

Land Use Petition

Project Number: 2016.192

Subject Property Information

Address/Location: west side of Elder Drive between Birch Lane and Foxcroft Drive

Parcel Number(s): 15-07-476-015, 15-07-476-016, & 15-07-476-017

Petition Request(s)

Requesting approval of a Final Plat for Lot 1 and Lot 2 of Femosh Subdivision located on the west side of Elder Drive between Birch Lane and Foxcroft Drive

Requesting approval of a Final Plan for Lot 1 and Lot 2 of Femosh Subdivision located on the west side of Elder Drive between Birch Lane and Foxcroft Drive for a Two Family Dwelling (1120) Use

Attachments Required

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

One Paper Copy of:
Qualifying Statement (2-1)
Plat of Survey (2-1)
Legal Description (2-1)
Existing CC and Rs (2-1)
Letter from a homeowner's association allowing the deck to encroach within Parcel 15-07-476-014
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 and One pdf Copy of:
Address Plat (2-17)
Grading Plan

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

Petition Fee: \$750.00 (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 Aurhorization with owner's Name and contact information is required.

Authorized Signature: *Oshikanu* Date 05/25/17

Print Name and Company: Oluwa Femi Oshikanu - Femosh Concepts 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 25th day of May 2017

State of IL)
County of Kane) SS

Amy L. Halverson
Notary Signature

NOTARY PUBLIC SEAL





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

Filing Fee Worksheet

Project Number: 2016.192

Petitioner: Oluwafemi Oshikanlu

Number of Acres: 0.13

Number of Street Frontages: 1.00

Non-Profit No

Linear Feet of New Roadway: 0

New Acres Subdivided (if applicable): 0.13

Area of site disturbance (acres): 0.07

Filing Fees Due at Land Use Petition:

| | | | |
|-------------|-------------------|----|--------|
| Request(s): | Final Plan & Plat | \$ | 750.00 |
| | | \$ | - |
| | | \$ | - |
| | | \$ | - |
| | | \$ | - |
| | | \$ | - |

Total: **\$750.00**

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Verified By:

Date:



Project Contact Information Sheet

Project Number: 2016.192

Petitioner Company (or Full Name of Petitioner): Oluwafemi Oshikanlu

Owner

First Name: Oluwafemi Initial: _____ Last Name: Oshikanlu Title: Mr.
Company Name: Femosh Concepts, LLC
Job Title: Chief Developer
Address: 2447 Courtyard Cir, unit 7
City: Aurora State: IL Zip: 60506
Email Address: femosh1@gmail.com Phone No.: _____ Mobile No.: 630-392-5497

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

Relationship to Project: Owner
Company Name: Femosh Concepts LLC
First Name: Oluwafemi Initial: _____ Last Name: Oshikanlu Title: Mr.
Job Title: Chief Developer
Address: 2447 Courtyard cir, unit 7
City: Aurora State: IL Zip: 60506
Email Address: femosh1@gmail.com Phone No.: _____ Mobile No.: 630-392-5497

Additional Contact #1

Relationship to Project: Surveyor
Company Name: Ridgeline Consultants
First Name: George Initial: H. Last Name: Skulavik Title: Mr.
Job Title: Vice President, P.L.S.
Address: 1661 Aucutt Road
City: Montgomery State: IL Zip: 60538
Email Address: gskulavik@ridgelineconsultantsllc.com Phone No.: 630-801-7927 Mobile No.: _____

Additional Contact #2

Relationship to Project: Architect
Company Name: Matthew Cargill Design
First Name: Matthew Initial: _____ Last Name: Cargill Title: Mr.
Job Title: Architect
Address: 2615 N Avers Avenue
City: Chicago State: IL Zip: 60647
Email Address: matthew.cargill@gmail.com Phone No.: 708-209-7312 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.: _____

Qualifying Statement for a Land Use Petition

Development Project: Femosh Duplex in Foxcroft Townhomes area

Address: Lot 2, Elder Drive, Aurora, IL. 60506

Proposal Narrative – This proposal is for the construction of a duplex in the Foxcroft Association subdivision. My company Femosh Concepts LLC completed the purchase of 3 parcels (1507476015, 1507476016, & 1507476017) on 11/28/2016. The plan is to build a duplex with 2 unit townhomes. Each of the 2 units will feature 3 bedrooms, 2½ bathrooms, and 2-car garage. The garages will also have driveways in front of them that can be used for additional parking for residents. Each of the units will include a deck in the back that extends into the HOA common area, which has been approved by the HOA Board (see attached approval letter). Upon completion of construction, the units will be put up for sale.

As recommended by the Planning & Zoning department, the 3 parcels will be re-platted into 2 lots, so that each of the units sits on one of the lots. Each new unit will be separated by a firewall, and the firewall would be on the property line.

The proposed duplex front elevation design will match the existing townhomes in the Foxcroft Townhomes Association, especially the buildings directly to the north & south of our lot. The proposed building will also fill the void that exists today between 1346 Elder (north) & 1330 Elder (south). The assumption is that the value of the units (upon completion) will be in parity with the newer units to the north of the subdivision on Bayview Lane & Foxcroft drive.

Variance Request: The re-platted lots (2) will only total 5,600 sf. (6,000 sf. needed for both units to be 3 bedrooms), so we are respectfully requesting a Variance for lot size needed to allow the two 3 bedroom units.

Statement Completed by Femi Oshikanlu for Femosh Concepts LLC.

FOXCROFT TOWNHOME OWNERS ASSOCIATION

c/o Baum Property Management
P. O. Box 46, Aurora, IL 60507-0046

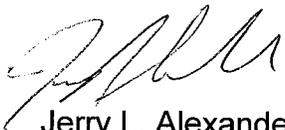
April 5, 2017

Oluwafemi Oshikanlu
Femosh Concepts LLC
2447 Courtyard Circle, Unit 7
Aurora, IL 60506

Dear Femi,

FOXCROFT TOWNHOUSE OWNERS ASSOCIATION has come to an agreement with Femosh Concepts, LLC regarding the construction of the one (1) building on Lot 2 on Elder Drive, between (1330 Elder Drive & 1346 Elder Drive), with changes and approvals as follows:

- The Board of Directors of Foxcroft Townhome Association hereby approve the building elevations as exhibited in Version 3 of the proposed building design.
- Femosh Concepts, LLC will provide for a double garage door instead of a single big one, to match units to the north of the lot, as well as, assurance of matching the front door to the color of the siding of the building
- Femosh Concepts, LLC will install exterior siding on the exposed firewall on the building to the south (1330 Elder Drive) in exchange for the Association's approval of deck construction which will extend onto the "Common Area" in the back of the lot.



Jerry L. Alexander, President
Board of Directors

Legal Description Of Femosh Duplex

Description: Lot 2 (EXCEPT THE SOUTHERLY 111.84 FEET) IN THE TOWNHOMES OF FOXCROFT UNIT ONE, BEING A SUBDIVISION OF PART OF THE EAST 1321.36 FEET OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 25, 1971 AS DOCUMENT 1195214, IN KANE COUNTY, ILLINOIS.

COMMONLY KNOWN AS ELDER DRIVE, AURORA, ILLINOIS.



Land Cash Calculator

Project Number: 2016.192

Land Cash Agreement Number: 2016.192

Petitioner: Oluwafemi Oshikanlu

Subdivision Name: Foxcroft

Unit/Phase: 1

School District: 129

Park District: FVPD

Population Estimates

| | |
|---|------|
| Estimated Population for the Development: | 4.06 |
| Estimated Elementary Population: | 0.21 |
| Estimated Junior High Population: | 0.10 |
| Estimated High School Population: | 0.08 |

School and Park Land Requirements

| | School Acres per Person | School Land Donation Required | Improved Land Cash Equivilant | Amount of School Land To Be Donated | Net School Land Due | Percent of Land Donated |
|--------------------|-------------------------|-------------------------------|-------------------------------|-------------------------------------|---------------------|-------------------------|
| Elementary (k-5) | 0.01833 | 0.00 | | | | |
| Junior High (6-8) | 0.03222 | 0.00 | | | | |
| High School (9-12) | 0.02304 | 0.00 | | | | |
| Total | | 0.009 | 1068.103 | 0.00 | 0.009 | 0% |

| | Park Acres per Person | Park Land Donation Required | Improved Land Cash Equivilant | Amount of Park Land To Be Donated | Net Park Land Due | Percent of Land Donated |
|--|-----------------------|-----------------------------|-------------------------------|-----------------------------------|-------------------|-------------------------|
| | 0.0100 | 0.041 | 4947.052 | 0.00 | 0.041 | 0% |

Bedroom Mix

| | Number of Units | Efficiency | 1BDR | 2BDR | 3BDR | 4BDR |
|---------------------------------------|-----------------|----------------|--------------|--------------|--------------|------|
| Single Family Detached Units | 0 | | 0% | 0% | 20% | 80% |
| | School Ac Req: | 0.00 | | Park Ac Req: | 0.00 | |
| Single Family Attached Units | 2 | | 0% | 90% | 10% | 0% |
| | School Ac Req: | 0.01 | | Park Ac Req: | 0.04 | |
| Multi-Family Units (Condo/Apartments) | 0 | 0% | 40% | 50% | 10% | |
| | School Ac Req: | 0.00 | | Park Ac Req: | 0.00 | |
| Total Units: | 2 | School: | 0.009 | Park: | 0.041 | |

Cash Equivalants

| | | | |
|-------------------------|--------------|---------------------------------|---------------|
| Raw Land Value per Acre | \$ 81,224.38 | Improved Land Value (1.5 times) | \$ 121,836.57 |
|-------------------------|--------------|---------------------------------|---------------|

| | | |
|--|-------------|-------|
| Net School Land Cash Improved Land Equivilant Owed | \$ 1,068.10 | |
| School Lum Sum Payment Credit | \$ - | 0.00% |
| Percent Owed at Building Permit | 100.00% | |

| | | |
|--|-------------|-------|
| Net Park Land Cash Improved Land Equivilant Owed | \$ 4,947.05 | |
| Park Lum Sum Payment Credit | \$ - | 0.00% |
| Percent Owed at Building Permit | 100.00% | |

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Verified By:

Parking and Stacking Requirement Worksheet

Project Number: 2016.192
Petitioner: Oluwafemi Oshikanlu

Parking Requirement

| | |
|----------------------------------|----------|
| Total Parking Requirement | 4 |
| Enclosed Parking Spaces | 4 |
| Surface Parking Spaces | - |

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. Morgan

Requirement Based On:

| <u>Sq Ft / Units</u> | <u>Use</u> | <u>Needed</u> | <u>Number Required</u> |
|----------------------|-----------------------------------|-------------------------------------|------------------------|
| 2.0000 | Structure 1121: Duplex structures | 2 enclosed spaces per dwelling unit | 4 |

Landscaping CTE Requirement Worksheet

Project Number: 2016.192

Petitioner: Oluwafemi Oshikanlu

Street Frontage - L.F.

Stormwater HWL - L.F. Wet Bottom

- L.F. Dry Bottom

Neighborhood Border - L.F.

Dwelling Units 2 units

Subdivision Name: Foxcroft

Unit/Phase: 1

Lot Number 2

Perimeter Yard L.F.

Buffer Yard - L.F.

Surface Parking Spaces - spaces

Building Foundation 59 L.F.

Standard Requirements

| | Total CTEs Required | Canopy Trees | Evergreen Trees | Understory Trees | Evergreen Shrubs | Deciduous Shrubs | CTE Equivalent Value | |
|------------------------------|---------------------|--------------|-----------------|------------------|------------------|------------------|----------------------|-----------------|
| Street Trees | 1.0 | 1 | 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 | 1.0 | 1 | 0 | 0 | 0 | 0 | | |
| Buffer Yard | 0.0 | 0 | 0 | 0 | 0 | 0 | | |
| Parking Lot Islands | 0.0 | 0 | 0 | 0 | 0 | 0 | | # of Islands: 0 |
| Building Foundation | 1.0 | 0 | 0 | 0 | 10 | 10 | | |
| Total: | 3.0 | 2 | 0 | 0 | 10 | 10 | | |

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Verified By: Jill N. Morgan

Date: 5/23/2017

Landscape Material Worksheet

Project Number: 2016.192
Petitioner: Oluwafemi Oshikanlu

Proposed Street Trees (Minimum of 4 unique entries required)

| Family | Genus | Species | Common Name |
|-----------|---------|--------------------|---------------------------|
| Tiliaceae | Tilia | americana 'McKSent | American Sentry Linden |
| Rosaceae | Malus | x zumi | Adams Crabapple |
| Aceraceae | Acer | saccharum | State Street Miyabe Maple |
| Ulmaceae | Celtis | occidentalis | Hackberry |
| Fagaceae | Quercus | bicolor | Swamp White Oak |

Proposed Canopy Trees (Minimum of 4 unique entries required)

| Family | Genus | Species | Common Name |
|--------------|---------|--------------|--------------------|
| Aceraceae | Acer | freemanii | Marmo Maple |
| Bignoniaceae | Catalpa | speciosa | Northern Catalpa |
| Fagaceae | Quercus | bicolor | Swamp White Oak |
| Ulmaceae | Celtis | occidentalis | Hackberry |
| Ginkgoaceae | Ginkgo | biloba | Autumn Gold Ginkgo |

Proposed Evergreen Trees (Minimum of 4 unique entries required)

| Family | Genus | Species | Common Name |
|--------------|----------------------|----------|--------------------|
| Cupressaceae | Thuja | plicata | Giant Arborvitae |
| Pinaceae | Picea | abies | Norway Spruce |
| Pinaceae | Pinus | strobus | Eastern White Pine |
| Cupressaceae | Juniperus virginiana | Canaerti | Canaerti Juniper |
| Pinaceae | Picea | glauca | Black Hills Spruce |

Proposed Understory Trees (Minimum of 4 unique entries required)

| Family | Genus | Species | Common Name |
|---------------|-------------|-------------|-------------------------|
| Rosaceae | Amelanchier | grandiflora | Apple Serviceberry |
| Rosaceae | Crataegus | viridis | Winter King Hawthorne |
| Oleaceae | Syringa | pekinensis | China Snow Peking Lilac |
| Rosaceae | Malus | zumi | Zumi Crabapple |
| Anacardiaceae | Rhus | copallina | Flameleaf Sumac |

Proposed Deciduous Shrubs (Minimum of 4 unique entries required)

| Family | Genus | Species | Common Name |
|------------|-------------|--------------|----------------------|
| Cornaceae | Cornus | alba | Ivory Halo Dogwood |
| Myricaceae | Myrica | pensylvanica | Northern Bayberry |
| Rosaceae | Physocarpus | opulifolius | Summer Wine Ninebark |
| Oleaceae | Syringa | meyeri | Dwarf Korean Lilac |
| Adoxaceae | Viburnum | dentatum | Blue Muffin Viburnum |

Proposed Evergreen Shrubs (Minimum of 4 unique entries required)

| Family | Genus | Species | Common Name |
|----------|-----------|--------------|---------------------------|
| Cypress | Juniperus | chinensis | Sea Green Juniper |
| Buxaceae | Buxus | Glencoe' | Chicagoland Green Boxwood |
| Pinaceae | Picea | glauca | Dwarf Alberta Spruce |
| Taxaceae | Taxus | media | Dense Intermediate Yew |
| Cypress | Thuja | occidentalis | Woodward Arborvitae |

For Trees no more than three of the same species shall be clustered together. And the goal should be that no Family shall account for more than 30%, no Genus shall account for more than 20%, and no Species shall account for more than 10% of any Planting Material Type.

The Landscape Materials are subject to review and approval by the Review Planner.