month for loading and unloading. This further increases this restriction.
  - RV absorption refrigerators require a minimum of 24 hours to transition from ambient outside temperature to a safe food storage temperature (i.e. cool down) per the manufacturer's documentation.
  - The above restriction hampers our ability to use our RV on business trips, frequently done from March through December, as the units cannot be prepared with essential, perishable food supplies as the refrigerators cannot be run in off-site storage. Additionally, advance notice of travel may be shorter than the required time to fetch a unit from off-site storage, bring onto the property, cool the refrigerator and load required supplies.
  - Off-site storage limits our ability to properly keep the units in good operating condition as batteries will discharge in storage in a matter of a few days due to parasitic drains on the 12 volt systems without shore power connections. Simply disconnecting the battery is not enough to ensure proper battery conditions and life. Moving units with dead or partially drained batteries is unsafe as emergency breakaway devices will not set the brakes without a properly charged battery.
  - Service and cleaning can take up the 48 hour period and not be completed. Additionally this takes away from the loading / unloading time available for trips. It becomes a choice of proper maintenance or usage.
- Restricting the number of RV's to one per property now limits multi-generation households from having multiple RV's (one per generation). In today's social climate, multi-generation households are more and more common. Additionally, it would be impossible to take a camping trip with my son and his family with both RV's as we would be in violation of the 1 unit ordinance.
- Restrictions on the length (25ft max), height (11ft max) and number of axles (one per unit) on RV's that can be stored on one's property limits personal choice of RV's. These restrictions eliminate all class A, B, and drivable RV's, all 5<sup>th</sup> wheel RV's and approximately 90% of all other

towable RV's. These restrictions do not consider the amount of available storage space individual properties have to store RV's in an approved, safe and aesthetically acceptable manner.

- The above restrictions place an undue burden in both time required to fetch and deliver RV's from and to storage facilities as well as adding additional financial considerations for storage fees and increased insurance premiums assessed for storage a public storage facilities. Specifically, \$100 per unit per month at public storage facilities per unit and increases insurance premiums due to being stored at a public storage facility by \$20 per month per unit. While this seems to be a small amount of money per month, \$120 per unit, the restrictions increase the cost of RV ownership in the City of Aurora by \$1440 per unit, per year and \$14,400 per unit over the 10 year average life span of an RV. This imposes an ownership penalty on RV's in the City of Aurora both monetarily and in personal time lost.
- After meeting with Vice Mayor Chuck Nelson, Alderman Bill Donnell, and Becky Soto from the Office of Property Standards, Vice Mayor Nelson suggested the ordinance variance process as a way to resolve the issues with my property and RV storage. Becky Soto did not object to this suggestion nor did Alderman Donnell. Additionally, after the DST review meeting, no objection was raised to this variance request. This suggests, at a minimum, tacit support for this request.

Property legal Description

**PIN # 15-34-183-024**

**Owner Information**

**Property Address:**

1219 Fifth St

Aurora ,IL 60505

**Billing Information:**

Allison, Michael K & Diane K

1219 Fifth St

Aurora , IL 60505

**Site Information**

**Legal Description:**

H B Douglas Addn Block 5 The E 181.3 Ft of Lt 2  
& The N 7 Ft of The E 181.3 Ft of Lot 1 & The S  
50.8 Ft of The E 181.3 of Lot 3 Lot Dimensions:  
178.60 x 181.30 GIS Approx Lot Sq Ft: 31798.

**Neighborhood Code:** 3439

**Property Class:** 0040 Residential

**Tax Code:** 21AE

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