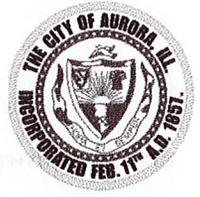


# City of Aurora

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: 2295 Church Road

Parcel Number(s): 15-02-426-005

RECEIVED  
APR -5 2022

CITY OF AURORA  
PLANNING & ZONING DIVISION

### Petition Request

Requesting approval of a Conditional Use Revision for a Religious Institution Use (6400) located at 2295 Church Road

### Attachments Required

(a digital file of all documents is also required)

Development Tables Excel Worksheet - digital only (1-0)

Word Document of: Legal Description (2-1)

One Paper and pdf Copy of:

Qualifying Statement (2-1)

Plat of Survey (2-1)

Legal Description (2-1)

Letter of Authorization (2-2)

**Petition Fee: \$415.00**

**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: *N. Nanda* Date 4/2/2022

Print Name and Company: N. NANDA, Sri Jagannath Society of Greater Chicago.

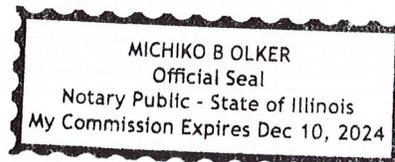
I, the undersigned, a Notary Public in and for the said County and State aforesaid do hereby certify that the authorized signer is personally known to me to be the same person whose name is subscribed to the foregoing instrument and that said person signed sealed and delivered the above petition as a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

Given under my hand and notary seal this 2 day of April, 2022

State of IL  
County of McHenry ) SS

*Michiko B Olker*  
Notary Signature

NOTARY PUBLIC SEAL



**Filing Fee Worksheet**

**Project Number:** 2022-052

**Petitioner:** Sri Jagannath Society of Greater Chicago

**Number of Acres:** 1.50

**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):** 0.03

**Filing Fees Due at Land Use Petition:**

Request(s):	Special Use Revision	\$	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: Jacob Sodaro

Date: 3/22/2022

## **Land Use Petition – Special Use Revision - Religious Institution**

Ref: COA, IL, Ordinance No. 020.038, Dated: July 14, 2020

### **D. QUALIFYING STATEMENT FOR LAND USE PETITIONS**

1. Sri Jagannath Society of Greater Chicago (SJS GC), a non-profit religious and charitable organization, located at 2295 Church Rd, Aurora, IL, 60502. The property at this location is used for a religious institute since June 2015. A small group of 15 to 18 members of the society perform worship and prayer every week and run number of charitable activities to support local communities in Aurora. The property has a house on a 1.5-acre land furnished with all necessary amenities to meet the needs of public health, safety, comforts, and morals.
2. In 2020 by the COA ordinance No-020-038, City of Aurora had granted Special Use permit for religious institution with following conditions
  - a. *That the Religious Institution use not expand beyond the existing footprint of the building, nor shall new construction be allowed.*
  - b. *That a revision to the Special Use would be required if a portion of the building is used as a priest residence.*
3. Over the time, the house needs repair work, the constant rise in utility and maintenance expenses requires additional funds, the community demands more services. All these factors compel changes to current status quo of the building and religious services. But, above conditions limits to do any modifications to existing facility or services.
4. At this moment the religious services are offered only on Sundays with the help of a parttime priest living in his own house. Now, SJS GC is planning to provide daily services with the appointment of a fulltime priest. The priest needs a place to live. SJS GC wants to use part of the existing house as priest residence. Here also the above condition is a major limitation. SJS GC requests COA to remove above conditions and allow to use part of the house for priest living.
5. All basic utilities including electricity, water, gas, and drainage systems are fully operational. The property has new concrete sidewalks and a new concrete apron adjacent to Church Road. There are two fire hydrants within 400 ft of the existing structure meeting the requirements of the Fire Department. Inside the worship place all the exits (3) are equipped with lighted sign and fire extinguishers and fire alarms meeting city codes for the purpose.

6. People attending religious services primarily use the main worship area and one toilet room. One room is used for storage cum office purpose. In addition, the house has two more bed rooms, one kitchen, and one full bath room with a separate exit. This extra space (bed room, bath room, and kitchen with exit) can be used for comfortable living of the priest without any interference to worship area.
7. The members of SJS GC consist of highly qualified engineers, doctors, CPA, and other professions with high morals and integrity. SJS GC is a credible 501 C 3 non-profit organization functioning peacefully in Aurora area since 2008.
8. Along with regular worship, prayer, and festivals the members of the society carry out various charitable activities such as donation drives for food, clothes, back-to-school materials to support local socially disadvantaged communities in Aurora area throughout the year.
9. SJS GC request CoA to consider this application favorably and approve for the removal of above two conditions to allow better serve our community with more religious services and future expansion of existing building following standard city rules.



Sri Jagannath Society of Greater Chicago  
(A 501 (C) 3 Non-Profit Organization)  
www.srijagannathchicago.org

March 16, 2022

From:  
Company Name: Sri Jagannath Society of Greater Chicago

Street Address: 2295 Church Rd  
City, State, Zip: Aurora, IL, 60502  
Phone: 815-916-5242  
Email: sjs\_chicago@yahoo.com

To:  
City of Aurora,  
Planning and Zoning Division  
44 E. Downer Place, Aurora IL 60507  
630-256-3080  
coaplanning@aurora-il-org

Re: Authorization Letter for: 2295 Church Rd, Aurora, IL

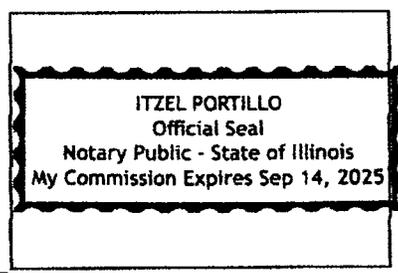
To whom it may concern:

As the record owner of the above stated property I hereby affirm that I have full legal capacity to authorize Sri Jagannath Society of Greater Chicago, and its representatives, to act as the owner's agent through the \_\_\_\_\_ Land Use Petition process with the City of Aurora for said property.

Signature: N. Nanda  
N. Nanda.

Date 03/16/2022.

Subscribed And Sworn To Before Me This 16 Day Of March, 2022



Notary Signature [Signature]

Notary Public Seal

## LEGAL DESCRIPTION

THIS PART OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 2; THENCE SOUTH 0 DEGREES 51 MINUTES WEST, 777.8 FEET ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER; THENCE SOUTH 89 DEGREES 36 MINUTES EAST, 1057.7 FEET TO THE CENTER OF CHURCH ROAD, THENCE SOUTH 21 DEGREES 04 MINUTES WEST, 57.8 FEET ALONG SAID CENTER LINE FOR A PLACE OF BEGINNING; THENCE SOUTH 89 DEGREES 08 MINUTES EAST, 505.47 FEET; THENCE NORTH 1 DEGREE 24 MINUTES EAST, 135.80 FEET, THENCE NORTH 89 DEGREES 08 MINUTES WEST, 456.77 FEET TO THE CENTER LINE OF CHURCH ROAD; THENCE SOUTH 21 DEGREES 04 MINUTES WEST ALONG SAID CENTER LINE, 144.70 FEET TO THE PLACE OF BEGINNING, IN THE TOWNSHIP OF AURORA, KANE COUNTY, ILLINOIS, SITUATED IN THE COUNTY OF KANE AND STATE OF ILLINOIS COMMONLY KNOWN AS

2295 CHURCH ROAD, AURORA, ILLINOIS.