



City of Aurora

Planning and Zoning Division

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Stephane A. Phifer, AICP
Director

MEMORANDUM

TO: Planning & Development Committee Members
FROM: Edward T. Sieben, Zoning Administrator
SUBJECT: Conditions pursuant to P & D Discussions: Ministerios Adonai: 303 N. Lake St. Special Use Petition
DATE: June 30, 2016
CC: Ministerios Adonai, Petitioner

The following are suggested conditions for approval based on discussions at the Planning & Development Committee meeting of June 16, 2016.

1. That the Petitioner provide parking spaces as required in the Off-Street Parking and Loading Section of the Bulk Restriction Section of the Aurora Zoning Ordinance. This requirement may be met with a combination of on-site parking spaces (42 spaces); parking spaces on a separate lot or parcel of land not over four hundred (400) feet from the entrance of the principal building (29 spaces non-Sundays) ; and a transfer of a portion of the parking requirement off-site to a separate parking lot not over one thousand two hundred (1200) feet driving distance from the entrance of the principal building with a shuttle service being provided by the Petitioner whenever the lot is utilized (29 spaces).
2. That any off-site parking utilized by the Petitioner to meet said parking requirement be secured with a 5 year lease agreement with the owner of the off-site parking facility. Said agreement(s) should include the days, hours and number of parking spaces that would be available to the Petitioner. The City will only accept lease agreements where the spaces being leased are in excess of those required by the Zoning Ordinance for the lessor's property use. The parking facilities must be maintained, striped and up to code, and the agreement should address responsibilities for maintenance and snow removal. Said agreement(s) must be on file with the City.
3. That the Special Use permit for a Religious Institution (6400) shall be allowed for five (5) years. After the five (5) years if the Petitioner desires to remain, they may request that the City review a new Special Use Petition. Said petition will be evaluated on the re-development plans for the area, and the ability for the site to meet the requirements of the Zoning Ordinance without variation.

≈ Please let me know if you have any questions ≈