

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

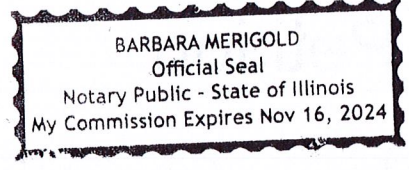
Given under my hand and notary seal this 26th day of March, 2024.

State of ILLINOIS)

County of KANE) SS

Barbara Meyer
Notary Signature

NOTARY PUBLIC SEAL



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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

Total Parking Requirement	94
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

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 faculties 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
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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

Unit/Phase:

Lot Number

Perimeter Yard 114 L.F.

Buffer Yard 114 L.F.

Surface Parking Spaces 157 spaces

Parking Lot Islands - Number

Building Foundation 163 L.F.

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
Total:	19.0	11	2	2	70	70

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Verified By:

Stephen Broadwell

Date:



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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