

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: 555 Redwood Drive
Parcel Number(s): 15-18-479-003

Petition Request

Requesting approval of a Conditional Use for a Religious Institution (6400) use on Lot 2 of West Aurora Plaza, Unit No. 2, located at 555 Redwood Drive.

Attachments Required

(a digital file of all documents is also required)

Microsoft Word copy of:
Legal Description (Format Guidelines 2-1)

One Paper and PDF Copy of:
Floor Plan

One Paper and PDF Copy of:
Qualifying Statement (Format Guidelines 2-1)
Plat of Survey (Format Guidelines 2-1)
Letter of Authorization* (Format Guidelines 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: Neil T. Goltermann Date January 11, 2024

Print Name and Company: Neil T. Goltermann, Attorney for Illinois Assoc. of Seventh-day Adventists

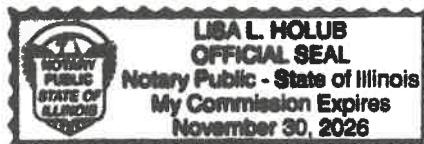
I, the undersigned, a Notary Public in and for the said County and State aforesaid do hereby certify that the authorized signer is personally known to me to be the same person whose name is subscribed to the foregoing instrument and that said person signed sealed and delivered the above petition as a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

Given under my hand and notary seal this 11th day of January.

State of ILLINOIS)
) SS

NOTARY PUBLIC SEAL

County of DuPage
Lisa L. Holub
Notary Signature



November 3, 2023

From: Michael Goich, Manager
MZG Real Estate, LLC
15700 Lathrop Avenue
Harvey, Illinois 60426

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

Re: Authorization Letter for 555 Redwood Drive, Aurora, Illinois 60506
P.I.N. – 15-18-479-003

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 Maranatha Seventh-day Adventist Church and Illinois Association of Seventh-day Adventists, and its representatives, to act as the owner's agent through the Conditional Land Use Petition process with the City of Aurora for said property.

Signature

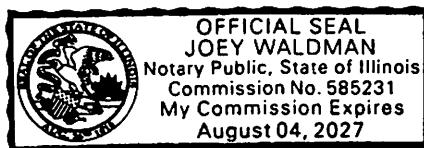
Date:

Subscribed and sworn to before me this

3rd day of November 2023

Notary Signature: Joey Waldman

Notary Public Seal:



Project Contact Information Sheet

Project Number: 2023.405

Petitioner Company (or Full Name of Petitioner): Maranatha Hispanic Seventh Day Adventist Church

Owner

First Name: Michael Initial: _____ Last Name: Goich Title: _____
 Company Name: MZG Real Estate, LLC _____
 Job Title: Manager _____
 Address: 15700 Lathrop Ave _____
 City: Harvey State: IL Zip: 60426 _____
 Email Address: mailto:mgoich@lbsteel.com Phone No.: _____
 Mobile No.: _____

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

Relationship to Project: Attorney _____
 Company Name: Momkus, LLC _____
 First Name: Neil Initial: T Last Name: Goltermann Title: _____
 Job Title: Attorney _____
 Address: 1001 Warrenville Road, Suite 500 _____
 City: Lisle State: IL Zip: 60532 _____
 Email Address: ngoltermann@momkus.com Phone No.: 630-434-0400, e _____ Mobile No.: 630-434-0548 _____

Additional Contact #1

Relationship to Project: Other _____
 Company Name: Illinois Association of Seventh-day Adventists _____
 First Name: Paul Initial: _____ Last Name: Saint-Villers Title: _____
 Job Title: Corporation Secretary _____
 Address: 619 Plainfield Rd _____
 City: Willowbrook State: IL Zip: 60527 _____
 Email Address: PaulStV@ILCsdA.org Phone No.: 630-460-5550 _____ Mobile No.: _____

Additional Contact #2

Relationship to Project: Other _____
 Company Name: Maranatha Hispanic Seventh-day Adventist Church _____
 First Name: Luis Initial: _____ Last Name: Rivas Title: _____
 Job Title: Pastor _____
 Address: _____
 City: Aurora State: IL Zip: _____
 Email Address: lgrivas23@yahoo.com Phone No.: _____ Mobile No.: _____

Additional Contact #3

Relationship to Project: Other _____
 Company Name: Momkus, LLC _____
 First Name: Lisa Initial: _____ Last Name: Holub Title: _____
 Job Title: Paralegal _____
 Address: 1001 Warrenville Road, Suite 500 _____
 City: Lisle State: IL Zip: _____
 Email Address: lholub@momkus.com Phone No.: 630-541-1518 _____ 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.: _____



Planning and Zoning Division, 77 S Broadway, Aurora, IL 60505
phone (630) 256-3080 fax (630) 256-3081 email coaplanning@aurora.il.us

1-6

Filing Fee Worksheet

Project Number: 2023.405

Linear Feet of New Roadway: 0

Petitioner: Marantha Hispanic Seventh Day Adventist Church

New Acres Subdivided (if applicable): 0.00

Number of Acres: 1.38

Area of site disturbance (acres): 0.00

Number of Street Frontages: 1.00

Non-Profit Yes

Filing Fees Due at Land Use Petition:

Request(s):	Special (Conditional) 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:

Stephen Broadwell

Date:



Planning and Zoning Division, 77 S Broadway, Aurora, IL 60505
phone (630) 256-3080 fax (630) 256-3081 email coaplanning@aurora.il.us

1-8

Parking and Stacking Requirement Worksheet

Project Number: 2023.405

Petitioner: Marantha Hispanic Seventh Day Adventist Church

Parking Requirement

Total Parking Requirement	43
Enclosed Parking Spaces	-
Surface Parking Spaces	43

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: Stephen Broadwell

Requirement Based On:

<u>Sq Ft / Units</u>	<u>Use</u>	<u>Needed</u>	<u>Number Required</u>
170	Structure 3400: Religious Institutions	1 space per 4 seats in the principal sanctuary.	43

LEGAL DESCRIPTION

LOT 2 IN WEST AURORA PLAZA UNIT NO. 2, BEING A SUBDIVISION OF PART OF SECTIONS 18 AND 19, TOWNSHIP 38 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO A SUBDIVISION PLAT THEREOF FILED IN THE RECORDER'S OFFICE OF KANE COUNTY, ILLINOIS ON JANUARY 11, 1963 IN BOOK 44 OF PLATS, PAGE 30, AS DOCUMENT NUMBER 993720, IN KANE COUNTY, ILLINOIS.

Address of Real Estate: 555 Redwood Drive, Aurora, Illinois 60506

Permanent Real Estate Index Number: 15-18-479-003