

# City of Aurora

Development Services Department | Zoning and Planning Division

44 E. Downer Place | Aurora, IL 60505

Phone: (630) 256-3080 | Fax: (630) 256-3089 | [Web: www.aurora-il.org](http://www.aurora-il.org)



## Land Use Petition

### Subject Property Information

Address / Location: 1101 Foran Lane

Parcel Number(s): '15-16-105-106', '15-16-105-107', '15-16-105-108', '15-16-105-109'

### Petition Request

Requesting approval of a Conditional Use Revision for a Religious Institution (6400) use, located at 1101 Foran Lane.

Requesting approval of a Final Plat Revision, consolidating the properties at 1101 Foran Lane and 1125 Foran Lane, to establish Shree Shirdi Siababa Manor Subdivision.

Requesting the Vacation of a City Easement for the property at 1101 Foran Lane.

Requesting approval of a Conditional Use Revision for a Religious Institution (6400) use, located at 1101 Foran Lane.

Requesting approval of a Final Plan Revision for Shree Shirdi Siababa Manor Subdivision, located at 1101 Foran Lane for a Religious Institution (6400) use.

### Attachments Required

(a digital file of all documents is also required)

#### Word Document of:

Legal Description (Format Guidelines 2-1)

#### One Paper and One 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).~~

#### Two Paper and One PDF Copy of:

Engineering Plans

Drainage Exhibit

~~Stormwater Permit Application~~

#### Two Paper and One PDF Copy of:

Final Plat (Format Guidelines 2-5)

Plat of Vacation (Format Guidelines 2-15)

Final Plan (Format Guidelines 2-4)

Landscape Plan (Format Guidelines 2-7)

Building and Signage Elevations (Format Guidelines 2-11)

Fire Access Plan

### Petition Fee: \$2,482.30

Payable to: 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: R. Ramnath Date 03/26/2024

Print Name and Company: Bavi Ramnath (Saisamshan USA)

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.

AU 16/1-24. 166-CUPD/Fpn/Fsd

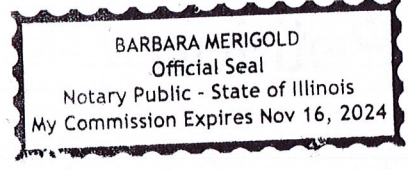
Given under my hand and notary seal this 26<sup>th</sup> day of March, 2024.

State of ILLINOIS)

County of KANE) SS

Barbara Meyer  
Notary Signature

NOTARY PUBLIC SEAL



*[Faint handwritten text at the bottom of the page]*

## Project Contact Information Sheet

**Project Number:** 22.069

**Petitioner Company (or Full Name of Petitioner):** Sai Samsthan USA

**Owner**

First Name: \_\_\_\_\_ Initial: \_\_\_\_\_ Last Name: \_\_\_\_\_ Title: \_\_\_\_\_  
 Company Name: Sai Samsthan USA  
 Job Title: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: Aurora State: IL Zip: 60506  
 Email Address: \_\_\_\_\_ Phone No.: 630-897-1500 Mobile No.: \_\_\_\_\_

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

Relationship to Project: Architect  
 Company Name: D L Rawlings, Inc.  
 First Name: David Initial: \_\_\_\_\_ Last Name: Rawlings Title: \_\_\_\_\_  
 Job Title: Architect  
 Address: 39 W New York St  
 City: Aurora State: IL Zip: 60506  
 Email Address: ddrawlings@sbcglobal.net Phone No.: 630-892-4031 Mobile No.: \_\_\_\_\_

**Additional Contact #1**

Relationship to Project: Engineer  
 Company Name: Dave Johnson & Associated, LTD.  
 First Name: Dave Initial: \_\_\_\_\_ Last Name: Johnson Title: \_\_\_\_\_  
 Job Title: \_\_\_\_\_  
 Address: 1568 Holiday Dr  
 City: Sandwich State: IL Zip: 60548  
 Email Address: dja@djaonline.net Phone No.: 630-752-8600 Mobile No.: \_\_\_\_\_

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

## Parking and Stacking Requirement Worksheet

**Project Number:** 22.069

**Petitioner:** Sai Samsthan USA

### Parking Requirement

<b>Total Parking Requirement</b>	<b>94</b>
Enclosed Parking Spaces	-
Surface Parking Spaces	94

*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.

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

### OFFICE USE ONLY

Verified By: Stephen Broadwell

### Requirement Based On:

<u>Sq Ft / Units</u>	<u>Use</u>	<u>Needed</u>	<u>Number Required</u>
375	Structure 3400: Religious Institutions	(1) 1 space per 4 seats in the principal sanctuary.	94



Planning and Zoning Division 77 S. Broadway, 2nd Floor, Aurora, IL  
 phone (630) 256-3080 fax (630) 256-3081 email COAPlanning@aurora.il.us

# Landscaping CTE Requirement Worksheet

**Project Number:** 22.069

**Petitioner:** Sai Samsthan USA

**Street Frontage** - L.F.

**Stormwater HWL** - L.F. Wet Bottom

- L.F. Dry Bottom

**Neighborhood Border** - L.F.

**Dwelling Units** - units

**Subdivision Name:** 0

**Perimeter Yard** 114 L.F.

**Buffer Yard** 114 L.F.

**Surface Parking Spaces** 157 spaces

**Parking Lot Islands** - Number

**Building Foundation** 163 L.F.

**Unit/Phase:**

**Lot Number**

**Standard Requirements**

Plant Mix Guidelines

		Canopy Trees	Evergreen Trees	Understory Trees	Evergreen Shrubs	Deciduous Shrubs
		CTE Equivalent Value				
	Total CTEs Required	1	1/3	1/3	1/20	1/20
Street Trees	0.0	0	0	0	0	0
Wet Stormwater Facility	0.0	0	0	0	0	0
Dry/Turf Stormwater Facility	0.0	0	0	0	0	0
Neighborhood Border	0.0	0	0	0	0	0
Dwelling Unit	0.0	0	0	0	0	0
Perimeter Yard	3.0	2	1	1	6	6
Buffer Yard	2.0	1	1	1	4	4
Parking Lot Islands	12.0	8	0	0	40	40
Building Foundation	2.0	0	0	0	20	20
<b>Total:</b>	<b>19.0</b>	<b>11</b>	<b>2</b>	<b>2</b>	<b>70</b>	<b>70</b>

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

Verified By:

Stephen Broadwell

Date:

## Filing Fee Worksheet

**Project Number:** 22.069  
**Petitioner:** Sai Samsthan USA  
**Number of Acres:** 6.59  
**Number of Street Frontages:** 1.00  
**Non-Profit:** No

**Linear Feet of New Roadway:** 0  
**New Acres Subdivided (if applicable):** 6.00  
**Area of site disturbance (acres):** 0.00

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

Request(s):	Conditional Use	\$	855.77
	Final Plat	\$	805.77
	Final Plan	\$	805.77
	Vacations	\$	200.00
	Public Hearing Notice Sign(s)	\$	15.00

**Total:** \$2,682.30

*2482.30*

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Verified By: Stephen Broadwell

Date:

# SAI SAMSTHAN USA

## **Project: Sai Samsthan USA - Facility Expansion & Renovation**

### **Introduction & Overview:**

Sai Samsthan USA established Shri Shirdi Sai Baba Mandir Chicago in Aurora, Illinois to facilitate worship services in the metropolitan Chicago area. Sai Samsthan USA is organized for charitable, religious, educational, and scientific purposes.

**Objectives:** Sai Samsthan USA are to promote Baba's philosophy of communal harmony and welfare of all beings; conduct charitable activities such as medical aid to the indigent; provide relief to people affected by natural calamities; organize shelters to the homeless; arrange feeding of the destitute and others (Annadaana); translate, print, publish or distribute books, periodicals and literature to promote the goal and objectives of the organization; sponsor or support charitable, religious, spiritual, cultural, or educational activities or organizations in the United States and abroad.

### **Summary of the purpose and key objectives of expansion.**

- a. Provide ample space for shoe and coat storage with seating accommodations.
- b. Move the existing restrooms to the new structure.
- c. Provide a foot wash area for devotees to wash their feet before entering the temple.
- d. Convert the existing restrooms into reception area and storage.
- e. Provide ample space for meditation for devotees in the new structure

**SAI SAMSTHAN USA 1101 Foran Lane, Aurora, IL 6506**

**Ph: 630-897-1500**

**[www.saisamsthanusa.org](http://www.saisamsthanusa.org)**