



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

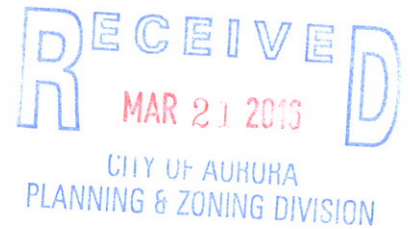
Project Number: 2015.277

Subject Property Information

Address/Location: 303 N. Lake Street
Parcel Number(s): 15-22-177-003; 15-22-177-004
(attach separate sheet if necessary)

Petition Request(s)

Requesting approval of a Special Use for a Religious Institution (6400) Use on the property located at 303 N. Lake Street
Requesting approval of a Final Plan for 303 N. Lake Street



Attachments Required

(hard copies and CD of digital files are required)

One Copy of:
Development Tables Excel Worksheet - digital only (1-0)
Qualifying Statement (2-1)
Plat of Survey (2-1)
Legal Description (2-1)
Letter of Authorization* (2-2)

Four Copies of:
Final Plan (2-4)
Fire Access Plan (2-6)

Petition Fee: \$430.00 (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 3/21/16
Print Name and Company: Ann Samudio Ministerias Adonai

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 21 day of March 2016

State of Illinois)
County of Kane) SS

NOTARY PUBLIC SEAL

Notary Signature [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



CITY OF AURORA
 PLANNING & ZONING DIVISION

Project Contact Information Sheet

Project Number: 2015.277

Owner

First Name: Michael Initial: 0 Last Name: Rodewald Title: Mr.
 Company Name: Lutheran Bible Translators
 Job Title: Executive Director
 Address: 303 N. Lake Street
 City: Aurora State: IL Zip: 60506
 Email Address: mike.rodewald@gmail.com Phone No.: 630-897-0660 Mobile No.: 0

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

Relationship to Project: Contract Purchaser
 Company Name: Ministerios Adonai
 First Name: Anna Initial: 0 Last Name: Samudio Title: Ms.
 Job Title: Business Manager
 Address: 543 S. Lake Street
 City: Aurora State: IL Zip: 60506
 Email Address: anna.samudio@yahoo.com Phone No.: 0 Mobile No.: 630-518-2802

Additional Contact #1

Relationship to Project: Real Estate Broker
 Company Name: Third Day Commercial Real Estate
 First Name: Nick Initial: 0 Last Name: Weis Title: Mr.
 Job Title: Managing Broker
 Address: 1 E. Merchants Drive
 City: Oswego State: IL Zip: 60543
 Email Address: nweis@thirddaycommercial.com Phone No.: 630-897-8344 Mobile No.: 630-330-3538

Additional Contact #2

Relationship to Project: Architect
 Company Name: Themes Architecture
 First Name: Ted Initial: 0 Last Name: Mesiacos Title: Mr.
 Job Title: Principal
 Address: 346 N. Lake Street
 City: Aurora State: IL Zip: 60506
 Email Address: tedm@themesarchitecture.com Phone No.: 630-617-5630 Mobile No.: 0

Additional Contact #3

Relationship to Project: Engineer
 Company Name: ESM Civil Solutions, LLC
 First Name: Eric Initial: 0 Last Name: Mancke Title: Mr.
 Job Title: Principal
 Address: 1315 Macom Drive
 City: Naperville State: IL Zip: 60564
 Email Address: eric@esmcivilsolutions.com Phone No.: 630-300-0933 Mobile No.: 630-624-0520

Additional Contact #4

Relationship to Project: Select One From List
 Company Name: 0
 First Name: - Initial: 0 Last Name: 0 Title: Select O
 Job Title: 0
 Address: 0
 City: 0 State: 0 Zip: 0
 Email Address: 0 Phone No.: 0 Mobile No.: 0

QUALIFYING STATEMENT

Ministerios Adonai is the Contract Purchaser (Petitioner) of the Property located at the Northeast corner of Lake Street and Cedar Street with a common address of 303 N. Lake Street. It is the intent of Ministerios Adonai to conduct renovations to the 18,700± sf Building Interior for purposes of holding Church Services in the sanctuary with a seating capacity for 273 congregants and using four (4) offices and five (5) classroom spaces on both levels for Ministry efforts. There are no exterior site improvements contemplated or required at this time, and the Property is zoned B2. A Special Use approval is required for Religious Institutions pursuant to the City of Aurora Zoning Code. Currently Ministerios Adonai is located at 543 S. Lake Street with a congregation size of approximately 200 members and has been established in Aurora for the last 16 years.

Provided below are responses that address the proposals influence on the immediate community:

1. The public health, safety, morals, comfort or general welfare

Response – It can be stated that there is no proposed Use that could have a higher moral value on the Community than that of a Religious Institution as proposed by Ministerios Adonai. The renovations being completed are in the best interest of public safety and will provide comfort to those that attend. The 42-space parking lot allows many of the congregates to walk from their vehicles directly to the Building entrances. Additionally, the Ministry work is a direct benefit to the general welfare as these efforts are mainly directed to help those in need, many of whom lead troubled lives.

2. The use and enjoyment of other property already established or permitted in the general area

Response – With congregants traveling from Chicago and the northern suburbs on a regular weekly basis, the activity will add an economic benefit to the surrounding downtown community. These families that regularly attend Services can be expected to partake in the dining, shopping, and entertaining locations in the surrounding area.

3. Property Values within the neighborhood

Response – When considering the improvement renovations to enhance the Building interior along with the favorable and peaceful perception and low-impact that a Church has on the Community, the existing image and value of the properties within the neighborhood will be improved.

4. The normal and orderly development and improvement of surrounding property for uses established or permitted within their respective existing zoning districts.

Response – The exterior of the Building and existing site infrastructure will remain unchanged, therefore there will be no direct visual impact to the surrounding properties. Within the City of Aurora, Churches are commonly located at corner intersections such as this.

5. Utilities, access roads, drainage and/or other necessary facilities

Response – Existing utilities and access roads/driveways will continue to be used and maintained, and since no additional impervious areas are being developed on the Property, there will be no adverse impact to the existing watershed. The Proposal will have no adverse impact to the existing infrastructure.

6. Ingress and egress as it relates to traffic congestion in the public streets.

Response – Those attending Ministerios Adonai will continue to use the existing access locations off of Lake Street and Cedar Street for ingress and egress. These access locations are visible on the enclosed Survey. It is important to note that Ministerios Adonai produces a very low impact on traffic due to minimal number of times the facility is used during the week. When compared to the increased burden on traffic congestion from an office use during high volume rush-hour times, the following table supports the low-impact theory on traffic and defines the off-peak times the Church will be used during their typical weekly Operating Schedule while demonstrating a limited number of attendees:

Day of Week	In Use?	When?	By Whom?	How Many Attendees?	Maximum Parking Spaces In Use
Monday	No	—	—	—	—
Tuesday	Yes	7:00 pm – 8:00 pm	Ushers	±12	±10-12
Wednesday	Yes	10:00 am – 12:00 pm	Administrative Staff	±3	3
Thursday	Yes	6:00 pm – 9:00 pm	Youth (ages 12-20)	±10-12	12
Friday	Yes	7:00 pm – 9:00 pm	Church Service	±50-60	15
Saturday	Yes	1:00 pm – 3:00 pm	Cleaning Crew	4	4
Sunday	Yes	11:00 am – 1:00 pm	Church Service	±160-170	42
		6:00 pm – 8:00 pm	Church Service	±50-60	15

It is also critical to define the actual number of parking spaces that will be in use by the attendees during the Church’s typical Operating Schedule. As shown in the table above and with reliance on the City’s Zoning Ordinance for providing one parking space per every 4 attendees at a Religious Institutional Service, the existing 42-space parking lot will be underutilized 6-½ days of the week and will be at capacity only for the Sunday morning service.

In addition, the site at 303 N. Lake Street is conveniently located across from a Public Parking Lot on Cedar Street with 196 parking spaces available, and within a one-block walk of approximately 436 parking spaces across the combined Public Parking Lots along River Street.

Combined with the onsite parking and adjacent Public Park Lots, the location of the Subject Site will reduce the need for on-street parking, which is a safety benefit to the Members along with the Public.

The aerial image below illustrates the location of the Subject Property in relation to the available Public Parking Lots along Cedar Street and River Street.



When evaluating the number of parking spaces required in accordance with the City’s Zoning Ordinance based on seating capacity, Gross Floor Area, and number of classrooms, it is important to consider that the sanctuary and classroom uses are independent from the office space use such that the Facility will not be used all at once, as demonstrated in the previously defined Operating Schedule. As defined in the approved Chapter 34 Building Code Study for Occupancy, the 1st and 2nd floors provide “like services”, meaning the offices and classrooms on the first floor are provided on the second floor and there is a “non-simultaneous use” between floors for a Maximum Total Occupant Count of 283. Much in the way that “shared-parking” is evaluated between adjacent commercial-use businesses that operate at different times of the day, so too must the Church’s Operating Schedule. That being said, it can be concluded that the majority of

parking spaces required based on City Code can be accommodated for onsite as summarized below:

Type of Use	Seating Capacity (total)	Floor Area	Required Parking Spaces	Available Parking Spaces Onsite	Percentage of Parking Spaces Provided Onsite
Sanctuary	273	N/A	68 ¹	42	62%
Classrooms	N/A	N/A	10 ²	42	420%
			78		54%
Office/Open Areas/Classrooms	N/A	10,625 sf (max.)	35 ³	42	120%
Max. Occupancy	284		71 ¹	42	59%

¹Calculated at 1 space per 4 seats

²Calculated at 2 spaces per room

³Calculated at 1 space per 300 sf

7. The applicable regulations of the zoning district in which the subject property is proposed to be or is located.

Response – A Religious Institution can be approved for a Special Use within the underlying B2 Zoning District pursuant to the City of Aurora Zoning Ordinance, *Table One: Use Categories*, with an effective date of October 27, 2015.

8. A bullet point list of any Variances, Modifications, or Exceptions that you are seeking from the City’s Codes and Ordinances.

Response – At this time no Variances, Modifications, or Exceptions are being requested on behalf of Ministerios Adonai. it is the intent of Ministerios Adonai to comply with all codes and ordinances.



February 26, 2016

Mr. Edward T. Sieben
Zoning Administrator
City of Aurora
Planning and Zoning Division
1 S. Broadway Avenue
Aurora, IL 60507

**RE: PROJECT NARRATIVE
SPECIAL USE APPLICATION FOR 303 N. LAKE STREET
MINISTERIOS ADONAI
AURORA, IL**

Dear Mr. Sieben,

On behalf of the congregation at Ministerios Adonai, thank you for the opportunity to provide you and City Administrators with an introduction to Ministerios Adonai along with their plans to continue their beneficial impact on the people of Aurora and surrounding communities. This Narrative places an emphasis on why the facility at 303 N. Lake Street will allow Ministerios Adonai to expand their community outreach which will ultimately provide a direct benefit to the people of Aurora, and how their operation as a Ministry differs from that solely of a Church. Although several standards from the City's Qualifying Statement criteria are included in this Narrative, a more formal Statement will be presented as part of our Land Use Petition submittal next week.

Ministerios Adonai is currently located at 543 S. Lake Street and has been established in Aurora for the past 16 years under the pastoral leadership of Pastors Nena and Tony Loera. Their current facility has the appearance of a typical Church, with a tall steeple on the outside, and small internal space for sanctuary seating on the inside. As is customary with most Churches, religious services are held at various times throughout the week, and this is true at Ministerios Adonai as well. However, the Ministry work that is conducted by the Pastors and their associates involves intense collaboration with their Members, and with those in the Community in need of help, whose lives need direction and a presence from God, many of whom require guidance from the Pastors to resurrect their lives. This hands-on approach requires significant time and appropriate space in an appropriate setting. As their Ministry work has grown with more lives impacted, so too has the need to find a larger facility that can accommodate the growing need to help more in the Aurora Community.

As Ministerios Adonai begins the Land Use Approval process, they will present testimonials and specific examples at each of the meetings of how the Congregation creates a foundation for Families and Children; of how they remove and rescue those from gangs and drugs; of the many programs they have for Children to provide them with much-needed structure that delivers purpose to their lives

1315 MACOM DRIVE - SUITE 205
NAPERVILLE, IL 60564



while keeping them “off the streets”; and of how they help the Homeless and provide them with jobs and a sense of accomplishment – all through the inner teachings of God and His followers and all with a direct benefit to the Aurora Community. This is their Ministry work, and it is their Passion. For this type of work to be successful, for it to be impactful, it is crucial for them to have the proper facility in place.

The facility at 303 N. Lake Street will allow Ministerios Adonai to have sanctuary seating for approximately 264 congregants, and they are planning to create 5 classrooms and 4 offices for their Ministry work, significantly more than their current location. In addition, the facility also provides 40 onsite parking spaces. Clearly it is unique to find such a site that can accommodate these types of Ministry efforts and also includes onsite parking and usable floor space in the heart of Aurora.

We are in receipt of Staff’s Meeting Notes from our February 17th DST Meeting, and we are sensitive to Staff’s concerns that there may not be sufficient parking available onsite. As we move forward through the City’s Land Use Petition process, we will provide a Parking Plan and Analysis to demonstrate that the Facility will not be used at once, meaning the sanctuary and classrooms will be in use independently from the offices and that the majority of the required parking is available onsite. In fact, it is the intent of our Development Team to demonstrate that we can meet the City’s Codes and Ordinance requirements for both internal improvements/renovations along with any Zoning and Site Plan needs.

Now is the City’s opportunity to support Ministerios Adonai, to recognize their labor and their efforts and to collaborate with them as we navigate the Land Use Petition process together, so they can continue to expand their Ministry work and outreach in Aurora.

Very truly yours,
ESM CIVIL SOLUTIONS, LLC

Eric S. Mancke, P.E.
Principal - Senior Project Manager
ESM/em

Cc: Pastors Tony and Nena Loera – Ministerios Adonai
Anna Samudio – Ministerios Adonai
Nick Weis – Third Day Commercial Real Estate, LLC
Ted Mesiacos – Themes Architecture

February 17, 2016

From: Michael Rodewald
Executive Director
Lutheran Bible Translators
Messengers of Christ
303 N. Lake Street
Aurora, IL 60506

To: Edward T. Sieben
Zoning Administrator
City of Aurora
Planning and Zoning Division
1 S. Broadway Ave.
Aurora, IL 60507

(transmitted via email to coaplanning@aurora-il.org)

**RE: AUTHORIZATION LETTER
303 N. LAKE STREET
AURORA, IL**

Dear Mr. Sieben:

As the Record Owner of the above stated Property, I hereby affirm that I have full legal capacity to authorize **Ministerios Adonai**, and its representatives, to act as the Owner's Agent through the Nine Step Review and Approval Process for a Special Land Use Petition approval with the City of Aurora for said property.

Very truly yours,
Lutheran Bible Translators



Michael
Executive Director

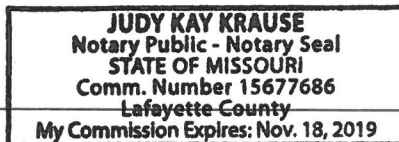
Date: _____ 2/18/2016 _____
Rodewald

Cc: Anna Samudio – Ministerios Adonai
Nick Weis – Third Day Commercial Real Estate, LLC

Subscribed And Sworn To Before Me This 18th Day of February, 2016.

Notary Signature: _____ Judy Kay Krause _____

Notary Public Seal: _____



LEGAL DESCRIPTION

LOTS 1, 2, 3 AND 14 IN BLOCK 14 OF WILDER'S AMENDED ADDITION TO WEST AURORA COMPLETED IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

PIN = 15-22-177-003; 15-22-177-004

Parking and Stacking Requirement Worksheet

Project Number: 2015.277

Petitioner: Ministerios Adonai

Parking Requirement

Total Parking Requirement	71
Enclosed Parking Spaces	-
Surface Parking Spaces	71

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: _____

Requirement Based On:

Sq Ft

Use

Needed

Requirement

RECEIVED
MAR 21 2015
CITY OF AURORA
PLANNING & ZONING DIVISION