

Land Use Petition

Project Number: 2017.136

Subject Property Information

Address/Location: 416-418 S. 4th Street

Parcel Number(s): 15-27-176-006

Petition Request(s)

Requesting to downzone the property at 416-418 S. 4th Street from R-4 Two Family Dwelling District District to R-3 One Family Dwelling District District

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)

One Paper and pdf Copy of:
Contact Worksheet (1-5)
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: Juan Cervantes Date 7/27/17
Print Name and Company: Juan Cervantes

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 28th day of July

State of Illinois)
County of Kane) SS

NOTARY PUBLIC SEAL

Tracey M Vacek
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

1-5



Project Contact Information Sheet

Project Number: 2017.136

Petitioner Company (or Full Name of Petitioner): Juan Cervantes

Owner

First Name: Juan Initial: _____ Last Name: Cervantes Title: Mr.
Company Name: _____
Job Title: _____
Address: 416-418 S. 4th Street
City: Aurora State: IL Zip: 60505
Email Address: dclcervantes@live.com Phone No.: 630-901-5994 Mobile No.: _____

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

Relationship to Project: Owner
Company Name: _____
First Name: Juan Initial: _____ Last Name: Cervantes Title: Mr.
Job Title: _____
Address: 416-418 S. 4th Street
City: Aurora State: IL Zip: 60505
Email Address: _____ Phone No.: _____ Mobile No.: _____

Additional Contact #1

Relationship to Project: Tenant
Company Name: _____
First Name: David Initial: _____ Last Name: Cervantes Title: Mr.
Job Title: _____
Address: 416-418 S. 4th Street
City: Aurora State: IL Zip: 60505
Email Address: dclcervantes@live.com Phone No.: 630-901-5994 Mobile No.: _____

Additional Contact #2

Relationship to Project: _____
Company Name: _____
First Name: _____ Initial: _____ Last Name: _____ Title: _____
Job Title: _____
Address: _____
City: _____ State: _____ Zip: _____
Email Address: _____ Phone No.: _____ Mobile No.: _____

Additional Contact #3

Relationship to Project: _____
Company Name: _____
First Name: _____ Initial: _____ Last Name: _____ Title: _____
Job Title: _____
Address: _____
City: _____ State: _____ 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.: _____



RECEIVED
 JUL 28 2017
 CITY OF AURORA
 PLANNING & ZONING DIVISION

18-OCT-2005 15:47 #1
 05255782 TWO TO FOUR UNITS PRICE: \$ 189,900 SALE PRICE: \$ 0
 STATUS:ACTV OMD: CONTRACT: CLOSED:
 ADDRESS: 416 FOURTH STREET CITY: AURORA AREA: 507
 ZIP: 60505- SUB: CTY: KANE TOWNSHIP:AUROA
 CORPORATE LIMITS: AURORA MODEL: OWN: FS YR BUILT:
 BUILT BEFORE 78:Y DIMENSIONS:174X55 PIN: 1527176006
 MULTIPLE PIN: TAXES:3135 TAX YR:04 TXC: SAS:N TOTAL UNITS:2
 BUILDING: TTL ROOMS: 8 TTL BEDROOMS: 4 TTL BATHS: 2.0 3-BEDROOM UNIT: N
 ACTUAL ZONING:R4 TYPE PARKING:G # OF CARS:3 TYPE:
 EXTERIOR:CD LOT: BASEMENT:FULL,UNFINISHED

| | FLOOR | RMS | BR | BTH | RENT\$ | SEC DEP | LEASE TERM | TNT PAYS | APPLIANCES |
|--------|-------|-----|----|-----|--------|---------|------------|----------|--------------|
| UNIT#1 | T | 4 | 2 | 1 | 700 | 700 | MONTH | ELECTRIC | STOVE,REFRIG |
| UNIT#2 | T | 4 | 2 | 1 | 700 | 700 | MONTH | ELECTRIC | STOVE,REFRIG |
| UNIT#3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | NONE | NONE |
| UNIT#4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | NONE | NONE |

ANNUAL EXPENSES SCHOOLS
 HEAT\$: W/S \$: INSE\$: MGFES: GRADE :BAREW DIST:131
 GAS \$: RPMN\$: SCAV\$: GRIN\$: JUNIOR:WALDO DIST:131
 ELEC\$: JNTR\$: MISC\$: GREX\$: HIGH :EAST DIST:131
 AGENT/INTEREST: N OTHER : DIST:

INFO NOT GUARANTEED-CHECK FLOOD INSURANCE-ROOM SIZES ROUNDED TO NEAREST FOOT
 MAY NOT BE REPRINTED FOR ADVERTISING PURPOSES SOURCE: MLSNI

REMARKS: THIS IS WHAT YOU NEED. A TWO APARTMENT HOUSE SO THAT YOU CAN
 HAVE SOME HELP WITH YOUR MTG. WHILE YOU BUILT SOME EQUITY.
 2 FLAT IN GOOD CONDITION, LOWER UNIT HAS A FIREPLACE. UPPER
 HAS 2 OUTSIDE ENTRANCES BOTH HAVE ENCLOSED PORCH.
 3 CAR GARAGE.

DIRECTIONS: NEW YORK TOW. LINCOLN S. NORTH AVE E. FOURTH ST.
 MAP COORDINATES: NORTH: 0 WEST: 35 EAST: 0 SOUTH: 8

Hinsdale cleaner 7/8/79
Jan Cervantes