

Planning and Zoning Division 44 E. Downer Place, Aurora, IL 60507-2067
phone (630)256-3080 fax (630)-256-3081 email COAPlanning@aurora-il.org

Land Use Petition

Project Number: 2016.139

Subject Property Information

Address/Location: 170 E. Indian Trail / southwest corner of Indian Trail Road and Aurora Avenue

Parcel Number(s): 15-15-127-008; 15-15-127-013

Petition Request(s)

Requesting approval of a Special Use for a Religious Institutions (6400) use on the property located at 170 E. Indian Trail being the southwest corner of Indian Trail Road and Aurora Avenue



Attachments Required

Word Document of: Legal Description (2-1)

One Paper and pdf Copy of:
Contact Worksheet (1-5)
Filing Fee Worksheet (1-6)
Parking Worksheet (1-8)
Landscape Requirement Worksheet (1-22)
Landscape Materials Worksheet (1-23)
Qualifying Statement (2-1)
Plat of Survey (2-1)
Legal Description (2-1)
Letter of Authorization (2-2)

(a CD of digital files of all documents are also required)

One Paper and pdf Copy of:
Final Plan (2-4)
Landscape Plan (2-7)

Petition Fee: \$415.00 (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 Authorization with owner's Name and contact information is required.

Authorized Signature: [Signature]

Date 12/23/16

Print Name and Company: LOUESANT SMITH LIGHTHOUSE WORSHIP CENTER

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.

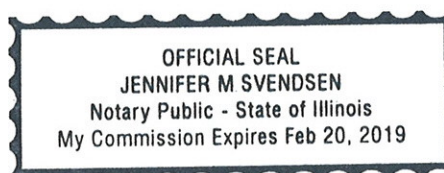
Given under my hand and notary seal this 23rd day of December

State of Illinois) SS

County of Kendall

NOTARY PUBLIC SEAL

[Signature]
Notary Signature



Filing Fee Worksheet

Project Number: 2016.139
Petitioner: Lighthouse Worship Center
Number of Acres: 1.13
Number of Street Frontages: 1.00
Non-Profit: Yes

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):	Special Use	\$ 400.00
	Public Hearing Notice Sign(s)	\$ 15.00
		\$ -
		\$ -
		\$ -
		\$ -

Total: **\$415.00**

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

Verified By:

Date:

Project Contact Information Sheet

Project Number: 2016.139

Owner

First Name: Michael Initial: _____ Last Name: Sahli Title: Mr.
Company Name: SMS Property Management
Job Title: Owner
Address: 17W300 22nd Street
City: Oakbrook Terrace State: IL Zip: 60181
Email Address: melissa@sahlienterprises.com Phone No.: 630-310-8668 Mobile No.: _____

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

Relationship to Project: Quasi-Public Entity
Company Name: Lighthouse Worship Center
First Name: Toussaint Initial: _____ Last Name: Smith Title: Mr.
Job Title: Elder/Minister
Address: 850 Ridgeway
City: Aurora State: IL Zip: 60506.00
Email Address: tou828@gmail.com Phone No.: 630-973-8892 Mobile No.: _____

Additional Contact #1

Relationship to Project: Quasi-Public Entity
Company Name: Lighthouse Worship Center
First Name: Tracy Initial: _____ Last Name: DeVult Title: _____
Job Title: Pastor
Address: 850 Ridgeway
City: Aurora State: IL Zip: 60506.00
Email Address: tracydevolt@aol.com Phone No.: 630-973-8892 Mobile No.: _____

Additional Contact #2

Relationship to Project: Architect
Company Name: #9 Design, LLC
First Name: _____ Initial: _____ Last Name: _____ Title: _____
Job Title: _____
Address: 135 S. Palmer Drive
City: Elmhurst State: IL Zip: 60126.00
Email Address: _____ Phone No.: 630-279-9990 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.: _____

D. Qualifying Statement for Land Use Petitions

Lighthouse Worship Center, is a 7-year-old church that have grown from a 7-member church to a 100-member church (on roster). For the last 3 plus years, Lighthouse have been renting space at 850 Ridgeway Ave, Aurora, IL. Due to the continuous growth, Lighthouse needed additional space and have decided to relocate it Church to 170 E. Indian Trail, Aurora, IL 60505.

This larger space which was a restaurant, will be used for our Church Worship Services and will provide Lighthouse with approximately 6000 square feet of space, with the potential to accommodate over 175 to 200 members and create a multiple purpose space for our Church Worship Service and community events. The facility will serve our community as follows:

1. Office hours are 9:00am to 3:00pm (Monday to Friday – 3 people)
2. Monday evenings Discipleship Training 6:30 to 8:30pm (Current count - 20 to 30, **Future** - 40 to 60 people)
 - a. Fellowship and prayer is from 6:30 to 7:15pm
 - b. Training starts at 7:15 to 8:30pm
3. Tuesday evening Prayer and Bible Study 6:45 to 8:30pm (Current count – 20 to 30, **Future** count 50 to 100 people)
 - a. Fellowship and prayer is from 6:45 to 7:15pm
 - b. Break 7:15 to 7:25pm
 - c. Bible study starts at 7:25 to 8:30pm
4. Saturdays (Various times of the year) Small Groups (30 to 50 people)
5. Sunday Church Worship Service 9:00am to 3:00pm (125 to 175)

Please note the current kitchen will not be used to cook or serve meals and the tables will be used for Small Groups and Discipleship training.

The renovations are as follows:

1. Roof repair
2. New/repaired HVAC System
3. Repair and paint existing walls as require
4. Repair and paint ceiling as required
5. Tile/carpet the flooring as required
6. Beautify the surrounding grounds as required

c) Property Values within the neighborhood

The property value may range between \$250,000.00 to \$300,000.00

h) A bullet point list of any variances, modifications or exceptions that you are seeking.

The only modification to the location is the change of use. The current building is industrial that will be slightly modified to a Church use. Some of the modification will consist of:

- A. Adding parking to facilitate handicap needs
- B. Minor sidewalk repair
- C. Adding/repairing concrete ramp and railing for handicap accessibility

SMS Property Management INC
17W300 22nd St Suite 200
Oakbrook Terrace IL 60181

12/14/2016

From: Michael Sahli, Owner

SMS Property Management

17W300 22nd St Oakbrook Terrace IL 60181

Phone:630-310-8668

Email:melissa@sahlienterprises.com

To: City of Aurora, Planning and Zoning Division

44 E. Downer Place, Aurora IL 60507

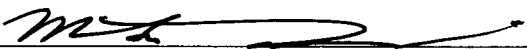
630-256-3080

coapanning@aurora-il-org


Re: Authorization Letter for: Property address

To whom it may concern:

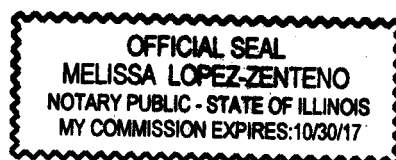
As the record owner of the above stated property I hereby affirm that I have full legal capacity to authorize Tracy L. De Volt - Organizing Pastor Lighthouse Worship Center, _ and its representatives, to act as the owner's agent through the Special Use Land Use Petition process with the City of Aurora for said property.

Signature:  Date 12/14/2016

Subscribed And Sworn To Before Me This 14 Day Of December, 2016

Notary Signature 

Notary Public Seal



Legal Description

THAT PART OF THE NORTH HALF OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPLE MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 15; THENCE SOUTH ALONG THE EAST LINE OF SAID NORTHWEST QUARTER 340.6 FEET TO THE WESTERLY LINE OF THE RIGHT OF WAY OF THE BNSF RAILWAY (FORMERLY CHICAGO BURLINGTON AND QUINCY RAILROAD COMPANY); THENCE NORTHWESTERLY ALONG SAID WESTERLY RIGHT OF WAY LINE A DISTANCE OF 350.45 FEET TO A POINT 70 FEET SOUTHERLY OF (MEASURED AT RIGHT ANGLES THERETO) THE CENTER LINE EXTENDED OF THE INDIAN TRAIL STRUCTURES ACROSS THE FOX RIVER SAID POINT BEING THE SOUTHEAST CORNER OF LANDS PER DEED RECORDED MARCH 28, 1962, IN BOOK 2123, PAGE 257 AS DOCUMENT 973865, THIS POINT HEREINAFTER REFERRED TO AS POINT "A". THENCE SOUTHEASTERLY ALONG SAID WESTERLY RIGHT OF WAY LINE A DISTANCE OF 115.35 FEET FOR THE POINT OF BEGINNING, THENCE CONTINUING SOUTHEASTERLY ALONG SAID WESTERLY RIGHT OF WAY 109.65 FEET; THENCE SOUTHWESTERLY ALONG A LINE FORMING AN ANGLE OF 85 DEGREES 00 MINUTES, 0 SECONDS MEASURED FROM NORTH TO WEST WITH SAID WESTERLY RIGHT OF WAY LINE, TO THE CENTER THREAD OF EAST BRANCH EAST OF ISLAND; THENCE NORTHERLY ALONG SAID CENTER THREAD OF EAST BRANCH EAST OF ISLAND IN THE FOX RIVER TO A LINE DRAWN WESTERLY FROM THE POINT OF BEGINNING SAID LINE; FORMING AN ANGEL OF 66 DEGREE, 06 MINUTES, 0 SECONDS MEASURED FROM THE NORTH TO WEST WITH SAID WESTERLY RIGHT OF WAY LINE; THENCE EASTERLY ALONG SAID LINE TO THE EASTERLY BANK OF SAID FOX RIVER; THENCE NORTHERLY ALONG SAID EASTERLY BANK TO SOUTHERLY LINE OF INDIAN TRAIL ROAD (AS ESTABLISHED BY DEED TO AURORA TOWNSHIP ROAD DISTRICT DATED MARCH 23, 1962 AND RECORDED MARCH 28, 1962 IN BOOK 2123 PAGE 257 AS DOCUMENT 973865; THENCE EASTERLY ALONG SAID SOUTHERLY LINE 90.89 FEET TO AN ANGLE POINT IN SAID SOUTHERLY LINE; THENCE EASTERLY ALONG SAID SOUTHERLY LINE WHICH LINE FORMS AN ANGLE OF 8 DEGREES, 17 MINUTES 28 SECONDS TO THE LEFT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE A DISTANCE OF 138.69 FEET TO AFORESAID POINT "A"; THENCE SOUTHEASTERLY ALONG SAID WESTERLY RIGHT OF WAY LINE 115.35 FEET TO THE POINT OF BEGINNING IN THE CITY AND TOWNSHIP OF AURORA, KANE COUNTY, ILLINOIS.

Legal Description

THAT PART OF THE NORTH $\frac{1}{2}$ OF SECTION 15, TOWNSHIP 38 NORTH RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST $\frac{1}{4}$ SAID SECTION 15; THENCE SOUTH ALONG THE EAST LINE OF SAID NORTHWEST $\frac{1}{4}$ A DISTANCE OF 340.6 FEET TO THE WESTERLY LINE OF THE RIGHT OF WAY OF THE BNSF RAILWAY (FORMERLY CHICAGO BURLINGTON AND QUINCY RAILROAD COMPANY); THENCE NORTHWESTERLY ALONG SAID WESTERLY RIGHT OF WAY LINE A DEISTANCE OF 350.45 FEET TO A POINT 70 FEET SOUTHERLY OF (MEASURED AT RIGHT ANGLES THERETO) THE CENTER LINE EXTENDED OF THE INDIAN TRAIL STRUCTURES ACROSS THE FOX RIVER, SAID POINT BEING THE SOUTHEAST CORNER OF LANDS PER DEED RECORDED MARCH 28, 1962 IN BOOK 2123 PAGE 257 AS DOCUMENT 973865, THIS POINT HEREINAFTER REFERRED TO AS POINT "A", THENCE SOUTHEASTERLY ALONE SAID WESTERLY RIGHT OF WAY LINE A DISTANCE OF 225.00 FEET; THENCE SOUTHWESTERLY ALONG A LINE FORMING AN ANGLE OF 85 DEGREES , 00 MINUTES, 00 SECONDS MEASURED FROM NORTH TO WEST WITH SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 86.33 FEET TO A POINT IN A LINE THAT IS 86.0 FEET NORMALLY DISTANCE WESTERLY OF SAID WESTERLY RIGHT OF WAY LINE FOR THE POINT OF BEGINNING; THENCE CONTINUING SOUTHWESTERLY ALONG THE LAST DESCRIBED COURSE, A DISTANCE OF 208 FEET, TO THE CENTER THREAD OF EAST BRANCE EAST OF ISLAND; THENCE NORTH 21 DEGREES 23 MINUTES 04 SECORDS WEST ALONG SAID CENTER THREAD OF EAST BRANCH EAST OF ISLAND IN THE FOX RIVER A DISTANCE OF 123.76 FEET; THENCE NORTH 76 DEGREES 59 MINUTES 05 SECONDS EAST A DISTANCE OF 202.73 FEET TO A POINT 86.0 FEET NORMALLY DISTANCE WESTERLY OF SAID WESTERLY RIGHT OF WAY LINE OF THE BNSF RAILWAY AND ALSO TO A POINT 96.7 FEET NORTHWEST OF THE POINT OF BEGINNING; THENCE SOUTHEASTERLY PARALLEL WITH SAID WESTERLY RIGHT OF WAY OF THE BNSF RAILWAY, A DISTANCE OF 96.7 FEET TO THE POINT OF BEGINNING IN THE CITY AND TOWNSHIP OF AURORA, KANE COUNTY, ILLINOIS.

Parking and Stacking Requirement Worksheet

Project Number: 2016.139

Petitioner: Lighthouse Worship Center

Parking Requirement

Total Parking Requirement	38
Enclosed Parking Spaces	-
Surface Parking Spaces	38

Note: All parking spaces must be individually accessible spaces in order to count towards this requirement

Stacking Requirement

Total Stacking Requirement (number of stacking spaces)	-	
Drive-through facilities	-	5 stacking spaces at each bay, window, lane, ordering station, machine or similar.
Car wash facilities, automated	-	20 stacking spaces or 10 per approach lane, whichever is greater.
Car wash facilities, self-service	-	3 stacking spaces per approach lane, plus 2 drying spaces per stall
Preschool or daycare facilities, drop-off area	-	5 stacking spaces for facilities 5,000 SF or less or 10 spaces for facilities greater than 5,000 SF.

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

OFFICE USE ONLY

Verified By: Jill N. Morgan

Requirement Based On:

<u>Sq Ft / Units</u>	<u>Use</u>	<u>Needed</u>	<u>Number Required</u>
150.0000	Structure 3400: Religious Institutions	1 space/ 4 seats in sanctuary.	37.5
276.0000	2100: Business or professional offices	1 space per 300 SF of GFA	0.92

Landscaping CTE Requirement Worksheet

Project Number: 2016.139

Petitioner: Lighthouse Worship Center

Street Frontage 139 L.F.

Stormwater HWL - L.F. Wet Bottom

- L.F. Dry Bottom

- L.F.

Neighborhood Border - units

Dwelling Units - units

Subdivision Name: 0

Perimeter Yard

L.F.

Buffer Yard

- L.F.

Surface Parking Spaces

spaces

Building Foundation

L.F.

Unit/Phase:

Lot Number

Standard Requirements

		Canopy Trees	Evergreen Trees	Understory Trees	Evergreen Shrubs	Deciduous Shrubs	
	Total CTEs Required	1	3	3	20	20	CTE Equivalent Value
Street Trees	1.0	0	0	3	0	0	Waived 2 CTEs
Wet Stormwater Facility	0.0	0	0	0	0	0	
Dry/Turf Stormwater Facility	0.0	0	0	0	0	0	
Neighborhood Border	0.0	0	0	0	0	0	
Dwelling Unit	0.0	0	0	0	0	0	
Perimeter Yard	0.0	0	0	0	0	0	
Buffer Yard	0.0	0	0	0	0	0	
Parking Lot Islands	0.0	0	0	0	0	0	# of Islands: 0
Building Foundation	0.0	0	0	0	0	0	
Total:	1.0	0	0	3	0	0	
Original Total		3 CTEs		Total Waived		2 CTEs	

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Verified By:

Jill N. Morgan

Date: 12/21/16

Landscape Material Worksheet

Project Number: 2016.139

Petitioner: Lighthouse Worship Center

Proposed Street Trees (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name
Anacardiaceae	Rhus	copallina	Flameleaf Sumac
Cornaceae	Cornus	alternifolia	Pagoda Dogwood
Rosaceae	Crataegus	viridis	Winter King Hawthorne
Oleaceae	Syringa	pekinensis	China Snow Peking Lilac
Rosaceae	Amelanchier	grandiflora	Apple Serviceberry

Proposed Canopy Trees (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name

Proposed Evergreen Trees (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name

Proposed Understory Trees (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name

Proposed Deciduous Shrubs (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name

Proposed Evergreen Shrubs (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name

For Trees no more than three of the same species shall be clustered together. And the goal should be that no Family shall account for more than 30%, no Genus shall account for more than 20%, and no Species shall account for more than 10% of any Planting Material Type.

The Landscape Materials are subject to review and approval by the Review Planner.

Verified By: Jill N. Morgan

Date: 12/20/16