



City of Aurora

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

Project Contact Information Sheet

Project Number: _____

Owner

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 that signed the Land Use Petition)

Relationship to Project: _____ Select One

Company Name: Lighthouse Worship Center
First Name: Tracy Initial: _____ Last Name: DeVolt Title: _____
Job Title: Pastor
Address: 850 Rigdeway Ave
City: Aurora State: IL Zip: 60506
Email Address: tracydevolt@aol.com Phone No.: _____ Mobile No.: _____

Additional Contact #1

Relationship to Project: _____ Architect
Company Name: _____
First Name: Paul Initial: _____ Last Name: Chabez Title: _____
Job Title: _____
Address: 2092 Garden Circle E., Ste 1
City: Aurora State: IL Zip: 60503
Email Address: pchabez@phormadesigns.com Phone No.: _____ Mobile No.: 630-229-6498

Additional Contact #4

Relationship to Project: _____ Select One From Dropdown
Company Name: Lighthouse Worship Center
First Name: Toussaint Initial: _____ Last Name: Smith Title: _____
Job Title: Elder
Address: 850 Rigdeway Ave
City: Aurora State: IL Zip: 60506
Email Address: tou828@gmail.com Phone No.: _____ Mobile No.: 630 973-8892

Additional Contact #5

Relationship to Project: _____ Select One From Dropdown
Company Name: _____
First Name: _____ Initial: _____ Last Name: _____ Title: _____
Job Title: _____
Address: _____
City: _____ State: _____ Zip: _____
Email Address: _____ Phone No.: _____ Mobile No.: _____

Additional Contact #6

Relationship to Project: _____ Select One From Dropdown
Company Name: _____
First Name: _____ Initial: _____ Last Name: _____ Title: _____
Job Title: _____
Address: _____
City: _____ State: _____ Zip: _____
Email Address: _____ Phone No.: _____ Mobile No.: _____

Additional Contact #7

Relationship to Project: _____ Select One From Dropdown
Company Name: _____
First Name: _____ Initial: _____ Last Name: _____ Title: _____
Job Title: _____
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 22nd St Suite 200
Oakbrook Terrace IL 60181

10/28/2015

From: Michael Sahli, Owner

SMS Property Management

17W300 22nd 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

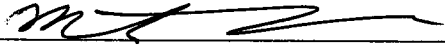
630-256-3080

coaplanning@aurora-ill-arg


Re: Authorization Letter for: Property address

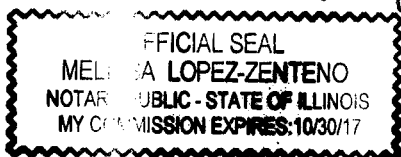
To whom it may concern:

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 the _____ Special Use _____ Land Use Petition process with the City of Aurora for said property.

Signature:  Date 10/28/2015

Subscribed And Sworn To Before Me This 28 Day Of October, 2015

Notary Signature 



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 SOUTHWESTERLY 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 THEREFROM) 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 ½ OF THE NORTHWEST ¼ 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 addition 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.