



# City of Aurora

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: 2015.260

### Subject Property Information

Address/Location: 551 Old Indian Trail

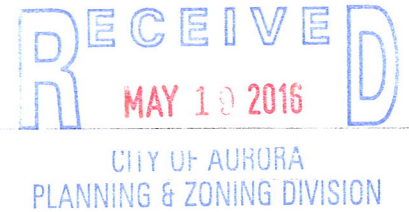
Parcel Number(s): 15-16-201-020  
(attach separate sheet if necessary)

### Petition Request(s)

Requesting approval of a shed size and setback variance for a shed on the property at 551 Old Indian Trail.

### Attachments Required (hard copies and CD of digital files are required)

- One Copy of:
  - Development Tables (excel 1-0)
  - Project Contact Info Sheet (1-5)
  - Qualifying Statement (2-1)
  - Plat of Survey (2-1)
  - Legal Description (2-1)



### Petition Fee (Payable to "The City of Aurora")

Total Fee = \$200.00 (Planning and Zoning Fee \$200.00 + Engineering Filing Fee \$0.00 )

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: Mark Keith Date 5-18-16

Print Name and Company: Mark Keith

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 18<sup>th</sup> day of May, 2016

State of ILLINOIS )  
County of KANE ) SS

Eugenio Nunez  
Notary Signature





### Project Contact Information Sheet

**Project Number:** 2015.26

**Owner**

First Name: Mark Initial: 0 Last Name: Keith Title: Mr.  
Company Name: 0  
Job Title: 0  
Address: 551 Old Indian Trail  
City: Aurora State: IL Zip: 60506  
Email Address: vybermudez@yahoo.com Phone No.: 630-878-9907 Mobile No.: 630-878-9907

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

Relationship to Project: Owner  
Company Name: 0  
First Name: Mark Initial: 0 Last Name: Keith Title: Mr.  
Job Title: 0  
Address: 551 Old Indian Trail  
City: Aurora State: IL Zip: 60506  
Email Address: vybermudez@yahoo.com Phone No.: 630-878-9907 Mobile No.: 630-878-9907

**Additional Contact #1**

Relationship to Project: Select One From List  
Company Name: 0  
First Name: - Initial: 0 Last Name: 0 Title: Select Or  
Job Title: 0  
Address: 0  
City: 0 State: 0 Zip: 0  
Email Address: 0 Phone No.: 0 Mobile No.: 0

**Additional Contact #2**

Relationship to Project: Select One From List  
Company Name: 0  
First Name: - Initial: 0 Last Name: 0 Title: Select Or  
Job Title: 0  
Address: 0  
City: 0 State: 0 Zip: 0  
Email Address: 0 Phone No.: 0 Mobile No.: 0

**Additional Contact #3**

Relationship to Project: Select One From List  
Company Name: 0  
First Name: - Initial: 0 Last Name: 0 Title: Select Or  
Job Title: 0  
Address: 0  
City: 0 State: 0 Zip: 0  
Email Address: 0 Phone No.: 0 Mobile No.: 0

**Additional Contact #4**

Relationship to Project: Select One From List  
Company Name: 0  
First Name: - Initial: 0 Last Name: 0 Title: Select Or  
Job Title: 0  
Address: 0  
City: 0 State: 0 Zip: 0  
Email Address: 0 Phone No.: 0 Mobile No.: 0

The purpose for this letter is to formally request approval for a size variance (width) on the shed located at 551 Old Indian Trail. The reasoning behind obtaining a larger prefabricated shed was to accommodate our lawn and pool equipment, as well as seasonal lawn decorations and other items. Prior to the larger shed many of the items mentioned were not able to fit into the smaller shed, causing not only a physical hazard, but also a visual eye sore. In order to properly maintain our home, we use a wide variety of equipment which a smaller shed could not adequately accommodate. This left a lot of our items out in the yard, giving the property a cluttered, junky look, but also causing deterioration to items because they were left exposed to the elements. I suffer from chronic back pain from an accident, and due to the size of our yard and driveway, a riding lawn mower and a snow blower is a necessity which consumes a large amount of space. My wife likes to ensure that we maintain curb appeal, and she uses a variety of landscaping tools, such as push lawn mower, weed whacker, leaf blower, lawn décor, etc. She also enjoys decorating for the holidays with our children and has a large amount of holiday decorations for Christmas, Halloween, 4<sup>th</sup> of July and other holidays. We also have a swimming pool which requires a large amount of chemicals and equipment in order to keep it well maintained. This includes large pumps, chemicals, hoses and cleaners, which all have to be stored and out of the elements during the off season. Since the old shed did not have sufficient space, having pool chemicals under lock and key was not possible. This caused a hazard to our children who could have easily come into contact with them. Because of the size of the yard and the property as a whole, I believe the shed fits this home. The shed will not cause any detriment to any necessary facilities or public streets, nor does it negatively affect the visual aesthetics of the neighborhood and property values.

- 4.4-2.4 Rear Yard: Accessory structures must be setback a minimum of
  - A. Three (3) feet from interior side lot lines
  - B. Five (5) feet from rear lot lines

*\*In process of moving shed into proper location in order to meet City of Aurora Zoning Ordinance.*

- 4.4-6.6 Sheds.
  - A. Height. A private shed shall not exceed fourteen (14) feet in height. Height shall be measure to the top (peak) of the structure.

*\*Shed meets the height requirement; the shed is eleven (11) feet at its peak.*

- B. Size. Sheds shall not exceed one hundred and sixty (160) square feet in area, nor shall they exceed eight (8) feet in vertical wall height. The maximum length of any one wall shall not exceed sixteen (16) feet.

*\*The shed exceeds the wall length by four (4) feet. The back wall of the shed is twenty (20) feet in length. Due the prefabrication of the shed, we are unable to reduce the size of the shed without diminishing its structural stability and causing financial hardship.*

Thank You,

Mark Keith



## 551 Old Indian Trail Property Description

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### PROPERTY DESCRIPTION

THAT PART OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF CHICAGO, BURLINGTON AND QUINCY RAILROAD WITH THE NORTH LINE OF SAID SECTION; THENCE SOUTH ALONG THE EAST LINE OF SAID RIGHT OF WAY 264.1 FEET TO THE NORTH LINE OF THE PUBLIC HIGHWAY KNOWN AS OLD INDIAN TRAIL; THENCE EASTERLY ALONG SAID NORTH LINE 260 FEET; THENCE NORTHERLY PARALLEL WITH THE EASTERLY LINE OF SAID RAILROAD RIGHT OF WAY TO THE NORTH LINE OF SECTION 16 FOR THE POINT OF BEGINNING; THENCE SOUTHERLY PARALLEL WITH THE SAID EASTERLY RIGHT OF WAY LINE TO THE NORTH LINE OF OLD INDIAN TRAIL; THENCE EASTERLY ALONG SAID NORTH LINE 250 FEET; THENCE NORTHERLY PARALLEL WITH THE EASTERLY LINE OF SAID RAILROAD RIGHT OF WAY TO THE NORTH LINE OF SECTION 16; THENCE WEST ALONG THE NORTH LINE OF SAID SECTION TO THE POINT OF BEGINNING (EXCEPT THE NORTHERLY 40 FEET THEREOF AND EXCEPT THAT PART LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE: COMMENCING AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF THE CHICAGO, BURLINGTON AND QUINCY RAILROAD COMPANY WITH THE NORTH LINE OF SECTION 16; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID RIGHT OF WAY 264.1 FEET TO THE NORTH LINE OF THE PUBLIC HIGHWAY KNOWN AS OLD INDIAN TRAIL; THENCE EASTERLY ALONG SAID NORTH LINE 335 FEET; THENCE NORTHERLY PARALLEL WITH THE EASTERLY RIGHT OF WAY LINE OF SAID RAILROAD 220.70 FEET TO THE SOUTHERLY LINE OF NEW INDIAN TRAIL; THENCE EASTERLY ALONG SAID SOUTHERLY LINE 100 FEET; THENCE NORTHERLY PARALLEL WITH SAID EASTERLY RIGHT OF WAY LINE TO THE NORTH LINE OF SAID SECTION 16 FOR THE POINT OF BEGINNING OF SAID LINE; THENCE SOUTHERLY PARALLEL WITH SAID EASTERLY RIGHT OF WAY LINE TO THE NORTH LINE OF OLD INDIAN TRAIL FOR THE TERMINATION OF SAID LINE), IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.