

# Land Use Petition

Project Number: 2017.160

## Subject Property Information

Address/Location: 835 E. Galena Boulevard / southwest corner of Galena Boulevard and Smith Street  
Parcel Number(s): 15-26-129-010

## Petition Request(s)

Requesting to rezone the property at 835 E. Galena Boulevard from R-2 One-Family Dwelling District District to NC Neighborhood Commercial District District

## 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)  
Parking Worksheet (1-8)  
Qualifying Statement (2-1)  
Plat of Survey with parking spaces drawn (2-1)  
Legal Description (2-1)  
Letter of Authorization (2-2)



## Petition Fee: \$815.00 (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 11/1/17

Print Name and Company: \_\_\_\_\_

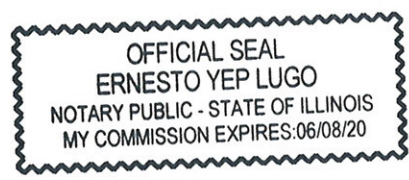
I, the undersigned, a Notary Public in and for the said County and State aforesaid do hereby certify that the authorized signer is personally known to me to be the same person whose name is subscribed to the foregoing instrument and that said person signed sealed and delivered the above petition as a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

Given under my hand and notary seal this 01 day of NOVEMBER, 2017

State of ILLINOIS)  
) SS  
County of KANE)

NOTARY PUBLIC SEAL

ERNESTO YEP LUGO  
Notary Signature



**Filing Fee Worksheet**

**Project Number:** 2017.160  
**Petitioner:** Santos Ochoa  
**Number of Acres:** 0.13  
**Number of Street Frontages:** 2.00  
**Non-Profit:** No

**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):	Rezoning	\$	800.00
	Public Hearing Notice Sign(s)	\$	15.00
		\$	-
		\$	-
		\$	-
		\$	-

**Total:** **\$815.00**

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

Verified By:

Date:

**RECEIVED**  
**NOV -2 2017**  
 CITY OF AURORA  
 PLANNING & ZONING DIVISION



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



**Project Contact Information Sheet**

**Project Number:** 2017.160

**Petitioner Company (or Full Name of Petitioner):** Santos Ochoa

CITY OF AURORA  
 PLANNING & ZONING DIVISION

**Owner**

First Name: Santos Initial: \_\_\_\_\_ Last Name: Ochoa Title: Mr.  
 Company Name: \_\_\_\_\_  
 Job Title: \_\_\_\_\_  
 Address: 3N708 Roberts Road  
 City: Elburn State: IL Zip: 60119  
 Email Address: ochoasantos@gmail.com Phone No.: 708-768-4477 Mobile No.: 708-768-4477

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

Relationship to Project: Owner  
 Company Name: \_\_\_\_\_  
 First Name: Santos Initial: \_\_\_\_\_ Last Name: Ochoa Title: Mr.  
 Job Title: \_\_\_\_\_  
 Address: 3N708 Roberts Road  
 City: Elburn State: IL Zip: 60119  
 Email Address: ochoasantos@gmail.com Phone No.: 708-768-4477 Mobile No.: 708-768-4477

**Additional Contact #1**

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 #2**

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 #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.: \_\_\_\_\_



October 10, 2017

City of Aurora  
Planning & Zoning Division  
44 E. Downer Place Aurora, IL 60505



RE: Qualifying Statement

To Planning & Zoning Division Team,

My name is Santos Ochoa CPA and I am president of Mundo Tax Service Inc. DBA Ochoa & Associates Ltd. I currently rent office space at 962 Grove Aurora, IL 60505. I plan to use 835 E. Galena Boulevard Aurora, IL 60505 as office space for my small accounting and tax practice. I plan to begin with four employees once remodeling is completed.

Sincerely,

Santos Ochoa CPA



October 10, 2017

City of Aurora  
Planning & Zoning Division  
44 E. Downer Place Aurora, IL 60505



RE: Letter of Authorization

To Planning & Zoning Division Team,

My name is Santos Ochoa CPA and I am the current owner of 835 E. Galena Boulevard Aurora, IL 60505.

Sincerely,

Santos Ochoa CPA



LEGAL DESCRIPTION:

THAT PARTS OF LOTS 1 AND 2 IN BLOCK 28 OF HURD'S SUBDIVISION OF BLOCKS 28 AND 29 OF STEPHENSON'S SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 23 AND PART OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF MAIN STREET AND THE WEST LINE OF SMITH STREET, AS NOW LOCATED; THENCE WESTERLY ALONG THE NORTHERLY LINE OF LOTS 1 AND 2 AFORESAID 40 FEET; THENCE SOUTHERLY PARALLEL WITH WESTERLY LINE OF LOT 2 AFORESAID 125 FEET TO THE NORTHERLY LINE OF LOT CONVEYED TO EDWARD R ALLEN BY DEED DATED MAY 7, 1891, AND RECORDED MAY 8, 1891, IN BOOK 101, PAGE 261, AS DOCUMENT 37309; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID LOT TO THE WESTERLY LINE OF SMITH STREET; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SMITH STREET TO THE POINT OF BEGINNING, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

Commonly known as: 835 E. Galena, Aurora, IL 60505

P.I.N. 15-26-129-010

## Parking and Stacking Requirement Worksheet

**Project Number:** 2017.160

**Petitioner:** Santos Ochoa

**Parking Requirement**

<b>Total Parking Requirement</b>	<b>5</b>
Enclosed Parking Spaces	-
Surface Parking Spaces	5

*Note: All parking spaces must be individually accessible spaces in order to count towards this requirement*

**Stacking Requirement**

<b>Total Stacking Requirement (number of stacking spaces)</b>	-	
Drive-through facilities	-	5 stacking spaces at each bay, window, lane, ordering station, machine or similar.
Car wash facilities, automated	-	20 stacking spaces or 10 per approach lane, whichever is greater.
Car wash facilities, self-service	-	3 stacking spaces per approach lane, plus 2 drying spaces per stall
Preschool or daycare facilities, drop-off area	-	5 stacking spaces for facilities 5,000 SF or less or 10 spaces for facilities greater than 5,000 SF.

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**OFFICE USE ONLY**

Verified By: Tracey Vacek

**Requirement Based On:**

<u>Sq Ft / Units</u>	<u>Use</u>	<u>Needed</u>	<u>Number Required</u>
1,500	Structure 2100: Business or professional offices, including financial institutions	1 space per 300 SF of GFA	5
<b>Total</b>			<b>5</b>

**RECEIVED**  
NOV -2 2017  
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PLANNING & ZONING DIVISION