

# 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](http://www.aurora-il.org)



## Land Use Petition

### Subject Property Information

Address / Location: 4173 Ogden Avenue

Parcel Number(s): 07-28-205-005; 07-28-205-006

### Petition Request

Requesting the Vacation of a city easement for the property at 4173 Ogden Avenue

### 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:

Plat of Vacation (Guidelines 2-15)

Letter of Authorization

Qualifying Statement

**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: Mark Van Benschoten Date 2/3/2025

Print Name and Company: MARK VAN BENSCHOTEN Rust Leasing, LLC

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.

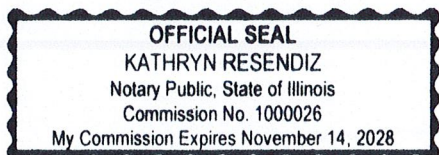
Given under my hand and notary seal this 3 day of FEBRUARY.

State of ILLINOIS)  
) SS

County of DUPAGE)

Kathryn Resendiz  
Notary Signature

NOTARY PUBLIC SEAL



## Filing Fee Worksheet

**Project Number:** 2024.388

**Petitioner:** United Survey Service, LLC

**Number of Acres:** 0.00

**Number of Street Frontages:** 0.00

**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:**

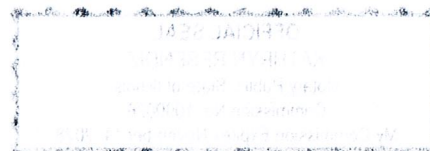
Request(s): Vacations	\$ 200.00
	\$ -

**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: 12/16/2024



Development Data Table: Plat of Vacation			
Description	Value	Unit	
a) Tax/Parcel Identification Number(s) (PINs):			
07-28-205-005, 07-28-205-006			
b) Right of way being Vacated			
	0.00	Acres	
c) Easment being Vacated			
	-	Square Feet	
	0.02	Acres	
	982	Square Feet	

### **Qualifying Statement-Vacation**

As part of renovation and enhancement of existing auto dealership, new building additions are proposed. One of the proposed additions is located to the southeast corner of the building which will encroach on to existing water main and its easement. As part of this development, we would like to relocate existing water main and the associated easement. First the existing easement will be vacated and second, a new easement/dedication (See Dedication petition) is being proposed. The vacated easement is of 0.02ac (982 sq.ft.).



# ROUSH AUTO GROUP

**Roush Honda**  
Westerville, OH

**Valley Honda**  
Aurora, IL

An Employee-Owned Company

## Letter of Authorization

January 22, 2025

From:  
Mark VanBenschoten  
CFO  
Roush Leasing, Inc.  
100 West Schrock Rd.  
Westerville, Ohio 43081  
PH: 614-882-1535  
Email: mark.vanbenschoten@roushautogroup.com>

To:  
City of Aurora,  
Planning and Zoning Division 44 E. Downer Place,  
Aurora IL 60507  
PH: 630-256-3080  
Email: coaplanning@aurora-il-org

Re: Authorization Letter for: 4173 Ogden Ave. Aurora, IL

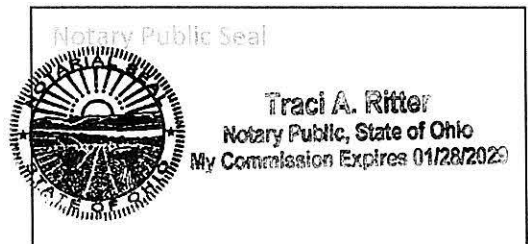
To whom it may concern:

As the record owner of the above stated property, I hereby affirm that I have full legal capacity to authorize Bono Consulting Civil Engineers, 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: M.V. Benschoten, CFO Date 1-22-2025

Subscribed And Sworn To Before Me This 22 Day  
Of Jan, 2025

Notary Signature Traci A. Ritter



LEGAL DESCRIPTION OF EASEMENT VACATION:

THAT PART OF LOTS 3 & 4 IN FOX VALLEY VILLAGES UNIT 27A, BEING A PART OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 28, 1997 AS DOCUMENT R97-109185, IN DU PAGE COUNTY, DESCRIBED AS FOLLOWS:  
COMMENCING AT A POINT ON THE SOUTHEASTERLY LINE OF LOT 4, 223.87 FEET SOUTHWESTERLY OF THE SOUTHEAST CORNER THEREOF; THENCE SOUTH 33 DEGREES 33 MINUTES 57 SECONDS WEST, A DISTANCE OF 9.06 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 67 DEGREES 09 MINUTES 56 SECONDS WEST, A DISTANCE OF 17.39 FEET; THENCE SOUTH 40 DEGREES 33 MINUTES 01 SECONDS WEST, A DISTANCE OF 19.26 FEET; THENCE SOUTH 68 DEGREES 44 MINUTES 25 SECONDS WEST, A DISTANCE OF 31 .75 FEET; THENCE NORTH 40 DEGREES 33 MINUTES 01 SECONDS EAST, A DISTANCE OF 50.79 FEET; THENCE NORTH 67 DEGREES 09 MINUTES 56 SECONDS EAST, A DISTANCE OF 43.51 FEET; THENCE SOUTH 33 DEGREES 33 MINUTES 57 SECONDS WEST, A DISTANCE OF 27.11 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

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