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

Land Use Petition

Subject Property Information

Address / Location: 411 E. Galena Boulevard

Parcel Number(s): 15-22-458-020, 15-22-458-021, 15-22-458-022

Petition Request

Requesting the Establishment of a Conditional Use Planned Development on the property located at 411 E. Galena Boulevard;

Requesting approval of a Final Plan for 411 E. Galena Boulevard for a Parking Facilities, Residential (4160) Use

Attachments Required (a digital file of all documents is also required)

Development Tables Excel Worksheet - digital only (1-0)
Word Document and PDF of: Legal Description (2-1)

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

Initial documents required for review (1 hard copy and 1 electronic copy- pdf) for site improvement approval.
Project Information Sheet
Stormwater Permit Worksheet & Application & SW Report
Site Plan

Word Document and PDF of: Plan Description (2-18)

Two Paper and PDF Copy of:
Plan Description (2-18) - Staff will draft
Final Plan (2-4)
Landscape Plan (2-7)

Petition Fee: $1,550 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 7/30/2025

Print Name and Company: Fernando Barrera Parkway Apts 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 30 day of July 2025.

State of ILLINOIS)
) SS
County of KANE)

NOTARY PUBLIC SEAL

Sharon M. Burden
Notary Signature

OFFICIAL SEAL
SHARON M BURDEN
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 05/09/2027

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

1-5

Project Contact Information Sheet

Project Number: 2024.435

Petitioner Company (or Full Name of Petitioner): Parkway Apts, 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:		Landscape Architect					
Company Name:	G Studio						
First Name:	Gary	Initial:		Last Name:	Lehman	Title:	0
Job Title:							
Address:	5834 Taliman						
City:	Chicago	State:	IL	Zip:	60659		
Email Address:		Phone No.:	773-732-0311	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.:			

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

Filing Fee Worksheet

Project Number: 2024.435
Petitioner: Parkway Apts, LLC
Number of Acres: 0.24
Number of Street Frontages: 2.00
Non-Profit 0

Linear Feet of New Roadway: 0
New Acres Subdivided (if applicable): 0.00
Area of site disturbance (acres): 0.00

Filling Fees Due at Land Use Petition:

Request(s):		
Conditional Use Plan Description/Revision	$	800.00
Final Plan	$	750.00

Total: **$1,550.00**

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

Verified By: Jill N Morgan Date: 7/18/2025

Item 2: Qualifying Statement (Section D)

I. Narrative About the Proposal

A. Existing Feature and Condition - The petitioner proposes to develop a surface-level off-street parking lot on two currently vacant parcels located at 411 E Galena Blvd and 12 S 4th Street, in the City of Aurora, Illinois. These lots are presently undeveloped and underutilized, contributing no functional or visual value to the neighborhood. Due to their narrow, irregular configuration and small size, the parcels are not feasible for new building construction under current zoning and building code standards. As such, they have remained vacant for an extended period and detract from the overall appearance and utility of the area.

B. Proposed Use and Work to be completed: The proposed use—a 13-space parking lot—would provide meaningful improvement to the properties by supporting the nearby residential building at 415–419 E Galena Blvd, which is under the same ownership. The addition of a nearby, dedicated off-street lot would relieve congestion and overflow issues that affect both the property and the surrounding streets. Currently 415-419 E Galena Blvd has 27 space that accommodate 56 residential units.

The proposed lot will be paved, striped, and include a landscaped buffer between 5 to 10 feet in depth along the public street frontages to improve aesthetic integration and reduce the visual impact of the lot. The existing decorative black metal fence, which runs along the perimeter of the parcels, will remain in place, serving as a visually appealing and secure boundary. Landscaping within the buffer will consist of low-maintenance plantings that comply with City landscape standards and create a soft edge along Galena Blvd and S 4th Street.

Access will be provided via existing or modified curb cuts on either street, with site circulation designed to allow for safe ingress and egress. The lot will not include any new buildings or structures; any lighting installed will be cut-off and downcast to prevent glare or spillover onto neighboring properties. Stormwater will be managed through appropriate grading and drainage infrastructure.

This proposed development repurposes otherwise non-buildable, vacant land into a functional and well-designed support use that serves an established business, enhances neighborhood aesthetics, and reduces negative impacts caused by parking shortages in the surrounding area.

II. This project addresses the following concerns:

a. Public Health, Safety, Morals, Comfort, or General Welfare

- The project alleviates existing parking congestion by providing organized, off-street parking for the building at 415–419 E Galena Blvd, which helps reduce the risk of traffic incidents, illegal parking, or pedestrian conflicts on public streets.

- A visually appealing design—including landscaping and decorative fencing—promotes neighborhood pride, cleanliness, and a perception of safety.

- By minimizing on-street parking pressure, the development contributes to overall public welfare and comfort for area residents and visitors.

b. Use and Enjoyment of Other Property Already Established or Permitted in the Area

- The parking lot will support existing nearby residential uses without introducing incompatible activity. It serves a practical purpose while remaining visually contained through landscaping and fencing.

- The design prioritizes neighborhood compatibility by maintaining a low profile, minimizing noise, eliminating glare through proper lighting, and managing traffic responsibly.

c. Property Values within the Neighborhood

- By controlling overflow parking and creating a dedicated space with proper screening and landscaping, the project contributes to neighborhood order and functionality, which are generally associated with maintained or improved property values.

- The parking lot enhances the usability of adjacent residential space, thereby supporting local economic activity and overall investment in the area.

d. Normal and Orderly Development and Improvement of Surrounding Property

- The proposal does not obstruct or delay the development potential of neighboring parcels. Instead, it complements nearby residential uses and creates a transition buffer.

- Its use as a support facility enhances the operation of an existing structure, encouraging stability and responsible site management in the area.

e. Utilities, Access Roads, Drainage, and Other Necessary Facilities

- Utilities required for a parking lot are already existing.

- The site is already accessible via public roadways. Stormwater will be handled in compliance with City code through on-site drainage systems that prevent runoff from impacting adjacent properties or sidewalks.

f. Ingress and Egress and Traffic Congestion on Public Streets

- Site access points will be strategically placed to allow for safe and efficient vehicle entry and exit, reducing interference with pedestrian flow or nearby intersections.

- The project will reduce the volume of cars parked on narrow residential streets, alleviating congestion and improving traffic safety in the immediate vicinity.

g. Compliance with Zoning Regulations

- While the zoning district allows parking only as an accessory use, this request seeks a variance to allow a parking lot as the sole primary use, with clear justification: to support an existing use immediately adjacent and under common ownership.

- A minor variation to setback requirements is also requested, to accommodate a 5–10 foot landscape buffer that improves the appearance and compatibility of the lot.

- The proposal otherwise meets all applicable design and use standards, including landscaping, screening, and circulation design.

h. Variances / Modifications Requested

- To allow a parking lot as the primary (sole) use on the subject parcels within a residential zoning district.

- To allow a variation from required front and/or side yard setbacks to permit a reduced setback of approximately 5–10 feet, enabling installation of a landscape buffer while maximizing the efficient use of space.

- To retain the existing decorative black metal fence, which serves as an effective visual screen, provides security, and contributes positively to the site's character.