

# 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: 429 W. Downer Place

Parcel Number(s): 15-21-260-024

### Petition Request

Requesting the Establishment of a Conditional Use Planned Development on the property located at 429 W. Downer Place

### Attachments Required

(a digital file of all documents is also required)

One Paper and pdf Copy of:

Qualifying Statement (2-1)

Plat of Survey (2-1)

Legal Description (2-1)

Letter of Authorization (2-2)

Two Paper and pdf Copy of:

Plan Description (2-18) – Staff will provide

Site Plan

Floor Plan

Petition Fee: \$815.00

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: [Signature] Date 3/18/25  
Print Name and Company: Fernando Barrera - Historic Panzer Pl Apartments

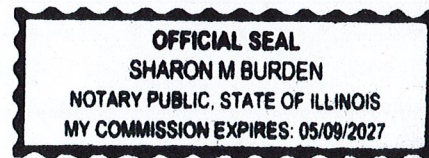
I, the undersigned, a Notary Public in and for the said County and State aforesaid do hereby certify that the authorized signer is personally known to me to be the same person whose name is subscribed to the foregoing instrument and that said person signed sealed and delivered the above petition as a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

Given under my hand and notary seal this 18 day of March 2025.

State of Illinois )  
County of Franklin ) SS

[Signature]  
Notary Signature

NOTARY PUBLIC SEAL



## Project Contact Information Sheet

**Project Number:** 2025.002

**Petitioner Company (or Full Name of Petitioner):** Historic Downer Place Apartments, LLC

### Owner

First Name: Fernando Initial: \_\_\_\_\_ Last Name: Barrera Title: Mr.  
Company Name: Historic Downer Place Apartments, LLC  
Job Title: Owner  
Address: 1180 Trask St  
City: Aurora State: IL Zip: 60505  
Email Address: barrera.1023@hotmail.com Phone No.: 630-306-0287 Mobile No.: 630-306-0287

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

Relationship to Project: Land Developer / Builder  
Company Name: The Barrera Organization  
First Name: Fernando Initial: \_\_\_\_\_ Last Name: Barrera Title: Mr.  
Job Title: Owner  
Address: 1180 Trask St  
City: Aurora State: IL Zip: 60505  
Email Address: barrera.1023@hotmail.com Phone No.: 630-306-0287 Mobile No.: 630-306-0287

### Additional Contact #1

Relationship to Project: Attorney  
Company Name: Law Office of Michael J. Poulakidas  
First Name: Michael Initial: \_\_\_\_\_ Last Name: Poulakidas Title: Mr.  
Job Title: Attorney  
Address: 346 N Lake Street  
City: Aurora State: IL Zip: 60506  
Email Address: michael@mjplawoffice.com Phone No.: 630-892-5150 Mobile No.: 630-962-0694

### Additional Contact #2

Relationship to Project: Architect  
Company Name: Larson & Darby Group  
First Name: Burt Initial: S Last Name: Andrews IV Title: \_\_\_\_\_  
Job Title: Architect  
Address: 4949 Harrison Avenue, Suite 100  
City: Rockford State: IL Zip: 61108  
Email Address: badrews@larsondarby.com Phone No.: 815-484-0739 Mobile No.: 630-524-4118

### Additional Contact #3

Relationship to Project: 0  
Company Name: \_\_\_\_\_  
First Name: \_\_\_\_\_ Initial: \_\_\_\_\_ Last Name: \_\_\_\_\_ Title: 0  
Job Title: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: IL 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.: \_\_\_\_\_



Planning and Zoning Division 77 S. Broadway, 2nd Floor, Aurora, IL  
phone (630) 256-3080 fax (630) 256-3081 email COAPlanning@aurora.il.us

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## Filing Fee Worksheet

**Project Number:** 2025.002

**Petitioner:** Historic Downer Place Apartments, LLC

**Number of Acres:** 0.59

**Number of Street Frontages:** 1.00

**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):	Conditional Use Plan Description/Revision	\$ 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: Jill Morgan

Date: 2/21/2025

### **LEGAL DESCRIPTION**

The Land referred to below is situated in the County of Kane, State of Illinois, and is described as follows:

LOTS 5 AND 6 IN BLOCK 1 OF HARPER'S ADDITION TO AURORA, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

Note: For informational purposes only, the land is known as :  
429 West Downer Place  
Aurora, IL 60506

## Item 2: Qualifying Statement (Section D)

### **I. Narrative About the Proposal**

#### **A. Existing Feature and Condition**

1. Building History – Built in 1856 (Hurd House)
  - a. Built in 1856 for prominent local pharmacist David Hurd, this house is an excellent example of the Second Empire style of architecture. Characteristic features of this style include the mansard roof and dormers. The single front porch replaced two original porches on the front of the house, one on each plane of the facade. The iron fence was added in the 1920s. The top floor of the home was devoted to a ballroom. It is a registered Local Landmark.
  - b. Second Empire architecture is a style that originated in France during the Second Empire (1852–1870). It's characterized by mansard roofs, decorative brackets, and a mix of historical styles.
    - i. Features
      1. Mansard roofs: A four-sided roof with a steep lower slope and a flatter upper slope. Mansard roofs were named after François Mansart, who popularized the style in the 16th century.
      2. Decorative brackets: A defining feature of the style.
      3. Iron frameworks and glass skylights: Modern materials used in the style. (please note the Hurd House does not have any skylights)
      4. Complex decorations: The style often featured columns, pediments, and window crests.

#### **2. Site and Exterior Description**

- a. There is an iron fence that surrounds the front of the property.
- b. Three story building with red brick façade, overall symmetrical window patterns and a Mansard roofs: A four-sided roof with a steep lower slope and a flatter upper slope. Mansard roofs were named after François Mansart, who popularized the style in the 16th century.

#### **3. Interior Description**

- a. The Hurd house's primary interior spaces are the wide center stairwell corridors at its 1st, 2nd, and 3rd floors. The building's center stairwell connects the 1st floor up to the 3rd floor.

- b. Beyond the center stairwell corridors, the building appears to have been reconfigured multiple times by previous owners but seems to still possess much of the original trim and doors.
- c. The basement is unfinished and houses storage and equipment spaces.

## **B. Proposed Use and Work to be completed:**

### **1. Site and Exterior Rehabilitation**

- a. Site work will respect the Hurd House's historic footprint, massing, character, and setting.
  - i. Exterior work will include preservation of the Hurd House's exterior facades, historic fenestration pattern, and masonry elements.
  - ii. Exterior brick, stone, and concrete masonry will be retained and repaired, repointed, and cleaned where necessary.
  - iii. Existing painted masonry will be repainted. Existing façade woodwork, including roof trim and the 2nd floor north oriel window structure, will be retained, repaired, and repainted.
  - iv. The building's existing main north entrance door system will be retained. Deteriorated wood windows will be replaced.
  - v. Adding a ramp accessing the front porch from the east face of the front porch with the ramp proceeding north from there.

### **2. Interior Rehabilitation**

- a. Inside, the Hurd House's historic 1st, 2nd, and 3rd floor center stairwell corridors, the building's most significant and intact public spaces, will be restored with the original center stairwell retained for continued use by residents.
- b. All existing spaces to remain and the existing doors and trim to be repainted. Only light remodeling is proposed to be completed. The only additions will be the new mechanical, electrical and plumbing work added to each residential unit.

The Hurd House is a highly visible building in Aurora and one of the city's oldest. The applicant plans to repair the building's deteriorated exterior masonry and replicate the building's deteriorated historic windows, giving the building an exterior refresh that for decades the city has hoped to see.

### **3. Proposed Building Use**

- a. 10 studio apartments
  - i. Range in size: 495 square feet to 954 square feet

## **II. This project addresses the following concerns:**

### **a) The public health, safety, morals, comfort and general welfare:**

Downer Place has long been considered a historical throughfare in Aurora. This subject property operated as a lodging house for several years. The site now sits secure and ready for re-development. The building has tremendous historic significance for the community. This coupled with the proposed use of the property (apartment living at moderate pricing) demonstrates that the proposed project will bring much needed residences to the area and significantly enhance the public health, safety, morals, comfort and general welfare of the neighborhood and community.

### **b) The use and enjoyment of other property already established or permitted in the general area:**

With the addition of 10 residential units and the points made in a) above, the use and enjoyment of other property already established in the general area will be impacted in a positive way in that much needed housing that is affordable is needed in the area.

### **c) Property values within the neighborhood:**

Although it is a proven fact that it is difficult to accurately predict what will happen to property values with the addition of any one development (several factors come into play for property values – ie. The local, state and US economy, property tax rates, etc) it is fair to state that this project will certainly have a positive impact on property values within the neighborhood. The site now sits secure and ready for re-development and the building has tremendous historic significance for the community.

### **d) The normal and orderly development and improvement of surrounding property for uses established or permitted within their respective existing zoning districts**

The proposed uses of this project bring much needed residences to the area. As such, the proposed project affects the normal and orderly development and improvement of surrounding property for uses established or permitted within their respective existing zoning districts in a positive manner.

### **e) and f) “Utilities, access roads, and drainage and/or other necessary facilities” and “Ingress and egress as it relates to traffic congestion in the public streets”**

Utility construction will be necessary for providing services for the existing and proposed building. Existing and proposed utilities include storm sewer, sanitary sewer, watermain, and dry utilities (i.e. gas, electric, cable). These facilities will be constructed and connected to the public infrastructure present within the City right-of-way. Drainage requirements will be met per City of Aurora and Kane County ordinances.

Access points to the site already exist and will be maintained. The dumpster location will be at the rear of the building.

- g) and h) **“The applicable regulations of the zoning district in which the subject property is proposed to be or is located” and “A bullet point list of any variances, modifications or exceptions that you are seeking from the City’s Codes and Ordinances”**

10 units. 16 parking spaces shown take up 38.5% of lot coverage. Show an additional 4 spaces as banked but don't build them, to show a total of 20 if needed in the future. We will also codify in the CU the 40% plus lot coverage. The smallest unit size as shown on the new floor plan will also be codified. Staff is good with the ramp location also. New landscaping indicated as part of the request where needed.

The following variances are anticipated, however, a need for additional variances may arise due to further coordination with the City of Aurora,

- 10 Residential Units – 4 one bedroom and 6 studios
- Allow for the smaller square footage size – 495 sq feet is smallest
- 16 total parking spaces (over 1.5 spaces per unit) – 4 spaces able to be added if needed in the future. 40% plus the lot coverage
- Ramp location
- New landscaping indicated as part of the request where needed
- Vary any building code requirements.