

# Land Use Petition

Project Number: 2021.135 <sup>280</sup>

## Subject Property Information

Address/Location: 4315 Westbrook Dr

Parcel Number(s): 07-28-200-022

## Petition Request(s)

Requesting approval of a Conditional Use for a Religious Institutions (6400) Use for 4315 Westbrook Drive, Located South of Westbrook Drive and West of South State Route 59

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CITY OF AURORA  
PLANNING & ZONING DIVISION

## Attachments Required

(a CD of digital files of all documents are also required)

Digital Copy of:

Word Document 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)

Legal Description (Format Guidelines 2-1)

Letter of Authorization (Format Guidelines 2-2)

## Petition Fee: \$400.00 (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 9/12/21

Print Name and Company: Shanti Nautiyal (Shiv Durga Hindu Temple)

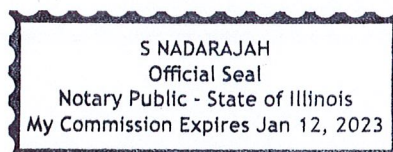
I, the undersigned, a Notary Public in and for the said County and State aforesaid do hereby certify that the authorized signer is personally known to me to be the same person whose name is subscribed to the foregoing instrument and that said person signed sealed and delivered the above petition as a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

Given under my hand and notary seal this 12<sup>th</sup> day of September 2021.

State of IL)  
County of DuPage) SS

[Signature]  
Notary Signature

NOTARY PUBLIC SEAL



## Filing Fee Worksheet

**Project Number:** 2021.135  
**Petitioner:** Shiv Durga Hindu Temple  
**Number of Acres:** 0.14  
**Number of Street Frontages:** 1.00  
**Non-Profit** Yes

**Linear Feet of New Roadway:** 0  
**New Acres Subdivided (if applicable):** 0.00  
**Area of site disturbance (acres):** 0.00

### Filing Fees Due at Land Use Petition:

Request(s):	Special Use	\$	400.00
		\$	-

**Total:** **\$400.00**

This Calculator is for informational purposes only and all numbers are subject to verification by the Review Planner.

Verified By: Steve Broadwell

Date:

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Planning and Zoning Division 44 E Downer Pl, Aurora, IL  
phone (630) 256-3080 fax (630) 256-3081 email COAPlanning@aurora-il.org



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PLANNING & ZONING DIVISION

## Project Contact Information Sheet

**Project Number:** 2021.135

**Petitioner Company (or Full Name of Petitioner):** Shiv Durga Hindu Temple

### Owner

First Name: Carl Initial: \_\_\_\_\_ Last Name: Hix Title: 0  
Company Name: Hix Bros. Music  
Job Title: \_\_\_\_\_  
Address: 4315 Westbrook Dr  
City: Aurora State: IL Zip: 60505  
Email Address: \_\_\_\_\_ Phone No.: \_\_\_\_\_ Mobile No.: \_\_\_\_\_

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

Relationship to Project: \_\_\_\_\_ Other  
Company Name: Shiv Durga Hindu Temple  
First Name: Shanti Initial: \_\_\_\_\_ Last Name: Nautiyal Title: \_\_\_\_\_  
Job Title: \_\_\_\_\_  
Address: 710 E. Ogden Ave, Ste. 200  
City: Naperville State: IL Zip: 60563  
Email Address: shantinautiyal@yahoo.com Phone No.: \_\_\_\_\_ Mobile No.: \_\_\_\_\_

### Additional Contact #1

Relationship to Project: \_\_\_\_\_ Broker / Bank Representative  
Company Name: Dolan & Murphy  
First Name: JD Initial: \_\_\_\_\_ Last Name: Dolan Title: \_\_\_\_\_  
Job Title: Broker  
Address: 765 Orchard Rd  
City: Aurora State: IL Zip: 60506  
Email Address: jd.dolanmurphyteam@catoncom Phone No.: 630-801-8800, e Mobile No.: 630-272-2134

### Additional Contact #2

Relationship to Project: \_\_\_\_\_  
Company Name: \_\_\_\_\_  
First Name: \_\_\_\_\_ Initial: \_\_\_\_\_ Last Name: \_\_\_\_\_ Title: \_\_\_\_\_  
Job Title: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Email Address: \_\_\_\_\_ Phone No.: \_\_\_\_\_ Mobile No.: \_\_\_\_\_

### Additional Contact #3

Relationship to Project: \_\_\_\_\_  
Company Name: \_\_\_\_\_  
First Name: \_\_\_\_\_ Initial: \_\_\_\_\_ Last Name: \_\_\_\_\_ Title: \_\_\_\_\_  
Job Title: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Email Address: \_\_\_\_\_ Phone No.: \_\_\_\_\_ 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.: \_\_\_\_\_



# Shiv Durga Hindu Temple

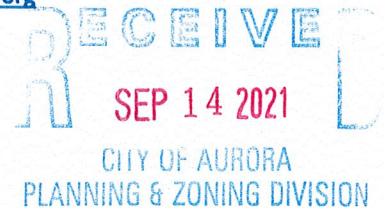


Shiv Durga Hindu Culture Center

710 E. Ogden Avenue, Suite 200 Naperville IL 60563

Ph: (630)544-6388. [www.shivdurgahindutemple.org](http://www.shivdurgahindutemple.org). [Info@shivdurgahindutemple.org](mailto:Info@shivdurgahindutemple.org)

## Qualifying Statement



This is to certify that Shiv Durga Hindu Temple would like to purchase the property 4315 Westbrook Drive Aurora, IL 60504 for its Religious and Cultural Activities as below.

- a. The worship and prayers services will take place at the building with its operation hours from 8am to 7pm Monday through Friday for individual visitors for their prayers and Saturdays and Sundays from 8am to 8pm for individual as well as congregation. The number of seats will be not more than 108 dedicated to the visitors. The whole building is going to be used for worship purposes.
- b. The temple has chosen above location because it is in center of Naperville and Aurora so all our devotees can come easily to join us for the services.
- c. We strongly believe that surrounding businesses won't have any problem with the hours and from our visitors as everyone will come to the building for the prayers not for any nuisance.
- d. There won't be any addition to the existing building or site.
- e. There won't be any Community Center or services held at the building.
- f. There won't be any interior changes right away but we are going to remove the unusable rooms very soon .
- g. There will be some exterior changes to the building in soon future, like monumental entrance tower on the roof and some windows on the walls.
- h. Most of the prayer services will be done on the weekend but some will be done on the weekdays as well.
- i. There will be some Religious, Dance and Yoga classes in the premises.

Thank you

Sincerely,

Shanti Nautiyal

Chief Executive

Shiv Durga Hindu Temple.



June 10, 2021



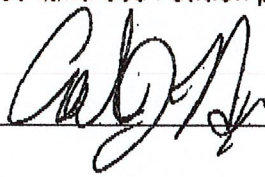
From: Carl Hix  
Hix Bros. Music  
4315 Westbrook Dr. Aurora, IL 60505  
Phone:  
Email:

To: City of Aurora, Planning & Zoning Division  
44 E. Downer Place, Aurora IL 60507  
630-256-3080  
[coaplanning@aurora-il.org](mailto:coaplanning@aurora-il.org)

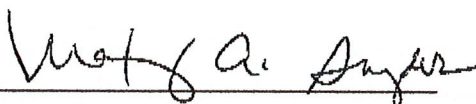
Re: Authorization Letter for: 4315 Westbrook Dr. Aurora, IL 60504

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 Shanti Nautiyal, and its representatives, to act as the owner's agent through the Conditional Use Land Use Petition process with the City of Aurora for said property.

Signature  Date 6/14/21

Subscribed and sworn to before me this 14th day of June, 2021

Notary Signature 



**Legal Description**

LOT 1 IN ZANJOY SUBDIVISION-UNIT NO. THREE, BEING A RESUBDIVISION OF PART OF THE NORTHEAST ¼ OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 29, 1994 AS DOCUMENT R94-161579, IN DUPAGE COUNTY, ILLINOIS #07-28-200-022



## Parking and Stacking Requirement Worksheet

**Project Number:** 2021.135

**Petitioner:** Shiv Durga Hindu Temple

### Parking Requirement

<b>Total Parking Requirement</b>	<del>8</del> 25
Enclosed Parking Spaces	-
Surface Parking Spaces	<del>6</del> 25

*Note: All parking spaces must be individually accessible spaces in order to count towards this requirement*

### Stacking Requirement

<b>Total Stacking Requirement (number of stacking spaces)</b>	-	
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: Steve Broadwell

### Requirement Based On:

<u>Sq Ft / Units</u>	<u>Use</u>	<u>Needed</u>	<u>Number Required</u>
<del>25</del> 100	Structure 3400: Religious Institutions	(1) 1 space per 4 seats in the principal sanctuary.	<del>6</del> 25

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