

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

# and Use Petition

Project Number: 2013.094

**Subject Property Information** 

Address/Location: 850 Ridgeway Avenue

Parcel Number(s): 15-28-103-014; 15-28-103-022

(attach separate sheet if necessary) Petition Request(s)

CITY OF AURORA PLANNING & ZONING DIVISION

Requesting approval of a Special Use for a Religious Institution (6400) Use for the property located at 850 Ridgeway Avenue.

Requesting approval of a Final Plan for the property located at 850 Ridgeway Avenue.

#### Attachments Required

One Copy of: Development Tables (excel 1-0) Project Contact Info Sheet (1-5) Qualifying Statement (2-1) Plat of Survey (2-1) Legal Description (2-1) Letter of Authorization (2-2) Existing or Proposed CC and Rs OR Lease Restrictions (2-1)

#### (hard copies and CD of digital files are required)

Four Copies of: Final Plan (2-4) Landscape Plan (2-7) Landscape CTE Requirement Worksheet (1-Landscape Material Worksheet (1-23)

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(Payable to "The City of Aurora")

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\$415.00 (Planning and Zoning Fee

\$415.00 + Engineering Filing Fee

\$0.00

)

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 is required.

nereto. It signator is NOT the subject Property Owner a Letter of Aurhorization with owner's Name and co	ntact information i
Authorized Signature: Date 02/03///	
Print Name and Company: 10055ACNT MITH. CIGHTHOUSE (VORSHIZE	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	3rd	day of	February.	2016	
			7,		

State of SS NOTARY PUBLIC SEAL

Notary Signature

OFFICIAL SEAL



City of Aurora
Planning and Zoning Division 1 S. Broadway, 2nd Floor, Aurora, IL
phone (630) 256-3080 fax (630) 256-3081 email COAPlanning@aurora-il.org

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# **Project Contact Information Sheet**

Project Number:				
<u>Owner</u>				
First Name:	Michael	Initial:	Last Name: Sahli	Title:
Email Address:	msahli66@MSN.com	Phone No.: (773) 792-8600	Mobile No.:	
Main Petitioner (	Contact (The individual t	hat signed the Land Use Pet	ition)	
Relationship to Pro			Select One	
•	,			
Company Name:		Lighthouse Worship	Center	
First Name:	Tracy		Last Name: DeVolt	Title:
Job Title:		Pastor		
Address:	-	850 Rigdeway		
City:	Aurora	State: IL	Zip:	60506
Email Address:	tracydevolt@aol.com	Phone No.:	Mobile No.:	
<b>Additional Conta</b>	act #1			
Relationship to Pro	ject:		Architect	
Company Name:	-			
First Name:	Paul	Initial:	Last Name: Chabez	Title:
Job Title:				
Address:		2092 Garden Circle	•	
City:	Aurora	State: IL	Zip:	60503
Email Address:	pchabez@phormadesigns.c	com Phone No.:	Mobile No.: 630-229-6498	
Additional Conta	act #4			
Relationship to Pro	ject:	Sele	ct One From Dropdown	
Company Name:		Lighthouse Worship		
First Name:	Toussaint	Initial:	Last Name: Smith	Title:
Job Title:		Elder		
Address:		850 Rigdeway		00500
City: Email Address:	Aurora	State: IL	Zip:	60506
	tou828@gmail.com	Phone No.:	Mobile No.: 630 973-8892	<u> </u>
Additional Conta				
Relationship to Pro	ject:	Sele	ct One From Dropdown	
Company Name:		loisial.	Look Name	
First Name: Job Title:		Initial:	Last Name:	Title:
Address:				
City:	-	State:	Zin:	
Email Address:		Phone No.:	Zip: Mobile No.:	
Additional Conta	act #6	<del></del>		
Relationship to Pro		Solo	ct One From Dropdown	
Company Name:	joot.	Sele	ct One i forii bropaowii	
First Name:		Initial:	Last Name:	 Title:
Job Title:	-			1100.
Address:				
City:	-	State:	Zip:	
Email Address:		Phone No.:	Mobile No.:	
Additional Conta	act #7			
Relationship to Pro		Sele	ct One From Dropdown	
Company Name:	•			
First Name:		Initial:	Last Name:	Title:
Job Title:		<del></del>		
Address:	_			
City:		State:	Zip:	
Email Address:		Phone No.:	Mobile No.:	
				_

### **D. Qualifying Statement for Land Use Petitions**

Lighthouse Worship Center, is a 6 year old church that have grown from a 7 member church to a 75 member church (on roster). For the last 3 years, Lighthouse have been renting space at 850 Ridgeway Ave, Aurora, IL. Due to the continuous growth, Lighthouse was in need of additional space and have acquired the complete first floor (larger space) within the same address. The larger space which was a previous warehouse, will provide Lighthouse with approximately 6000 square feet of additional space, with the potential to accommodate over 150 members and create a multiple purpose space for various church and community events. It is the intention of Lighthouse to modify the existing warehouse, with simple renovations as follows:

- 1. New glass double doors
- 2. New vestibule on entrance
- 3. New HVAC System
- 4. Repair and paint existing walls
- 5. Repair and paint ceiling
- 6. Tile the flooring as required
- 7. Beautify the surrounding grounds as required

## c) Property Values within the neighborhood

The property value may range between \$153,000.00 to \$297,000.00 or \$29.12 to \$41.87 per square feet.

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 concrete ramp and railing for handicap accessibility

# SMS Property Management INC 17W300 22<sup>nd</sup> St Suite 200 Oakbrook Terrace IL 60181

10/28/2015
From: Michael Sahli, Owner
SMS Property Management
17W300 22 <sup>nd</sup> 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
coaplanning@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 theSpecial UseLand Use Petition Process with the City of Aurora for said property.  Signature:DateDateDate
Notary Signature  FFICIAL SEAL  MEL: A LOPEZ-ZENTENO NOTAR UBLC-STATE OF ILLINOIS MY COMMISSION EXPRES: 10/30/17

Notary Public Seal

#### LEGAL DESCRIPTION

PARCEL ONE: THAT PART OF BLOCK 4 OF WAGNER'S SECOND ADDITION TO AURORA, ALSO BEING PART OF LOTS 1, 2, 3, 4, 15, 16, 17, AND 18 IN BLOCK 2 AND PART OF VACATED WOODLAWN AVENUE LYING SOUTHEASTERLY OF AND ADJOINING IN THE COUNTY CLERK'S SUBDIVISION OF PART OF WAGNER'S SECOND ADDITION TO AURORA. DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE EASTERLY LINE OF THE RIGHT OF WAY OF BURLINGTON NORTHERN INC. WITH THE SOUTHWESTERLY LINE OF RIDGEWAY AVENUE: THENCE SOUTH 46 DEGREES 30'00" EAST ALONG THE SOUTHWESTERLY LINE OF RIDGEWAY AVENUE 450 FEET FOR THE POINT OF BEGINNING; THENCE SOUTH 43 DEGREES 34'00" WEST ALONG THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE ELGIN, JOLIET AND EASTERN RAILWAY COMPANY, 256 FEET; THENCE EASTERLY ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID RAILROAD, BEING ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 766.80 FEET, A DISTANCE OF 325.23 FEET TO A POINT WHICH IS 60 FEET SOUTHWESTERLY, MEASURED AT RIGHT ANGLES, FROM THE SOUTHWERSTERLY LINE OF RIDGEWAY AVENUE AND 346 FEET NORTHWESTERLY MEASURED PARALLEL WITH THE SOUTHWESTERLY LINE OF RIDGEWAY AVENUE, FROM THE NORTHWESTERLY LINE OF LAKE STREET; THENCE NORTH 46 DEGREES 30'00" WEST PARALLEL WITH THE SOUTHWESTERLY LINE OF RIDGEWAY AVENUE 50 FEET; THENCE NORTH 43 DEGREES 34'00" EAST PARALLEL WITH THE NORTHWESTERLY LINE OF LAKE STREET 60 FEET TO THE SOUTHWESTERLY LINE OF RIDGEWAY AVENUE; THENCE NORTH 46 DEGREES 30'00" WEST ALONG SAID SOUTHWESTERLY LINE 206.26 FEET TO THE POINT OF BEGINNING (EXCEPT THAT PART LYING WITHIN WOODLAWN AVENUE); IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS. ALSO EXCEPTING THAT PART OF LOTS 1 AND 2 IN BLOCK 2 OF COUNTY CLERK'S SUBDIVISION OF PART OF WAGNER'S SECOND ADDITION TO AURORA AND PART OF VACATED WOODLAWN AVENUE LYING SOUTHWESTERLY OF AND ADJOINING SAID BLOCK 2 DESCRIBED AS FOLLOWS: COMMENCING AT A MONUMENTAL LIMESTONE AT THE NORTHERLY CORNER OF LOT 1 IN BLOCK 3 OF SAID COUNTY CLERK'S SUBDIVISION: THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF SAID BLOCKS 3 AND 2, 574.30 FEET FOR A POINT OF BEGINNING; THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF SAID BLOCK 2, 62.10 FEET TO THE EASTERLY CORNER OF LOT 1 IN SAID BLOCK 2; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOT 1 FORMING AN ANGLE OF 89 DEGREES 55'51" WITH THE LAST DESCRIBED COURSE (MEASURED COUNTERCLOCKWISE THERFROM) 60.0 FEET; THENCE SOUTHWESTERLY PARALLEL WITH THE NORTHEASTERLY LINE OF SAID BLOCK 2 FORMING AN ANGLE OF 89 DEGREES 55'51" WITH THE LAST DESCRIBED COURSE (MEASURED CLOCKWISE THEREFROM) 60.0 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF THE FORMER ILLINOIS,

IOWA AND MINNESOTA RAILROAD COMPANY; THENCE WESTERLY ALONG SAID NORTHERLY LINE, BEING A CURVE TO THE LEFT HAVING A RADIUS of 766.80 FEET, 60.0 FEET; THENCE NORTHERLY 105.54 FEET TO THE POINT OF BEGINNING, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

PARCEL TWO: THAT PART OF BLOCKS 4 AND 5 OF WAGNER'S SECOND ADDITION TO AURORA, ALSO BEING LOT 19 AND PART OF LOTS 12, 13, 14, 15. 16. 17. 18. AND 20 IN BLOCK 2 AND LOTS 1, 2, 3, 4, 5, 6 AND 7 IN BLOCK 3 OF THE COUNTY CLERK'S SUBDIVISION OF PART OF WAGNER'S SECOND ADDITION TO AURORA, DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE EASTERLY LINE OF THE RIGHT OF WAY OF BURLINGTON NORTHERN INC. WITH THE SOUTHWESTERLY LINE OF RIDGEWAY AVENUE; THENCE SOUTH 46 DEGREES 30'00" EAST ALONG THE SOUTHWESTERLY LINE OF RIDGEWAY AVENUE 400 FEET, THENCE SOUTH 43 DEGREES 34'00" WEST ALONG THE NORTHWESTERLY RIGHT OF WAY LINE OF THE ELGIN, JOLIET AND EASTERN RAILWAY COMPANY 210 FEET; THENCE SOUTHWESTERLY ALONG SAID RIGHT OF WAY LINE, BEING ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 558.70 FEET, A DISTANCE OF 198.64 FEET TO THE SOUTHWESTERLY LINE OF SAID BLOCK 4 OF WAGNER'S SECOND ADDITION; THENCE NORTH 46 DEGREES 30'00" WEST ALONG SAID RIGHT OF WAY LINE, BEING ALONG THE SOUTHWESTERLY LINE OF SAID BLOCK 4, 37.60 FEET; THENCE SOUTH 63 DEGREES 32'00" WEST ALONG SAID RIGHT OF WAY LINE 176.69 FEET TO THE SOUTHWESTERLY LINE OF SAID BLOCK 2 OF THE COUNTY CLERK'S SUBDIVISION; THENCE NORTH 46 DEGREES 30'00" WEST ALONG SAID RIGHT OF WAY LINE, BEING ALONG THE SOUTHWESTERLY LINE OF SAID BLOCK 2, 27.30 FEET TO THE INTERSECTION OF SAID RIGHT OF WAY LINE WITH THE EASTERLY RIGHT OF WAY LINE OF BURLINGTON NORTHERN INC., THENCE NORTHERLY ALONG THE EASTERLY RIGHT OF WAY LINE OF BURLINGTON NORTHERN INC., BEING ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 587.30 FEET. A DISTANCE OF 154.76 FEET; THENCE NORTH 22 DEGREES 04'25" EAST ALONG SAID EASTERLY RIGHT OF WAY LINE 458.70 FEET TO THE POINT OF BEGINNING, IN THE CITY OF AURORA, KANE COUNTY ILLINOIS.

PARCEL THREE: THAT PART OF THE NORTHWEST ¼ OF SECTION 28, TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN WHICH IS PART OF LOTS 15, 16, 17 AND 18 IN BLOCK 2 OF THE COUNTY CLERK'S SUBDIVISION OF WAGNER'S SECOND ADDITION TO AURORA, KANE COUNTY, ILLINOIS BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A STONE IN THE NORTHEASTERLY LINE OF LOT 18 IN SAID BLOCK 2, WHICH LINE IS ALSO THE SOUTHWESTERLY LINE OF RIDGEWAY STREET, SAID STONE BEING 400 FEET DISTANT SOUTHEASTERLY FROM A POINT WHERE THE SOUTHWESTERLY LINE OF RIDGEWAY STREET INTERSECTS THE EASTERLY LINE AND RIGHT OF WAY OF THE BURLINGTON NORTHERN RAILROAD COMPANY FORMERLY THE OTTAWA,

OSWEGO AND FOX VALLEY RAILWAY; THENCE SOUTHWESTERLY ALONG A LINE PARALLEL WITH THE NORTHWESTERLY LINE OF SOUTH LAKE STREET A DISTANCE OF 256 FEET; THENCE SOUTHEASTERLY ALONG A LINE PARALLEL WITH THE SOUTHWESTERLY LINE OF RIDGEWAY STREET A DISTANCE OF 30.0 FEET; THENCE NORTHEASTERLY ALONG A LINE PARALLEL WITH THE NORTHWESTERY LINE OF SOUTH LAKE STREET A DISTANCE OF 256 FEET TO THE NORTHEASTERLY LINE OF LOT 18; THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF LOT 16 A DISTANCE OF 30.0 FEET TO THE POINT OF BEGINNING, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

PARCEL FOUR: ALL THAT PART OF RIDGEWAY AVENUE SITUATED IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 38, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE EASTERLY LINE OF THE RIGHT OF WAY OF THE BURLINGTON NORTHERN, INC. WITH THE SOUTHWESTERLY LINE OF SAID RIDGEWAY AVENUE; THENCE SOUTH 46 DEGREES 30'00" EAST ALONG SAID SOUTHWESTERLY LINE OF RIDGEWAY AVENUE 205.35 FEET TO A POINT ON THE WALL OF A BUILDING, SAID POINT OF BEING ALSO THE POINT OF BEGINNING: THENCE NORTHEASTERLY ALONG SAID WALL A DISTANCE OF 8.13 FEET TO A BUILDING CORNER: THENCE SOUTHEASTERLY ALONG A WALL OF SAID BUILDING A DISTANCE OF 187.20 FEET TO A BUILDING CORNER; THENCE SOUTHWESTERLY ALONG A WALL OF SAID BUILDING A DISTANCE OF 6.10 FEET TO SAID SOUTHWESTERLY LINE OF RIDGEWAY AVENUE; THENCE NORTH 46 DEGREES 30'00" WEST ALONG THE LAST DESCRIBED LINE TO SAID POINT OF BEGINNING, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

COMMONLY KNOWN AS 850 RIDGEWAY AVENUE.

## **E. Lease Restrictions**

There are no current lease restrictions on the current property. The current owner Michael Sahli has an existing easement for all the parking on the Ridgeway Ave (Northwest) side of the building. Due to the easement and the time of day available to the church there are no conflicts or stated allowance with the neighboring organization ATMI.

In additional on the normal day of church use which is Sunday, from 9am to 2pm and Tuesday, 7pm to 9pm, the business at ATMI is closed on both days.