



Aurora's Economic Development Partnership

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Mayor Thomas Weisner

City of Aurora

44 East Downer Place

Aurora, IL 60506

SUBJECT: Special Use Permit for a Religious Institution Use on the Property, (303 N. Lake Street)

Dear Hon. Weisner,

Invest Aurora was created by the City of Aurora as a public private partnership to serve the community in addressing the economic development interests of the city. The Petitioner, Ministerios Adonai, is requesting approval of a Special Use for a Religious Institution Use on the property located at 303 N. Lake Street.

The property is a 18,787 SF office building with B-2 General Retail zoning. There are 42 parking spaces on site. The Comprehensive Plan for this area, which is an extension of the Downtown area, calls for Mixed Use: Office/Research/Commercial/Residential. A new master plan for the downtown is being developed.

The petitioner does not meet the required parking. The area around this property has been slated for redevelopment with the City of Aurora scheduled to make capital improvements for a pedestrian bridge across the Fox River to the transit center and other improvements nearby. This \$12-16 million dollar public investment will provide dramatic change to the near west side. Those properties east of Lake Street, south of West Park and north West New York (Redevelopment Area) have been depicted in Mayor Weisner's vision for the future at the most recent State of the City.

The property in question which is under parked for the proposed use will rely on the neighboring streets for parking when they open and as they continue to grow and expand. It is not in the city's best interest to allow a use that cannot meet the parking standards and also take away street parking for future uses.

As the pedestrian bridge is completed the marketability for change of this "Redevelopment Area" will occur. The proposed redevelopment calls for high density residential and commercial all of which will provide the requisite parking. The use of on street parking may be discouraged as the city looks to maximize the density in the area. Due to design guidelines for this area the city may seek smaller street widths and not to allow any on street parking. Alternatively, the city may instead rely on deck parking and private surface lots which then will discourage street parking as it impedes traffic flow. The "Redevelopment Area" has the unique opportunity to set future trends for urban redevelopment. As such no uses should be encouraged in the area which cannot satisfy parking on their property. The existing city parking lots will become higher and more utilized uses for the city.

Invest Aurora recommends denial of the Special Use Permit for a Religious Institution Use at 303 N. Lake Street.

Sincerely,

A handwritten signature in black ink, appearing to read "David Hulseberg".

David Hulseberg

President/Invest Aurora