



July 14, 2015

To Whom It May Concern:

The proposed development at 74 - 78 S. LaSalle Street will contribute positively to the general welfare of the community by functioning not only as a site for weekly religious services, but also as regular, often daily, programming offered through Community 4:12, a non-profit organization founded with Community Christian Church, that has been working in East Aurora since 2003. Community 4:12's mission is "Uniting People to Restore Communities," and their primary work has focused on youth and been done in partnership with East Aurora District 131, World Relief, Family Focus, Triple Threat, Emmanuel House, and Lifespring Ministry.

Community 4:12 provides the following programs to children in East Aurora: Saturday Stars Tutoring, Kids Hope Mentoring, Chess Club, and Dominoes Club. They also sponsor an annual Christmas Giftmart that provides low-cost toys to D131 families and donate all proceeds to D131 schools. Over \$100,000 has been raised and donated to the schools in the past decade.

Both Community Christian Church and Community 4:12 (a recognized 501(c)(3) non-profit subsidiary of the Church) have been officing out of third floor suite in this same building since 2009 and have been treating the space as a 7-day per week community center space that has been offered at no charge to several Aurora non-profits as a host site for clinics, seminars, after-school programs, summer camps and regular program space for both youth and adult programming. This practice will continue in the new, first-floor, more accessible space and the non-profit partners that are anticipated to continue to benefit from regular use of this space include: Triple Threat, Administer Justice (free legal aid clinic), World Relief, Emmanuel House, Family Focus and the Mexican Consulate to name a few.

Given that this operation has existed in the same building for approximately 6 years, it is not anticipated that these activities will interfere with the use and enjoyment of any surrounding properties. In fact, moving these regular activities to the first floor will move this foot traffic from the rear entrance to the LaSalle Street side of the building on the street level and fill in one of the many vacant storefront spaces that exist on the street.

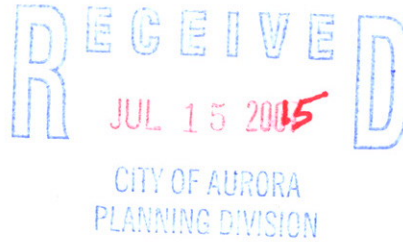
The proposed use should have no impact on surrounding property values except that the anticipated increase in foot traffic should add to the activity level and appeal of the block. None of the proposed uses should create any interference with the normal and orderly development and improvement of the surrounding properties. At least three other non-profit organizations own property and/or lease office space on this block and all three non-profits (Boy Scouts of America, Emmanuel House and World Relief) are partners on some level with Community 4:12 and/or the Church.

The proposed uses do not have any impact on ingress or egress as it relates to traffic congestion on the public streets.

The above described use is being proposed for a building that is essentially located on the fringe of the downtown on a less busy and less occupied block. Retail businesses have not opted to locate on this block of LaSalle Street and unfortunately a significant number of storefront vacancies will remain on this block so the proposed use does not really preclude other business uses from locating on this block in the future. Moreover, the proposed use would be more aptly categorized as a non-profit use since much of the regular usage of the space will be for the Community 4:12 non-profit arm of our organization and for our additional non-profit partners.

July 14, 2015

City of Aurora
44 E Downer Pl
Aurora, IL 60507



Re: Land Use Petition for Project No: 2015.129

To Whom It May Concern:

Community Christian Church is filing a Land Use Petition requesting approval of a Special Use Permit for a religious institution as well as for office and programming space for a not-for-profit organization (Community 4:12).

Should this permit be awarded, it is our intention to enter into a multi-year lease with the property owner, Joseph Dispensa, on the ground level of the property located at 78 S LaSalle St in Aurora.

Sincerely,

A handwritten signature in black ink, appearing to read "D. Girdwood".

David Girdwood
Business Director
Community Christian Church
EIN 36-3848018

July 14, 2015

Joseph Dispensa Jr. and Marie Louise Dispensa

Held in the "Joseph Dispensa Jr. and Marie Louise Dispensa as trustees of the Marie Louise Dispensa trust dated March 21, 1991"

74-78 S. LaSalle St.

Aurora, IL 60505

Phone: 630 975-2838

Email: joedispensa@hotmail.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 74-78 S. LaSalle St. Aurora, IL 60505

To whom it may concern:

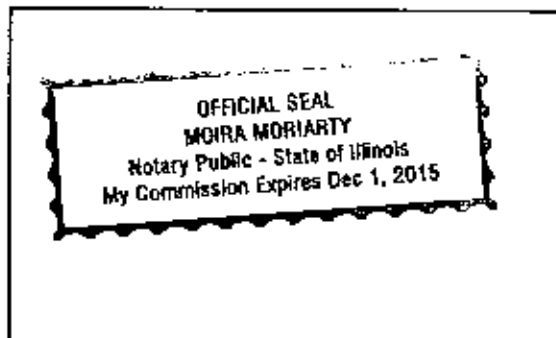
As the record owner of the above stated property I hereby affirm that I have full legal capacity to authorize Community Christian Church and Community 4:12, and its representatives, to act as the owner's agent through the Special Use Permit for a Religious Institution (6400) Land Use Petition process with the City of Aurora for said property.

Signature: Joseph Dispensa Jr. Date 7/14/15

Signature: Marie Louise Dispensa Date 7-14-15

Subscribed and Sworn To Before Me This 14 Day Of July, 2015

Notary Signature Maura Moriarty





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

Project Contact Information Sheet

Project Number: #REF!

Owner

First Name: Joe Initial: _____ Last Name: Dispensa Title: _____
Email Address: joedispensa@hotmail.co Phone No.: _____ Mobile No.: (630) 975-2838

Additional Contact #1

Relationship to Project: Tenant
Company Name: Community Christian Church
First Name: Obed Initial: _____ Last Name: Arellano Title: _____
Job Title: Campus Pastor
Address: 76 S. LaSalle St.
City: Aurora State: IL Zip: 60505
Email Address: obearellano@community Phone No.: _____ Mobile No.: (630) 276-9035

Additional Contact #2

Relationship to Project: Tenant
Company Name: Community 4:12
First Name: Kirsten Initial: _____ Last Name: Strand Title: _____
Job Title: Director
Address: 76 S. LaSalle St.
City: Aurora State: IL Zip: 60505
Email Address: kirstenstrand@communi Phone No.: (630) 388-5140 Mobile No.: (630) 842-6217

Additional Contact #3

Relationship to Project: Land Developer / Builder
Company Name: Miatt Construction Inc.
First Name: John Initial: _____ Last Name: Mailhoit Title: _____
Job Title: Owner
Address: 912 Geneva St.
City: Shorewood State: IL Zip: 60404
Email Address: jm@miatt.net Phone No.: (815) 714-2824 Mobile No.: (815) 600-3089

Additional Contact #4

Relationship to Project: __ Attorney __ Architect __ Engineer __ Landscape Architect __ Other
Company Name: _____
First Name: _____ Initial: _____ Last Name: _____ Title: _____
Job Title: _____
Address: _____
City: _____ State: _____ Zip: _____
Email Address: _____ Phone No.: _____ Mobile No.: _____

Additional Contact #5

Relationship to Project: __ Attorney __ Architect __ Engineer __ Landscape Architect __ Other
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: __ Attorney __ Architect __ Engineer __ Landscape Architect __ Other
Company Name: _____
First Name: _____ Initial: _____ Last Name: _____ Title: _____
Job Title: _____
Address: _____
City: _____ State: _____ Zip: _____
Email Address: _____ Phone No.: _____ Mobile No.: _____



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

1-6

Filing Fee Form

Project Number: 2015.129

Petitioner: Obe Arellano
Number of Acres: 0.17
Number of Signs: 1

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

Filing Fees Due at Land Use Petition:

Request(s):	Special Use	\$	400.00
	Public Hearing Notice Sign	\$	15.00

Sub Total: \$415.00

Fees Due at Final Engineering Approval:

Request(s):			

Sub Total: \$0.00

Total: **\$415.00**

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

[Back to Index](#)

Development Data Table: Qualifying Statement						
Description		Value	Unit	Description	Value	Unit
DST Project Number	2015.129			m) Total High-water Line for all Stormwater Detention/Retention Facilities		Linear Footage of Wet Bottom
Petitioner	OBE ARELLANO			n) Number of parking spaces provided (individually accessible)		Linear Footage of Dry Bottom
Subdivision Name	Aurora Original Town East			i. surface parking lot	0	spaces
Subdivision Unit/Phase	Blk 15			perpendicular	0	spaces
Subdivision Lot Number	Lot 8			parallel	0	spaces
a) Tax/Parcel Identification Number(s) (PINs): 15-22-383-006				angled	0	spaces
b) Proposed land use(s): Religious institution and non-profit office and programing				handicapped	0	spaces
				ii. enclosed	0	spaces
c) Total Property Size	0.17	Acres		iii. bike	0	racks
	7405.00	Square Feet		o) Number of buildings	1	
d) Total Lot Coverage	7,405	Square Feet		i. Number of stories	1	stories
(buildings and pavement)	100%	Percent		ii. Building Square Footage (average)	6984	square feet
e) open space / landscaping	N/A	Square Feet		iii. Gross Floor Area of commercial use	6984	GFA
		Percent		iv. Building Foundation perimeter (Typical)		Linear Footage
f) Proposed New Right-of-way	NO	Acres		p) Total Number of Residential Dwelling Units	0	units
		Square Feet		i. Gross Density	N/A	du/acre
		Linear Feet of Centerline		ii. Net Density	N/A	Net Density
g) Proposed New Easements	NO	Acres		q) Land to be dedicated to the School District	N/A	Acres
		Square Feet		r) Land to be dedicated to the Park District	N/A	Acres
h) Total Street Frontage (existing and proposed)	66	Linear Footage		s) Construction Value	\$200,000	Dollars
i) Building Foundation perimeter (Typical)	66X112	Linear Footage		t) New Jobs Created		FTE
j) Total Perimeter Yard	66X112	Linear Footage		u) Site Distrubance	0	Acres
k) Buffer Yard	N/A	Linear Footage		v) School District	131	
l) Neighborhood Border	112	Linear Footage		w) Park District	FVPD	