

Land Use Petition

Project Number: 2016.020

Subject Property Information

Address/Location: 917 E. Benton Street

Parcel Number(s): 15-26-132-005

(attach separate
sheet if necessary)

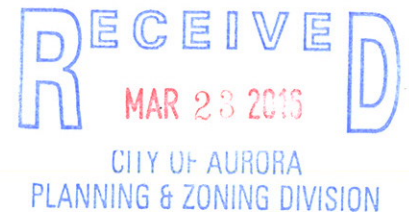
Petition Request(s)

Requesting to rezone the property at 917 E. Benton Street from R-4 Two Family Dwelling District to R-2 One-Family Dwelling District

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)
- 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: Barbara A. Rivera Date Mar 2, 2016

Print Name and Company: Barbara A. Rivera

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 2 day of March, 2016

State of Illinois)
County of Kane) SS

NOTARY PUBLIC SEAL

[Signature]
Notary Signature





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



CITY OF AURORA
PLANNING & ZONING DIVISION

Project Contact Information Sheet

Project Number: 2016.02

Owner

First Name: Barbara Initial: A Last Name: Rivera Title: Ms.
Company Name: 0
Job Title: 0
Address: 917 E. Benton Street
City: Aurora State: IL Zip: 60505
Email Address: 0 Phone No.: 0 Mobile No.: 0

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

Relationship to Project: Owner
Company Name: 0
First Name: Barbara Initial: A Last Name: Rivera Title: Ms.
Job Title: 0
Address: 917 E. Benton Street
City: Aurora State: IL Zip: 60505
Email Address: 0 Phone No.: 0 Mobile No.: 0

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

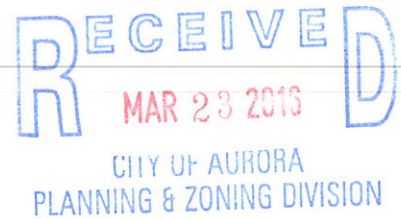
Additional Contact #3

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

March 7, 2016



Mr. Edward Sieben
Zoning Administrator, Planning and Zoning Division
1 South Broadway Aurora, IL 60505

RE: Qualifying statement for downzoning of property located at 917 E. Benton Street.

Dear Mr. Sieben:

The undersigned Barbara Rivera, property owner of property located at 917 E. Benton Street in Aurora, IL 60505 requests the approval of the rezoning of the referenced property from R-4 Two-Family Dwelling District to R-2 One-Family Dwelling District.

- **The public health, safety, morals, comfort, or general welfare.**
Approval of the proposed rezoning will allow the property owner to continue using such property as a single home. The building is in substantial conformance to the Aurora Zoning Ordinances.
- **The use and enjoyment of other property already established or permitted in the general area.**
The proposed downzoning is consistent with the City's long standing density reduction policy and the properties already located along Benton Street.
- **The normal and orderly development and improvement of surrounding property for uses established or permitted within their existing zoning district.**
The referenced property and the area around have been previously developed. Therefore, all required public improvements and infrastructure are in place. The rezoning of the property will not negatively impact existing public improvements and infrastructures.
- **Utilities, access roads, drainage, and/or other necessary facilities.**
Existing utilities, access roads, drainage and facilities have been already adequately sized and provided for the referenced property and no changes will be made.
- **Ingress and egress as it relates to traffic congestion in the public streets.**
Access to the referenced property has been already provided off of Benton Street. The property has been already provided with a curb cut that will not change.
- **The applicable regulations of the zoning district in which the subject property is proposed to be or is located.**
The proposed zoning is consistent with the City's long standing density reduction policy and the properties already located along Benton Street.

Respectfully,

Barbara Rivera

LEGAL DESCRIPTION

917 East Benton Street

THE EASTERLY 40.25 FEET OF THE WESTERLY 51.50 FEET OF LOT 9 IN BLOCK 2 OF SYLVANUS TOWN'S ADDITION. IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

RECEIVED
MAR 23 2015
CITY OF AURORA
PLANNING & ZONING DIVISION