



City of Aurora

Planning and Zoning Division 44 E. Downer Place, Aurora, IL 60507-2067
Phone: (630) 256-3080 Fax: (630) 256-3081 Email: COAPlanning@aurora-il.org

1-3

Land Use Petition

Project Number: 2014.327

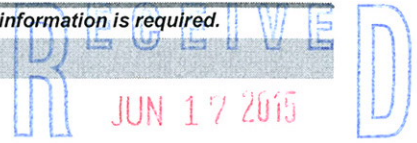
Petitioner Information

Title: Mr. First Name: Thakor Initial: _____ Last Name: Patel
Company: Vantage Point Engineering
Job Title: Engineer Address: 18311 North Creek Drive, Suite F
City: Tinley Park State: IL Zip: 60477 Email: patel@vpeng.com
Phone: 708-478-4004 Fax: _____ Mobile: 630-520-2227
Petitioner Relationship to Property Owner* Engineer

*If Petitioner is NOT the Subject Property Owner a Letter of Authorization with owner's Name and contact information is required.

Subject Property Information

Address/Location: 1309 Macom Drive
Parcel Number(s): 07-33-400-041



CITY OF AURORA
PLANNING DIVISION

Petition Request

Requesting approval of a Final Plan Revision of Lot 6 of White Eagle Commons Subdivision Unit 2 located at 1309 Macom Dr. for a medical office building.

Attachments Required

(hard copies and CD of digital files are required)

- | | | |
|---------------------------------------|---|--|
| One Copy of: | Two Copies of: | Four Copies of: |
| Development Tables (excel doc 1-0) | Final Engineering Plans (Checklist 1-4) | Final Plan (FG2-4) |
| Project Contact Info Sheet (Form 1-5) | Kane County Stormwater Management | Fire Access Plan (FG2-6) |
| Filing Fee (Form 1-6) | Permit Application (App 6-5) | Landscape Plan (FG2-7) |
| Qualifying Statement (FG 2-1) | Stormwater Report (FG2-16) | Building and Signage Elevations (FG2-11) |
| Plat of Survey (FG 2-1) | Soil Investigation Report for the Site | C, C & R's OR Lease Restrictions |
| Legal Description (FG 2-1) | Wetland Determination Report | |
| Letter of Authorization* (FG 2-2) | | |

Petition Fee

(Payable to "The City of Aurora")

Total Fee = \$1,400.00 (Planning and Zoning Fee \$750.00 + Engineering Filing Fee \$650.00)

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.

Authorized Signature: [Signature] Date 6-16-15

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 16 day of JUNE, 2015.

State of IL)
County of Will) SS

NOTARY PUBLIC SEAL

[Signature]
Notary Signature





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



CITY OF AURORA
PLANNING DIVISION

Project Contact Information Sheet

Project Number: #REF!

Owner

Pramukh Care, LLC

First Name: Jigar Initial: _____ Last Name: Thakkar Title: _____
Email Address: jigarthakkar@yahoo.co Phone No.: _____ Mobile No.: 630-675-4247

Additional Contact #1

Relationship to Project: Engineer
Company Name: VantagePoint Engineering, LLC
First Name: Thakor Initial: P. Last Name: Patel Title: _____
Job Title: Partner/Director of Engineering
Address: 18311 North Creek Drive
City: Tinley Park State: IL Zip: 60477
Email Address: patel@vpeng.com Phone No.: 708-478-4004 Mobile No.: 630-520-2227

Additional Contact #2

Relationship to Project: Architect
Company Name: Rangwala Architects
First Name: Salim Initial: _____ Last Name: Rangwala Title: _____
Job Title: President
Address: 201 S Central Avenue, Suite 203
City: St. Louis State: MO Zip: 63105
Email Address: salim@rangwalaarchitects.com Phone No.: 314-863-6661 Mobile No.: 314-496-5971

Additional Contact #3

Relationship to Project: Landscape Architect
Company Name: Krogstad land Design Limited
First Name: Karl Initial: T Last Name: krogstad Title: _____
Job Title: President
Address: 519 Pembroke Court, N
City: Crystal Lake State: IL Zip: 600141
Email Address: krogstad@landdesignlimited.com Phone No.: 815-529-1511 Mobile No.: _____

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.: _____

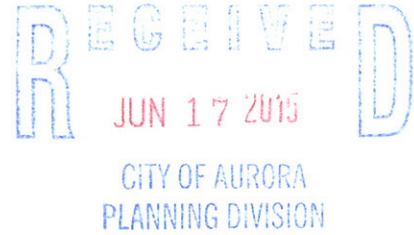
Additional Contact #6

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.: _____

Pramukh Care, LLC

June 16, 2015

City of Aurora, Planning and Zoning Division
44 E. Downer Place, Aurora IL 60507
630-256-3080
coaplanning@aurora-il-org



Re: Qualification Statement for:
PSM Wellness Center
1309 Macom Drive

Pramukh Care LLC is planning to build an 7,584 S.F. office and 30 stall parking lot on a improved lot 6 of white Eagle Commons.

The utility services and utilities were installed during original development. We are proposing to extend services to serve the proposed building. A storm sewer system is proposed for the new parking area, will be connected to existing storm system in lot. An existing storm sewer will be rerouted to be outside the proposed building envelope.

A fire hydrant will be provided in northern island next to Macom Drive foe easy access by fire department.


The proposed development will be final plan revision to similar development previously approved by City and is in general conformance with approved zoning for the lot.

R. Thakkar

Jigar Thakkar
Owner
Pramukh care, LLC
3777 Monarch Circle
Naperville, IL 60564
Phone: 630-675-4247
Email: jigarthakkar@yahoo.com

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Development Data Table: Qualifying Statement					
Description	Value	Unit	Description	Value	Unit
DST Project Number	2014.263		m) Total High-water Line for all Stormwater Detention/Retention Facilities		Linear Footage of Wet Bottom
Petitioner	VantagePoint Engineering		n) Number of parking spaces provided (individually accessible)		Linear Footage of Dry Bottom
Subdivision Name	White Eagle Commons Subdivision		i. surface parking lot	30	spaces
Subdivision Unit/Phase	Unit 2		<i>perpendicular</i>		spaces
Sudivision Lot Number	6		<i>parallel</i>		spaces
a) Tax/Parcel Identification Number(s) (PINs): 07-33-400-041			<i>angled</i>	28	spaces
b) Proposed land use(s):			<i>handicapped</i>	2	spaces
			ii. enclosed		spaces
c) Total Property Size	0.73	Acres	iii. bike		racks
	31937.00	Square Feet	o) Number of buildings		
d) Total Lot Coverage (buildings and pavement)	23,117	Square Feet	i. Number of stories	1	stories
	72%	Percent	ii. Building Square Footage (average)	7584	square feet
e) open space / landscaping	8,820	Square Feet	iii. Gross Floor Area of commercial use	7584	GFA
	28%	Percent	iv. Building Foundation perimeter (Typical)	435.00	Linear Footage
f) Proposed New Right-of-way		Acres	p) Total Number of Residential Dwelling Units		units
		Square Feet	i. Gross Density		du/acre
		Linear Feet of Centerline	ii. Net Density		Net Density
g) Proposed New Easements		Acres	q) Land to be dedicated to the School District		Acres
		Square Feet	r) Land to be dedicated to the Park District		Acres
h) Total Street Frontage (existing and proposed)	170	Linear Footage	s) Construction Value	750,000	Dollars
i) Building Foundation perimeter (Typical)	435.00	Linear Footage	t) New Jobs Created		FTE
j) Total Perimeter Yard	283.00	Linear Footage	u) Site Distrubance	0.73	Acres
k) Buffer Yard		Linear Footage	v) School District		
l) Neighborhood Border		Linear Footage	w) Park District		



 JUN 17 2015

 CITY OF AURORA

 PLANNING DIVISION

Development Data Table: Preliminary/Final Plan

Description	Value	Unit	Description	Value	Unit
a) Tax/Parcel Identification Number(s) (PINs): 07-33-400-041			j) Total Number of Residential Dwelling Units	0	units
b) Proposed land use(s):			i. Gross Density	0	du/acre
			ii. Net Density	0	Net Density
c) Total Property Size	0.733	Acres	k) Number of Single Family Dwelling Units	0	units
	31,937	Square Feet	i. Gross Density	0	du/acre
d) Total Lot Coverage (buildings and pavement)	23,117	Square Feet	ii. Net Density	0	Net Density
	72%	Percent	iii. Unit Square Footage (average)	-	square feet
e) Open space / landscaping	8,820	Square Feet	iv. Bedroom Mix	0%	% 1 bdr
	28%	Percent		0%	% 2 bdr
f) Land to be dedicated to the School District	0	Acres		0%	% 3 bdr
g) Land to be dedicated to the Park District	0	Acres		0%	% 4 bdr
h) Number of parking spaces provided (individually accessible)	30 spaces		v. Number of Single Family Corner Lots	0	units
	i. surface parking lot		l) Number of Single Family Attached Dwelling Units	0	units
<i>perpendicular</i>	0	spaces	i. Gross Density	0	du/acre
<i>parallel</i>	0	spaces	ii. Net Density	0	Net Density
<i>angled</i>	28	spaces	iii. Unit Square Footage (average)	-	square feet
<i>handicapped</i>	2	spaces	iv. Bedroom Mix	0%	% 1 bdr
ii. enclosed	0	spaces		0%	% 2 bdr
iii. bike	0	spaces		0%	% 3 bdr
	0	racks		0%	% 4 bdr
i) Number of buildings	0		m) Number of Multifamily Dwelling Units	0	units
i. Number of stories	1	stories	i. Gross Density	0	du/acre
ii. Building Square Footage (average)	7,584	square feet	ii. Net Density	0	Net Density
iii. Gross Floor Area of commercial use	7584	GFA	iii. Unit Square Footage (average)	-	square feet
iv. Building Foundation perimeter (Typical)	435	Linear Footage	iv. Bedroom Mix	0%	Efficiency
				0%	% 1 bdr

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Development Data Table: Preliminary/Final Plat		
Description	Value	Unit
a) Tax/Parcel Identification Number(s) (PINs): 07-33-400-041		
b) Subject Property Area	0.733	Acres
	31.937	Square Feet
c) Proposed New Right-of-way	0	Acres
	-	Square Feet
	0	Linear Feet of Centerline
D) Proposed New Easements	0	Acres
	-	Square Feet

Pramukh Care, LLC

June 16, 2015

From:
Jigar Thakkar, Owner
Pramukh care, LLC
3777 Monarch Circle
Naperville, IL 60564
Phone: 630-675-4247
Email: jigarthakkar@yahoo.com

RECEIVED
JUN 17 2015
CITY OF AURORA
PLANNING DIVISION

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: 1309 Macom Drive

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 VantagePoint Engineering, LLC, and its representatives, to act as the owner's agent for the final plan revision of Lot 6 of White Eagle Commons subdivision 2 at 1309 Macom Drive for a medical/office building through Land Use Petition process with the City of Aurora for said property.

Signature: R-Thakkar Date 6/16/2015

Subscribed And Sworn To Before Me This 16 Day
Of JUNE, 20 15

Notary Signature K. Chastain

Notary Public Seal



VANTAGEPOINT

ENGINEERING

PSM WELLNESS CENTER

LEGAL DESCRIPTION:

LOT 6 IN WHITE EAGLE COMMONS, BEING A RESUBDIVISION OF LOTS 2, 3, 4, 5 AND 6 IN WHITE EAGLE CLUB UNIT 2, A RESUBDIVISION IN PART OF THE SOUTH^{1/2} OF SECTION 33, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID RESUBDIVISION RECORDED SEPTEMBER 9, 1994 AS DOCUMENT R94-186037, IN DuPAGE COUNTY, ILLINOIS.

RECEIVED
JUN 17 2015
CITY OF AURORA
PLANNING DIVISION

Civil Engineering | Land Planning | Surveying



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

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Filing Fee Form

Project Number: 2014.327

Petitioner: Thakor Patel
Number of Acres: 0.73
Number of Signs: 0

Linear Feet of New Roadway: 0
New Acres Subdivided (if applicable): 0
Area of site disturbance: 0.73

Filing Fees Due at Land Use Petition:

Request(s):	Final Engineering Filing Fee	\$ 500.00
	Final Plan Revision	\$ 750.00
	Sub Total:	\$1,250.00

Fees Due at Final Engineering Approval:

Request(s):		
	Sub Total:	\$0.00

Total: **\$1,250.00**

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

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JUN 17 2015
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PLANNING DIVISION