

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: 1999 West Galena Boulevard

Parcel Number(s): 15-19-201-024

Petition Request

Requesting approval of a Plat of Easement for City Easements on Part of Lot 1, 2, and 3 of West Aurora Subdivision, Unit No 1 being located at 1999 West Galena Boulevard

Attachments Required

(a digital file of all documents is also required)

Development Tables Excel Worksheet-
digital only (1-0)

One Paper and pdf Copy of:
Letter of Authorization (2-2)
Plat of Dedication (2-13)
Executed Mylar Copy of: Plat of Dedication (2-13)

Petition Fee: \$200.00

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

12/9/24

Print Name and Company: _____

Kyle Kearby

F.I.R.E. LLC - ICE

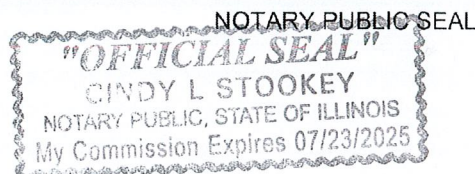
I, the undersigned, a Notary Public in and for the said County and State aforesaid do hereby certify that the authorized signer is personally known to me to be the same person whose name is subscribed to the foregoing instrument and that said person signed sealed and delivered the above petition as a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

Given under my hand and notary seal this 9th day of December 2024.

State of IL)

County of Kendall) SS

Cindy L. Stookey
Notary Signature





Planning and Zoning Division 77 S. Broadway, 2nd Floor, Aurora, IL
phone (630) 256-3080 fax (630) 256-3081 email COAPlanning@aurora.il.us

1-6

Filing Fee Worksheet

Project Number: 2024-301

Petitioner: 0

Number of Acres: 0.00

Number of Street Frontages: 0.00

Non-Profit 0

Linear Feet of New Roadway: 0

New Acres Subdivided (if applicable): 0.00

Area of site disturbance (acres): 0.00

Filing Fees Due at Land Use Petition:

Request(s):	Dedications	\$	200.00
		\$	-

Total: **\$200.00**

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

Verified By: Emma Field

Date: 8/13/2024

Contact Information Data Entry Worksheet

[Back To Index](#)

Fill in all the GREEN Boxes - if Not Applicable Please Leave Blank

Data Entry Fields are indicated in Green

Owner

First Name:	Thomas	Initial:		Last Name:	Rudbeck	Title:	
Address:	P.O. Box 17						
City:	Davenport	State:	IA	Zip:	52805		
Email Address:		Phone No.:	5633221515	Mobile No.:			
Company Name:	Windmill Hill, LC						
Job Title:	Owner						

Main Petitioner Contact (The individual that will Sign the Land Use Petition)

Relationship to Project	Tenant						
First Name:	Kyle	Initial:		Last Name:	Kearby	Title:	
Address:	422 Lennox Drive						
City:	Oswego	State:	IL	Zip:	60543		
Email Address:	kyle.kearby@yahoo.com	Phone No.:		Mobile No.:	630-947-9733		
Company Name:	F.I.R.E. LLC - ICE						
Job Title:	Business Owner						

Additional Contact #1

Relationship to Project	Select One From List						
First Name:		Initial:		Last Name:		Title:	Select One From List
Address:							
City:		State:		Zip:			
Email Address:		Phone No.:		Mobile No.:			
Company Name:							
Job Title:							

Additional Contact #2

Relationship to Project	Select One From List						
First Name:		Initial:		Last Name:		Title:	Select One From List
Address:							
City:		State:		Zip:			
Email Address:		Phone No.:		Mobile No.:			
Company Name:							
Job Title:							

Additional Contact #3

Relationship to Project	Select One From List						
First Name:		Initial:		Last Name:		Title:	Select One From List
Address:							
City:		State:		Zip:			
Email Address:		Phone No.:		Mobile No.:			
Company Name:							
Job Title:							

Additional Contact #4

Relationship to Project	Select One From List						
First Name:		Initial:		Last Name:		Title:	Select One From List
Address:							
City:		State:		Zip:			
Email Address:		Phone No.:		Mobile No.:			
Company Name:							
Job Title:							

November 6, 2024

From: ExchangeRight
1055 E. Colorado Blvd, Suite 310
Pasadena, CA 91106
Phone: 855-317-4448
Email: info@exchangeright.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: 1977 W. Galena Blvd, Aurora, IL 60506

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 F.I.R.E., LLC - ICE, and its representatives, to act as the owner's agent through the Easement Land Use Petition process with the City of Aurora for said property.

Signature: Warren Thomas Date 11-18-24

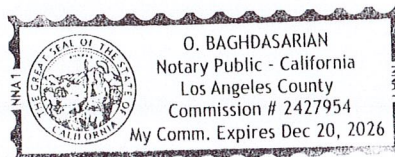
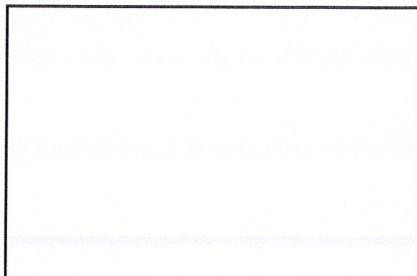
Please Type / Print Name Warren Thomas

Subscribed and sworn to before me this 18th day of November, 2024

Notary Signature O. Baghdasarian

Please Type / Print Name O. Baghdasarian

Notary Public Seal



September 23, 2024

From: Thomas Rudbeck, Owner
Windmill Hill, LC
P.O. Box 17
Davenport, IA 52805
Phone: 563-322-1515
Email: windmillhilllc@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: 1999 W. Galena Blvd, Aurora, IL 60506

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 F.I.R.E., LLC - ICE, and its representatives, to act as the owner's agent through the Easement Land Use Petition process with the City of Aurora for said property.

Signature: Thomas Rudbeck Date 10-15-24

Please Type / Print Name THOMAS RUDBECK

Subscribed and sworn to before me this 15 day of Oct, 2024

Notary Signature Judi Jenaman

Please Type / Print Name Judi Jenaman

Notary Public Seal

