

Land Use Petition

Project Number: 2015.287

Subject Property Information

Address/Location: southwest corner of Sequoia Drive and Randall Road

Parcel Number(s): 15-08-100-007; 15-08-100-029; 15-08-100-030

Petition Request(s)

Requesting approval of a Final Plat for Balaji Homes Condominiums Subdivision located at the southwest corner of Sequoia Drive and Randall Road

Requesting approval of a Final Plan for Balaji Homes Condominiums Subdivision located at the southwest corner of Sequoia Drive and Randall Road for a Multi-Family Dwelling (1140) Use

Attachments Required

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

Attach the following worksheets:

- Contact Worksheet (1-5)
- Filing Fee Worksheet (1-6)
- Land Cash Worksheet (1-7)
- Parking Worksheet (1-8)
- Landscape Requirement Worksheet (1-22)
- Landscape Materials Worksheet (1-23)

- Two Paper Copies of:
 - Fire Access Plan (2-6)
 - Address Plat (2-17)
- Final Engineering Plans (2-16)
- Stormwater Permit Application (App 6-5)
- Stormwater Report (2-10)
- Soil Investigation Report
- Wetland Determination Report / Letter by Design Professional

- One Paper Copy of:
 - Final Plan (2-4)
 - Final Plat (2-5)
 - Landscape Plan (2-7)
 - Building and Signage Elevations (2-11)

One Paper Copy of:

- Qualifying Statement (2-1)
- Plat of Survey (2-1)
- Legal Description (2-1)
- Letter of Authorization (2-2)
- Existing or Proposed CC and Rs (2-1)

Petition Fee: \$1,985.40 (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: Harinadha B. Koneru Date 11-7-16

Print Name and Company: HARINADHA B. KONERU

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 7 day of November 2016.

State of Illinois)
County of Kane) SS

NOTARY PUBLIC SEAL

[Signature]
Notary Signature



Filing Fee Worksheet

Project Number: 2015.287
Petitioner: Balaji Partners, LLC & Balaji Group, LLC
Number of Acres: 11.73
Number of Street Frontages: 3.00
Non-Profit No

Linear Feet of New Roadway: 519.87
New Acres Subdivided (if applicable): 11.73
Area of site disturbance (acres): 11.73

Filing Fees Due at Land Use Petition:

Request(s):	Final Plan & Plat	\$ 985.40
	Final Engineering Filing Fee	\$ 1,000.00
		\$ -
		\$ -
		\$ -
		\$ -

Total: **\$1,985.40**

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

Verified By:

Date:

Project Contact Information Sheet

Project Number: 2015.287

Owner

First Name: Hari Initial: _____ Last Name: Koneru Title: Mr.
 Company Name: Balaji Partners, LLC & Balaji Group, LLC
 Job Title: Owner
 Address: 27 Eastings Way
 City: South Barrington State: IL Zip: 60010
 Email Address: hkoneru@live.com Phone No.: 847-852-6711 Mobile No.: 630-844-2254

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

Relationship to Project: Owner
 Company Name: Balaji Partners, LLC & Balaji Group, LLC
 First Name: Hari Initial: _____ Last Name: Koneru Title: Mr.
 Job Title: Owner
 Address: 27 Eastings Way
 City: South Barrington State: IL Zip: 60,010.00
 Email Address: hkoneru@live.com Phone No.: 847-852-6711 Mobile No.: 630-844-2254

Additional Contact #1

Relationship to Project: Engineer
 Company Name: Tebrugge Engineering
 First Name: John Initial: J Last Name: Tebrugge Title: Mr.
 Job Title: Owner
 Address: 410 East Church Street
 City: _____ State: IL Zip: 60,548.00
 Email Address: info@tebruggeengineering.com Phone No.: 815-786-0195 Mobile No.: 630-417-7281

Additional Contact #2

Relationship to Project: Architect
 Company Name: Steven W. Hansen Architect
 First Name: Steven Initial: W Last Name: Hansen Title: Mr.
 Job Title: Owner
 Address: 43W752 Route 30
 City: _____ State: IL Zip: 60,554.00
 Email Address: shansenarchitect@gmail.com Phone No.: 630-466-8021 Mobile No.: _____

Additional Contact #3

Relationship to Project: Surveyor
 Company Name: Phillip D Young & Assoc. Inc
 First Name: Phil Initial: _____ Last Name: Young Title: Mr.
 Job Title: Owner
 Address: 1107 S Bridge Street Suite B
 City: _____ State: IL Zip: 60,560.00
 Email Address: _____ Phone No.: 630-553-1685 Mobile No.: _____

Additional Contact #4

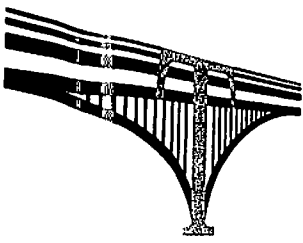
Relationship to Project: _____
 Company Name: _____
 First Name: _____ Initial: _____ Last Name: _____ Title: _____
 Job Title: _____
 Address: _____
 City: _____ State: _____ Zip: _____
 Email Address: _____ Phone No.: _____ Mobile No.: _____

Qualifying Statement

Balaji Partners, LLC and Balaji Group, LLC, the owners of the 11.73 acre site at the southwest corner of Sequoia Drive and Randall Road, are completing the final development plans which meet the R-5A, Midrise Multiple-Family Dwelling District together with a Special Use for a Planned Development for this property.

The development proposal is to construct five, four story residential condominium buildings and a one story Community Center. The for-sale residential community will be age restricted 55 and over. Each unit will enjoy a minimum of one interior enclosed parking space. The property is vacant and adjacent to office uses, retail and commercial businesses as well as storage facilities and industrial/warehousing. A for-sale condominium for age restricted adults is the highest and best use for the land. Historically, such neighborhoods generate less traffic, provide no additional children for the School District and add additional real estate taxes and sales tax dollars for the City.

Constructing 161 residential units on the site will enhance property values in the area and provide additional consumers for the retail uses that already exist in the vicinity. The development of this infill parcel will complement the uses and enjoyment of other property and uses in the general area. Adequate utilities, roads and other necessary facilities are already in place. The existing storm water detention facilities will be enlarged and improved. Sequoia Drive, Randall Road and Sullivan Road will provide safe and efficient ingress and egress to and from the community being proposed. The design, functionality and aesthetics of the condominium community will protect the public health, safety, morals, comfort and general welfare of both the residents of the development and those in the general area of the City.



TEBRUGGE ENGINEERING

410 E. CHURCH ST – SUITE A
SANDWICH, IL 60548

PHONE: (815) 786-0195
EMAIL: INFO@TEBRUGGEENGINEERING.COM
WEBSITE: WWW.TEBRUGGEENGINEERING.COM

October 13, 2016

From: Hari Koneru, Owner
Balaji Partners, LLC & Balaji Group, LLC
27 Eastings Way, South Barrington, IL 60010
Phone: 847-852-6711
Email: Hkoneru@live.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: Balaji Homes – Sequoia Drive & Randall Road

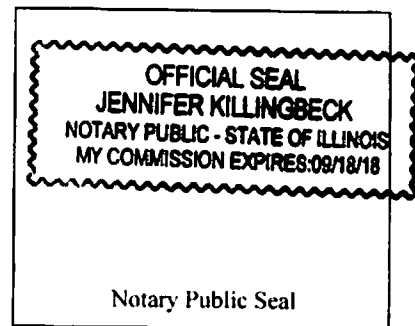
To whom it may concern:

As the record owner of the above stated property I hereby affirm that I have full legal capacity to authorize John Tebrugge with Tebrugge Engineering, and its representatives, to act as the owner's agent through the Final Plat & Land Use Petition process with the City of Aurora for said property.

Signature: *Hari Koneru* Date: 10-16-2016

Subscribed And Sworn To Before Me This 18 Day
Of October, 2016

Notary Signature *Jennifer Killingbeck*



LEGAL DESCRIPTION OF TRACT 1 (South Tract):

That part of the Easterly 900.0 feet of the South Half of the Northwest Quarter of Section 8, Township 38 North, Range 8 East of the Third Principal Meridian, bounded and described as follows: Commencing at the Southeast Corner of said Northwest Quarter; thence South 89°11'01" West along the South Line of said Northwest Quarter, 660.0 feet to the place of beginning; thence North 00°00'00" East, 330.0 feet; thence South 89°11'01" West, 53.0 feet; thence North 00°00'00" East, 252.04 feet; thence North 89°13'13" East, 62.42 feet; thence North 00°46'47" West, 155.0 feet; thence North 89°13'13" East, 100.0 feet; thence North 00°46'47" West, 50.05 feet; thence North 33°30'22" West, 167.73 feet; thence South 66°18'50" West, 277.54 feet to a point on the West Line of the East 900.0 feet of the South Half of said Northwest Quarter; thence South 00°00'00" East parallel with the East Line of the South Half of said Northwest Quarter, 820.33 feet to the South Line of said Northwest Quarter; thence North 89°11'01" East, 240.11 feet to the place of beginning, in the City of Aurora, Kane County, Illinois.

LEGAL DESCRIPTION OF TRACT 2 (North Tract):

That part of the Easterly 900.0 feet of the South Half of the Northwest Quarter of Section 8, Township 38 North, Range 8 East of the Third Principal Meridian, bounded and described as follows: Commencing at the Southeast Corner of said Northwest Quarter; thence South 89°11'01" West along the South Line of said Northwest Quarter, 660.0 feet; thence North 00°00'00" East, 330.0 feet; thence South 89°11'01" West, 53.0 feet; thence North 00°00'00" East, 252.04 feet; thence North 89°13'13" East, 62.42 feet; thence North 00°46'47" West, 155.0 feet; thence North 89°13'13" East, 100.0 feet; thence North 00°46'47" West, 50.05 feet; thence North 33°30'22" West, 167.73 feet to the place of beginning; thence Easterly along a curved line being concave to the North and having a radius of 580.0 feet, for an arc distance of 96.04 feet, the chord of said arc being 95.93 feet, having a bearing of North 60°30'00" East, to a point of reverse curve; thence Easterly along a curve concave to the South and having a radius of 500.0 feet for an arc distance of 276.50 feet, the chord of said arc being 272.99 feet, having a bearing of North 74°00'46" East, to a point of tangency; thence North 89°08'53" East parallel with the North Line of the South Half of said Northwest Quarter, 267.0 feet to a point on the West Line of Randall Road which is 280.0 feet South of the North Line of the South Half of said Northwest Quarter, said West Line of Randall Road also being 33.0 feet West of the East Line of said Northwest Quarter; thence North 00°00'00" East along the West Line of Randall Road and parallel with the East Line of said Northwest Quarter, 280.0 feet to the North Line of the South Half of said Northwest Quarter; thence South 89°08'53" West along the North Line of the South Half of said Northwest Quarter, 867.11 feet to the West Line of the East 900.0 feet of the South Half of said Northwest Quarter; thence South 00°00'00" East parallel with the East Line of the South Half of said Northwest Quarter, 505.0 feet; thence North 66°18'50" East, 277.54 feet to the point of beginning, all in Kane County, Illinois.

Land Cash Calculator

Project Number: 2015.287

Land Cash Agreement Number: 2015.287

Petitioner: Balaji Partners, LLC & Balaji Group, LLC

Subdivision Name: Balaji Homes Condominiums **Unit/Phase:** 0

School District: 129 **Park District:** FVPD

Population Estimates

Estimated Population for the Development:	399.84
Estimated Elementary Population:	25.76
Estimated Junior High Population:	13.28
Estimated High School Population:	13.20

School and Park Land Requirements

	School Acres per Person	School Land Donation Required	Amount of School Land To Be Donated	Net School Land Due
Elementary (k-5)	0.01833	0.47	0.00	1.204
Junior High (6-8)	0.03222	0.43		
High School (9-12)	0.02304	0.30		
Total		1.204		

	Park Acres per Person	Park Land Donation Required	Amount of Park Land To Be Donated	Net Park Land Due
	0.0100	3.998	0.00	3.998

Bedroom Mix

	Number of Units	Efficiency	1BDR	2BDR	3BDR	4BDR
Single Family Detached Units	0		0	0	0	0
	School Ac Req:	0.00		Park Ac Req:	0.00	
Single Family Attached Units	0		0	0	0	0
	School Ac Req:	0.00		Park Ac Req:	0.00	
Multi-Family Units (Condo/Apartments)	161	0	0	81	81	
	School Ac Req:	1.20		Park Ac Req:	4.00	
		1.204			3.998	

Cash Equivalents

2016 Raw Land Value per Acre	\$ 79,866.65	2016 Improved Land Value (1.5 times)	\$ 119,799.97
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School Land Cash Equivalent Owed	\$ 144,277.14	Improved Value
School Dedication Credit	\$ -	Raw Land Value
School Lum Sum Payment Credit	\$ -	
	% Owed	100%

Park Land Cash Equivalent Owed	\$ 479,012.39	Improved Value
Park Dedication Credit	\$ -	Raw Land Value
Park Lum Sum Payment Credit	\$ -	
	% Owed	100%

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Verified By:

Parking and Stacking Requirement Worksheet

Project Number: 2015.287

Petitioner: Balaji Partners, LLC & Balaji Group, LLC

Parking Requirement

Total Parking Requirement	350
Enclosed Parking Spaces	161
Surface Parking Spaces	189

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

Stacking Requirement

Total Stacking Requirement (number of stacking spaces)	-	
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. Hall

Requirement Based On:

<u>Sqft or Units</u>	<u>Use</u>	<u>Needed</u>	<u>Number Required</u>
161	Structure 1200: Multifamily structures (Enclosed)	2 spaces per dwelling unit. For structures constructed subsequent to January 1, 2012, at least 1 of the required 2 spaces per dwelling unit must be an enclosed designated space.	161 Enclosed 161 Surface
6,950	Structure 4200: Community facility	1 space per 250 SF of GFA	28 Surface
Total:			350



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

Landscaping CTE Requirement Worksheet

Project Number: 2015.287

Petitioner: Balaji Partners, LLC & Balaji Group, LLC

Street Frontage 1,365 L.F.

Stormwater HWL 2,769.00 L.F. Wet Bottom

- L.F. Dry Bottom

Neighborhood Border - L.F.

Dwelling Units 161 units

Subdivision Name: Balaji Homes Condominiums

Unit/Phase:

Lot Number

Perimeter Yard 4,491 L.F.

Buffer Yard - L.F.

Surface Parking Spaces 122 spaces

Building Foundation 3,205 L.F.

Standard Requirements

		Canopy Trees	Evergreen Trees	Understory Trees	Evergreen Shrubs	Deciduous Shrubs	
	Total CTEs Required	1	3	3	20	20	<i>CTE Equilivant Value</i>
Street Trees	42	42	0	0	0	0	
Wet Stormwater Facility	84	42	33	30	220	200	
Turf Stormwater Facility	0	0	0	0	0	0	
Neighborhood Border	0	0	0	0	0	0	
Dwelling Unit	161	161	0	0	0	0	
Perimeter Yard	135	68	60	60	280	280	
Buffer Yard	0	0	0	0	0	0	
Parking Lot Islands	9	6	0	0	30	30	# of Islands: 6
Building Foundation	32	0	0	0	320	320	
Total:	463	319	93	90	850	830	

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Verified By:

Date: