

# Land Use Petition

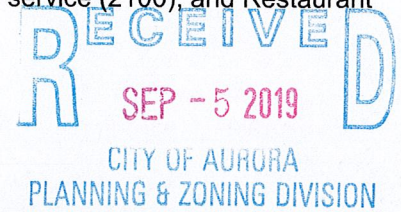
Project Number: 2019.054

## Subject Property Information

Address/Location: 1521 Ogden Avenue  
Parcel Number(s): 03-01-102-006

## Petition Request(s)

Requesting approval of a Final Plan for Lot 3 of Citizens First National Bank Business Park Subdivision located at 1521 Ogden Avenue for a mixture of Business and professional, office (2400), Retail sales or service (2100), and Restaurant with a drive-through facility (2530) uses.



## Attachments Required

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

- |  |  |  |
|--|--|--|
| Development Tables Excel Worksheet - digital only (1-0)  | Two Paper and One pdf Copy of:<br>Fire Access Plan (2-6) | One Paper and pdf Copy of:<br>Final Plan with Photometrics (2-4) |
| Word Document of: Legal Description (2-1)                | Address Plat (2-17)                                      | Landscape Plan (2-7)   |
|  | Final Engineering Plans (2-16)                           | Building and Signage Elevations (2-11)                           |
| One Paper and pdf Copy of:<br>Qualifying Statement (2-1) | Stormwater Permit Application (App 1-14)                 |  |
| Plat of Survey (2-1)                                     | Stormwater Report (2-10)                                 |  |
| Legal Description (2-1)                                  | Project Information Sheet                                |  |
| Letter of Authorization (2-2)                            | Typical Permit Submittal Flowchart                       |  |

## Petition Fee: \$1,400.00 (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 Aurtherization with owner's Name and contact information is required.

Authorized Signature: Param Vijay Date 9/5/19

Print Name and Company: PARAM VIJAY & JANI ESTATES, LLC

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 5<sup>th</sup> day of September 2019

State of Illinois)  
County of Kendall) SS

NOTARY PUBLIC SEAL

[Signature]  
Notary Signature



**Filing Fee Worksheet**

**Project Number:** 2019.054

**Petitioner:** Param Vijay

**Number of Acres:** 3.15

**Number of Street Frontages:** 2.00

**Non-Profit** No

**Linear Feet of New Roadway:** 0

**New Acres Subdivided (if applicable):** 0.00

**Area of site disturbance (acres):** 3.14

**Filing Fees Due at Land Use Petition:**

Request(s):	Final Plan	\$	750.00
	Final Engineering Filing Fee	\$	650.00
		\$	-
	Sub Total:	\$	1,400.00

**Total:** **\$1,400.00**

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

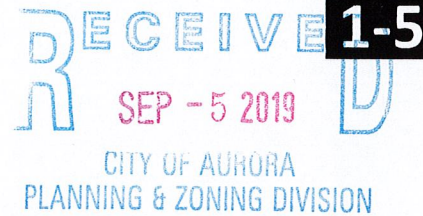
Verified By: Jill N. Morgan

Date: 9/5/2019

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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:** 2019.054

**Petitioner Company (or Full Name of Petitioner):** Param Vijay

**Owner**

First Name: Param Initial: \_\_\_\_\_ Last Name: Vijay Title: Mr.  
Company Name: Tani Estates LLC  
Job Title: \_\_\_\_\_  
Address: 3804 Nannyberry Ct  
City: Naperville State: IL Zip: 60564  
Email Address: param.vijay@yahoo.com Phone No.: \_\_\_\_\_ Mobile No.: \_\_\_\_\_

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

Relationship to Project: Owner  
Company Name: Tani Estates LLC  
First Name: Param Initial: \_\_\_\_\_ Last Name: Vijay Title: Mr.  
Job Title: \_\_\_\_\_  
Address: 3804 Nannyberry Court  
City: Naperville State: IL Zip: 60564  
Email Address: param.vijay@yahoo.com Phone No.: 847-890-2186 Mobile No.: 847-890-2186

**Additional Contact #1**

Relationship to Project: Architect  
Company Name: DL Rawlings, Inc.  
First Name: David Initial: \_\_\_\_\_ Last Name: Rawlings Title: Mr.  
Job Title: \_\_\_\_\_  
Address: 39 W New York Street  
City: Aurora State: IL Zip: 60506  
Email Address: D.Raw@DLRawlings.com Phone No.: 630-892-4031 Mobile No.: \_\_\_\_\_

**Additional Contact #2**

Relationship to Project: Engineer  
Company Name: DJA Civil Engineers & Surveyors  
First Name: Dave Initial: \_\_\_\_\_ Last Name: Johnson Title: Mr.  
Job Title: \_\_\_\_\_  
Address: 312 S Hale Street  
City: Wheaton State: IL Zip: 60187  
Email Address: DJA@DJAonline.net Phone No.: 630-752-8600 Mobile No.: \_\_\_\_\_

**Additional Contact #3**

Relationship to Project: Landscape Architect  
Company Name: Western Dupage Landscaping, Inc.  
First Name: Matt Initial: \_\_\_\_\_ Last Name: Ewert Title: \_\_\_\_\_  
Job Title: \_\_\_\_\_  
Address: 31 W. 478 Diehl Road  
City: Naperville State: IL Zip: 60563  
Email Address: mattewert@wdlinc.com Phone No.: 630-416-0072 x5 Mobile No.: 847-912-9612

**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.: \_\_\_\_\_



**1521 OGDEN AVE, AURORA- Qualifying statement**  
**Topline Square @ Ogden & Farnsworth**

Tani Estates, LLC is very excited to be part of the City of Aurora's business development by acquiring 3.14 acres lot on SW corner of Ogden Avenue and Farnsworth Avenue intersection. Since this land is on Ogden Avenue (Rte-34) and closer to residential area, we are proposing 9711 SQFT retail mixed use development with Drive-Thru capability under Phase 1. And this land is closer to Rush Copley medical center and have considerable pass through traffic, we are expecting a demand to build a pharmacy or 3-story medical office building with additional retail space on front as part of phase 2 development for approximately 20000 SQFT leasable space.

Phase 1 development can accommodate up to 7 units in which two units would be developed for dental office use. Since this PUD already has Bank and Day Care, adding Dental office would add more professional outlook to this location. This would open up the potential to attract additional business such as coffee shop, restaurants, and convenient stores. In addition to bringing more tax revenue to city, this would benefit local public in terms of convenience, easy access and also additional jobs to neighborhood.

Since we are trying to design and develop based on city's requirements and following its guidelines, we are not requesting any variances for phase 1 development. If we see any opportunity during phase 2 development which needs variances, we will certainly bring it to City's notice immediately.

Since portion of the development would be planned for owner use, commitment and attention towards this development would be unparalleled. Also, continuous maintenance of the development would be top of the line as our name of the development stands for.

This development's professional outlook and its convenient access for adjacent community houses would enhance the value of the neighborhood. And it would provide better access to healthcare and jobs. Hence, we strongly believe that this development would promote the interests of local neighborhood and its morals. Tani Estates, LLC would like be a very good partner for the City of Aurora to achieve its goal and result. We are committed to invest in City of Aurora continuously and looking forward to grow with this wonderful city in IL forever.

**1521 OGDEN AVE, AURORA- LEGAL DESCRIPTION**

LOT 3 IN CITIZENS FIRST NATIONAL BANK BUSINESS PARK, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 9, 2007 AS DOCUMENT 2007-00005029, IN KENDALL COUNTY, ILLINOIS.

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## Parking and Stacking Requirement Worksheet

**Project Number:** 2019.054

**Petitioner:** Param Vijay

**Parking Requirement**

<b>Total Parking Requirement</b>	<b>147</b>
Enclosed Parking Spaces	-
Surface Parking Spaces	147

*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>	<b>-</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.

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**OFFICE USE ONLY**

Verified By: Jill N. Morgan

**Requirement Based On:**

Sq Ft / Units	Use	Needed	Number Required
17,556	Structure 2100: Business or professional offices, including financial institutions	1 space per 300 SF plus 3 per service bay. A minimum of 6 spaces shall be provided.	59
15,432	Structure 2254: Strip retail	1 space per 175 SF of GFA	88
		<b>Total</b>	<b>147</b>

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