

# Land Use Petition

Project Number: 2020.081

## Subject Property Information

Address/Location: 5 S Lake Street  
Parcel Number(s): 15-22-303-014

## Petition Request(s)

Requesting approval of a Special Sign District for 5 S. Lake Street

## 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)

Special Sign District Bulk Regulations

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

## Petition Fee: \$0.00 (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: *Kelly Mennucci* Date 7-1-2020

Print Name and Company: KSM Properties

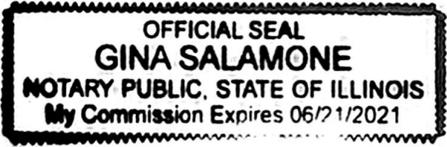
I, the undersigned, a Notary Public in and for the said County and State aforesaid do hereby certify that the authorized signer is personally known to me to be the same person whose name is subscribed to the foregoing instrument and that said person signed sealed and delivered the above petition as a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

Given under my hand and notary seal this 1st day of July, 2020

State of Illinois )  
County of Kane ) SS

NOTARY PUBLIC SEAL

*[Signature]*  
Notary Signature



# 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:	Kelly	Initial:		Last Name:	McCusken	Title:	Ms.
Address:	436 Deerfield Drive						
City:	Oswego	State:	IL	Zip:	60543		
Email Address:		Phone No.:	630-464-1440	Mobile No.:			
Company Name:	KSM Properties LLC						
Job Title:							

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

Relationship to Project	Select One From List						
First Name:	Kelly	Initial:		Last Name:	McCusken	Title:	Ms.
Address:	436 Deerfield Drive						
City:	Oswego	State:	IL	Zip:	60538		
Email Address:		Phone No.:	630-464-1440	Mobile No.:			
Company Name:	KSM Properties LLC						
Job Title:							

## Additional Contact #1

Relationship to Project	Governmental Entity						
First Name:	Marissa	Initial:		Last Name:	Amoni	Title:	Select One From List
Address:							
City:		State:		Zip:			
Email Address:	marissa@auroradowntown.org	Phone No.:	630-674-2099	Mobile No.:			
Company Name:	Aurora Downtown						
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:							



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

## Filing Fee Worksheet

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**Project Number:** 2020.081

**Petitioner:** Downtown Aurora on behalf of KSM Properties LLC

**Number of Acres:** 0.10

**Number of Street Frontages:** 2.00

**Non-Profit** Yes

**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):	Select One	\$	-
		\$	-
		\$	-

**Total:** \$0.00

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

Verified By: Jill N. Morgan

Date:

Qualifying  
Statement

***“Aurora” Gateway Mural***

**5 S. Lake St.**

Project Contact: Marissa Amoni, Aurora Downtown

Property Owner: Kelly McCusken

Tenant: Tortas Guadalajara

Artist: Joshua Schultz

<https://www.facebook.com/TheCreativeEdge123/>

The proposed mural project will decorate the west-facing wall along the heavily traveled Galena Boulevard, entering downtown Aurora. The design celebrates Aurora’s architectural history and rich design roots with vibrant colors and a nod to art deco inspiration and the Aurora star. The mural will be a colorful welcome into downtown. Local artist Joshua Schultz is the designer and painter for the project. The project is fully funded by Aurora Downtown.

*Joshua Schultz is a local artist from Oswego, Ill. Schultz is a large part of the arts scene in downtown Aurora, and recently completed an outdoor mural on LaSalle and Benton streets at Calla Lily Victorian Tea Room. Schultz is a frequent contributor to The ArtBar, and has an extensive painting background as the owner of Creative Edge Murals.*

## Legal Description

PLAT OF SURVEY OF THAT PART OF LOT 6 OF ASSESSOR'S SUBDIVISION OF SUCH PORTIONS OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, AS LIES SOUTH OF GALENA STREET AND NORTH OF JOHN HOLBROOK'S LAND, AND SUCH PORTIONS OF THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, AS LIES SOUTH OF GALENA STREET AND WEST OF LAKE STREET, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTHERLY LINE OF GALENA BOULEVARD WITH THE WESTERLY LINE OF LAKE STREET; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF LAKE STREET, 90.50 FEET; THENCE WESTERLY AT RIGHT ANGLES TO SAID WESTERLY LINE OF LAKE STREET, 25.50 FEET; THENCE NORTHERLY PARALLEL WITH SAID WESTERLY LINE OF LAKE STREET, 10 FEET; THENCE WESTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, 30 FEET; THENCE NORTHERLY TO A POINT IN THE SOUTHERLY LINE OF GALENA BOULEVARD 56.96 FEET WESTERLY OF THE POINT OF BEGINNING; THENCE EASTERLY ALONG SAID SOUTHERLY LINE, 56.97 FEET TO THE POINT OF BEGINNING, (EXCEPT THAT PART CONVEYED TO THE ILLINOIS DEPARTMENT OF TRANSPORTATION BY DOCUMENT #1814635), IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS



**This instrument was prepared by:**

Herbert C. Steinmetz, Jr.  
Lowe & Steinmetz, Ltd.  
407 W. Galena Blvd.  
P.O. Box 1625  
Aurora, Illinois 60507-1625

2007K121275

**SANDY WEGMAN**  
RECORDER - KANE COUNTY, IL

RECORDED: 12/11/2007 3:30 PM  
REC FEE: 25.00 RHPFS FEE: 10.00  
PAGES: 4

**Return Recorded Document to:**

RICHARD FERGASON  
1999 W. DOWNER PLACE  
AURORA, IL 60506

**Send subsequent tax bills:**

KELLY McCUSKER - KSM PROPERTIES  
51 RIVER BEND ROAD  
MONTGOMERY, IL 60538

ATG - 070058600242 1/4

**TRUSTEE'S DEED**

**GRANTOR, THE OLD SECOND NATIONAL BANK OF AURORA, a national banking corporation having its place of business in the City of Aurora, Kane County, Illinois, not individually but as Trustee under Trust Agreement dated May 9, 1985, and known as Trust No. 4184, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, receipt which is acknowledged, and in pursuance of the power and authority vested in the Grantor as said Trustee, does CONVEY and QUIT CLAIM unto the GRANTEE,**

**KSM Properties, LLC., an Illinois Limited Liability Company,**  
5 South Lake Street  
Aurora, Illinois 60506

all interest in the following described Real Estate situated in the County of Kane, in the State of Illinois, to wit:

**SEE ATTACHED EXHIBIT "A"**

Address of Real Estate: 5 South Lake Street, Aurora, Illinois 60506

PIN NUMBER: 15-22-303-014

This conveyance is also made subject to all unpaid taxes against the subject property.

Attorneys' Title Guaranty Fund, Inc.  
1 S Wacker Dr. STE 2400  
Chicago, IL 60606-4650

BY

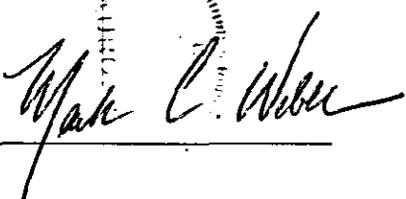
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35-

WITNESS, the GRANTOR, as Trustee, has caused this Trustee's Deed to be signed by its Trust Officer and attested by its VICE-PRES. this 26 day of November, 2007.

ATTEST:

THE OLD SECOND NATIONAL BANK OF AURORA  
not individually but as Trustee as aforesaid

  
\_\_\_\_\_

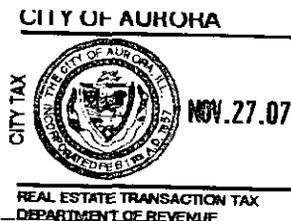
  
\_\_\_\_\_ Trust Officer

State of Illinois )  
County of Kane ) SS.

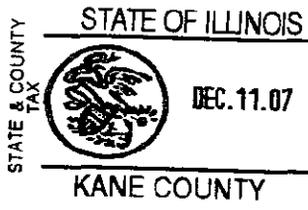
I, the undersigned, a Notary Public, in and for the County, in the State aforesaid, DO HEREBY CERTIFY, that Janet S. Dee, Trust Officer of THE OLD SECOND NATIONAL BANK OF AURORA, and MARIS C. WEBER of said Bank, who are personally known to me to be the same persons whose name are subscribed to the foregoing instrument as such TRUST OFFICER and VICE PRESIDENT, respectively, appeared before me this day in person, and acknowledged that they signed and delivered the said instrument as their free and voluntary act and as the free and voluntary act of said Bank, as Trustee, for the uses and purposes set forth.

Given under my hand and official seal, this 26 day of November, 2007.

  
Notary Public



# 0000044583	REAL ESTATE TRANSFER TAX
	0061500
	FP351000



# 0000034559	REAL ESTATE TRANSFER TAX
	0030750
	FP351013

EXHIBIT "A"

PLAT OF SURVEY OF THAT PART OF LOT 6 OF ASSESSOR'S SUBDIVISION OF SUCH PORTIONS OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, AS LIES SOUTH OF GALENA STREET, AND NORTH OF JOHN HOLBROOK'S LAND, AND SUCH PORTIONS OF THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, AS LIES SOUTH OF GALENA STREET AND WEST OF LAKE STREET, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTHERLY LINE OF GALENA BOULEVARD WITH THE WESTERLY LINE OF LAKE STREET; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF LAKE STREET, 90.50 FEET; THENCE WESTERLY AT RIGHT ANGLES TO SAID WESTERLY LINE OF LAKE STREET, 25.50 FEET; THENCE NORTHERLY PARALLEL WITH SAID WESTERLY LINE OF LAKE STREET, 10 FEET; THENCE WESTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, 30 FEET; THENCE NORTHERLY TO A POINT IN THE SOUTHERLY LINE OF GALENA BOULEVARD 56.97 FEET WESTERLY OF THE POINT OF BEGINNING; THENCE EASTERLY ALONG SAID SOUTHERLY LINE, 56.97 FEET TO THE POINT OF BEGINNING, (EXCEPT THAT PART CONVEYED TO THE ILLINOIS DEPARTMENT OF TRANSPORTATION BY DOCUMENT #1814635), IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

COMMONLY KNOWN AS 5 S. LAKE STREET, AURORA, ILLINOIS.

Unofficial



*Sandy Wegman*  
 Kane County Recorder  
 719 S. Batavia Ave., Bldg. C  
 Geneva Il, 60134  
 Phone: 630-232-5935  
 Fax: 630-232-5945

PLAT ACT AFFIDAVIT OF METES AND BOUNDS

STATE OF ILLINOIS )  
 COUNTY OF KANE )<sup>SS</sup>

HILLYANNE GROGAN, being duly sworn on oath,  
 states that affiant resides at 3616 Hoffman Place, IL

And further states that: (please check the appropriate box)

A.  That the attached deed is not in violation of 765 ILCS 205/1(a) in that the sale or exchange is of an entire tract of land not being a part of a larger tract of land; or  
 B.  That the attached deed is not in violation of 765 ILCS 205/1(b) for one of the following reasons: (please circle the appropriate number)

1. The division or subdivision of land into parcels or tracts of 5.0 acres or more in size which does not involve any new streets or easements of access;
2. The division of lots or blocks of less than one (1) acre in any recorded subdivision which does not involve any new streets or easements of access;
3. The sale or exchange of parcels of land between owners of adjoining and contiguous land;
4. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access;
5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access;
6. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use;
7. Conveyances made to correct descriptions in prior conveyances;
8. The sale or exchange of parcels or tracts of land following the division into no more than two (2) parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access;
9. The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by an Illinois Registered Land Surveyor; provided that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land;
10. This conveyance is of land described in the same manner as title was taken by grantor(s).

AFFIANT further states that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Kane County, Illinois, to accept the attached deed for recording.

SUBSCRIBED AND SWORN TO BEFORE ME

This 11<sup>th</sup> day of Dec, 2007

Inderpal Marwaha  
 Signature of Notary Public

Sally Wegman  
 Signature of Affiant



4.