

# 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: 55 Jackson Street

Parcel Number(s): 15-27-204-010

### Petition Request

Requesting approval of a Major Variance for the property located at 55 Jackson Street to decrease the required setbacks for the primary structure

Requesting to rezone the property at 55 Jackson Street from B-2 Business District – General Retail to R-4 Two Family Dwelling District

### Attachments Required

(a digital file of all documents is also required)

Word Document of: Legal Description (Format Guidelines 2-1)

One PDF Copy of:

Qualifying Statement (Format Guidelines 2-1)

Plat of Survey (Format Guidelines 2-1)

Legal Description (Format Guidelines 2-1)

Letter of Authorization (Format Guidelines 2-2)

Two Paper and PDF Copies of:  
Site Plan  
Floor Plan

**Petition Fee: \$1,015.00**

**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 07/18/23

Print Name and Company: Mireya Garcia Ribera

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.

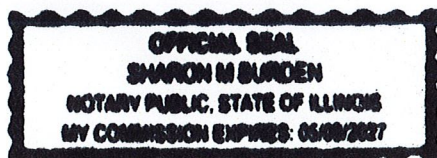
Given under my hand and notary seal this 13 day of JULY 2023.

State of STATE/IL

County of KANE

NOTARY PUBLIC SEAL

Notary Signature



AU27/2-23.296 - Rz/V - Item Number: 1

Date Received: 5/22/2023

Land Use Petition and Supporting Documents



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Given under my hand and notary seal this \_\_\_\_\_ day of \_\_\_\_\_.

State of \_\_\_\_\_)

) SS

County of \_\_\_\_\_)

NOTARY PUBLIC SEAL

\_\_\_\_\_  
Notary Signature

## Filing Fee Worksheet

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**Project Number:** DST2022-310

**Petitioner:** My Three Colors Construction

**Number of Acres:** 0.23

**Number of Street Frontages:** 1.00

**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):	Variance (Residential)	\$	200.00
	Rezoning	\$	800.00
	Public Hearing Notice Sign(s)	\$	15.00

**Total:** **\$1,015.00**

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

Verified By: Jacob Sodaro

Date: 12/29/2022

EXHIBIT "A"  
LEGAL DESCRIPTION

For the property located at 55 Jackson St

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Parcel Number(s): 15-27-204-010

Commonly known as: 55 Jackson Street, located in Kane County.

LOT 1, EXCEPT THE SOUTHERLY 4 FEET, OF MERRITT AND TOWN'S SUBDIVISION, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS

Month Day, Year DECEMBER 2, 2022

From: Owner's Full Name, Job Title: Mireya Garcia Ribera  
Company Name: \_\_\_\_\_  
Street Address, City, State, Zip: 55 Jackson St Aurora IL 60505  
Phone: 630 450 6920  
Email: mireyag188@gmail.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: Property address 55 JACKSON ST

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 Albert Rodriguez and its representatives, to act as the owner's agent through the REZONING & VARIANCE Land Use Petition process with the City of Aurora for said property.

Signature: [Handwritten Signature] Date 12/02/22

Subscribed And Sworn To Before Me This 2 Day  
Of Dec., 2022

Notary Signature Sharon M. Burden

