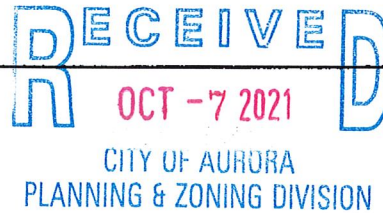


# City of Aurora

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



2021.299

### Subject Property Information

Address / Location: 2372 W. Indian Trail  
Parcel Number(s): 15-18-101-030

### Petition Request

Requesting Approval of a Final Plan Revision for Lot 1 of Greenfield Commons Subdivision, Located East of Orchard Road and South of West Indian Trail for a Processing, Finishing and Assembly Facilities (3140) Use

### Attachments Required

#### Digital Copy of:

Development Tables Excel Worksheet - digital only (1-0)  
Word Document of: Legal Description (2-1)

#### One Paper and PDF Copies 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)

(a digital file of all documents is also required)

#### Two Paper and PDF Copies of:

COA Stormwater Management Permit Worksheet and Application  
Signed Copy of the Proposed Grading Agreement  
Project Information Sheet

#### Two Paper and PDF Copies of:

Final Plan (2-4)  
Landscape Plan (2-7)  
Building and Signage Elevations (2-11)

**Petition Fee: \$1,250.00**

**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: 

Date

10/05/2021

Print Name and Company: DAVID WENGERT FACTORS, 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 5 day of October

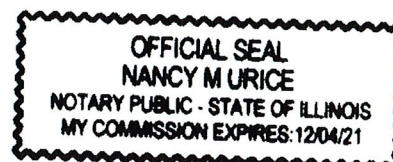
State of IL

) SS

NOTARY PUBLIC SEAL

County of Lake

  
Notary Signature





## Filing Fee Worksheet

Project Number: 21.240

Petitioner: FACTOR 75, LLC

Number of Acres: 0.00

Number of Street Frontages: 1.00

Non-Profit 0

Linear Feet of New Roadway: 0

New Acres Subdivided (if applicable): 0.00

Area of site disturbance (acres): 0.00

### Filing Fees Due at Land Use Petition:

Request(s):	Final Plan Revision	\$ 750.00
	Final Engineering Filing Fee	\$ 500.00

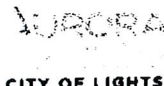
Total: **\$1,250.00**

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

Verified By: Steve Broadwell

Date:

**RECEIVED**  
OCT -7 2021  
CITY OF AURORA  
PLANNING & ZONING DIVISION



Planning and Zoning Division 44 E Downer Pl, Aurora, IL 60507  
phone (630) 256-3080 fax (630) 256-3081 email COAPlanning@aurora-il.org



## Project Contact Information Sheet

**Project Number:** 21.240

**Petitioner Company (or Full Name of Petitioner):**

FACTOR 75, LLC

### Owner

First Name: DAVE Initial: \_\_\_\_\_ Last Name: WENGERHOFF Title: \_\_\_\_\_  
Company Name: FACTOR 75  
Job Title: SR. ADVISOR  
Address: 170 S. WATER ST., SUITE A  
City: AURORA State: IL Zip: 60506  
Email Address: DAVE@FACTOR75.COM Phone No.: 847-962-7303 Mobile No.: \_\_\_\_\_

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

Relationship to Project: \_\_\_\_\_ Other  
Company Name: R. T. MILORD COMPANY  
First Name: NOLAN Initial: \_\_\_\_\_ Last Name: MILORD Title: \_\_\_\_\_  
Job Title: PROJECT MANAGER  
Address: 9801 INDUSTRIAL DRIVE  
City: BRIDGEVIEW State: IL Zip: 60455  
Email Address: NOLAN@MILORD.COM Phone No.: 708-598-7900 E Mobile No.: 708-305-2399

### Additional Contact #1

Relationship to Project: \_\_\_\_\_ Architect  
Company Name: DON RICKARD, ARCHITECT  
First Name: DON Initial: \_\_\_\_\_ Last Name: RICKARD Title: \_\_\_\_\_  
Job Title: \_\_\_\_\_  
Address: 4735 MAIN ST.  
City: DOWNERS GROVE State: IL Zip: 60515  
Email Address: DONRICKARDARCHITECT@GM Phone No.: 708-381-9139 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.: \_\_\_\_\_





**Factor Building Addition**  
**2373 W. Indian Trail, Aurora, Illinois 60506**  
**Aurora DST 2021-240, Final Plan Revision**

**Qualifying Statement**

This Qualifying Statement is in support of a land use petition for approval to construct an addition to the existing building.

Factor is the sole occupant of this building, where they currently prepare, and ship pre-made meals to another facility where they fulfill individual orders and ship directly to consumers. This petition is only to request approval to construct the addition.

The addition will be constructed on the West side of the building, where there was once a covered, outdoor storage area. This area has always been 100% impervious pavement and had a canopy structure over the majority of the area. This canopy has recently been demolished. Therefore, this addition creates no new impervious area and has no negative stormwater impact.

The building addition will be constructed of concrete masonry units and be built to a similar height as the existing building. The addition will solely be used for accessory storage of material used in the business, therefore there is no increase in traffic or number of people employed at the facility. The footprint of this addition does not extend beyond the original covered outdoor storage area; therefore, it does not impact the existing fire lane. The only affect the addition has, from a firefighting perspective, is that we will be relocating 1 fire hydrant, per the request of the fire department, to keep a required minimum separation distance for safe firefighting. There are no variances being requested. There is also no change in the use or occupancy of this building from a zoning perspective. This is simply creating storage space for a current and ongoing operation.

**Standards for Approval**

- a) The public health, safety, morals, comfort, or general welfare.  
*This addition will have no negative affect or impact regarding these standards.*
- b) The use and enjoyment of other property already established or permitted in the general area  
*This addition has no impact on surrounding property owners and their ability to use and enjoy their property. We are in essence, proposing to enclose an existing outdoor storage area.*
- c) Property values within the neighborhood.

*There is no reason this addition would have a negative impact on property values in the neighborhood.*

- d) The normal and orderly development and improvement of surrounding property for uses established or permitted within their respective existing zoning districts.  
*This addition has no impact on the use of, or expansion of surrounding properties.*
- e) Utilities, access roads, drainage and or other necessary facilities.  
*There are no utility, access road, stormwater or other site related changes proposed.  
The area is currently 100% impervious and will remain so with no new impervious area.  
The existing fire lane around the building perimeter is maintained and unaffected. We are relocating 1 fire hydrant per code, as directed by the fire department.*
- f) Ingress and egress as it relates to traffic congestion in the public streets.  
*There is no impact on ingress and egress to this site that would affect the public street.  
There is no new traffic impact in volume or flow, related to this addition*
- g) The applicable regulations of the zoning district in which the subject property is proposed to be or is located.  
*We are compliant with all zoning regulations of our zoning district.*
- h) A bullet point list of any variances, modifications or exceptions that you are seeking from the City's Codes and Ordinances.  
*We are not seeking any variances, modifications or exceptions to the zoning code.*

If you have any questions or need additional information or clarification, please contact me directly.

Respectfully,



Don Rickard  
Architect  
708-381-9139

ESTABLISHED 1887

# MILORD

C O M P A N Y

RECEIVED  
OCT -7 2021  
CITY OF AURORA  
PLANNING & ZONING DIVISION

**Project:** FACTOR 75 – WAVE 2 WEST ADDITION  
AURORA DST2021-240 Factor 75, LLC

**Address:** 2372 W. INDIAN TRAIL, AURORA, IL 60506

**Date:** Monday, October 04, 2021

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## Legal Description:

PARCEL 1:

LOT 1 IN THE FINAL PLAT OF SUBDIVISION OF GREENFIELD COMMONS  
SUBDIVISION, BEING A SUBDIVISION OF PART OF SECTION 18, TOWNSHIP 38  
NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY,  
ILLINOIS ACCORDING TO THE PLAT RECORDED AUGUST 12, 2004 AS DOCUMENT  
2004K107679.

September 1, 2021



From: Michael Apostol, CEO  
Factor75, LLC  
2372 W. Indian Trail, Aurora  
Phone: 708.205.3013  
Email: mike@factor75.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: 2372 W. Indian Trail, Aurora, IL 60506

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 RT Milord Company, and its representatives, to act as the owner's agent through the Land Use Petition process with the City of Aurora for said property.

Signature: \_\_\_\_\_

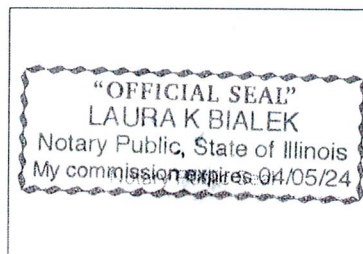
Date \_\_\_\_\_

9/8/2021

Subscribed And Sworn To Before Me This 8<sup>th</sup> Day  
Of Sept., 20 21

Notary Signature \_\_\_\_\_

*Laura K Bialek*





## Landscaping CTE Requirement Worksheet

**Project Number:** 21.240

**Petitioner:** FACTOR 75, LLC

**Street Frontage** 743 L.F.

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

- L.F. Dry Bottom

**Neighborhood Border** - L.F.

**Dwelling Units** - units

**Subdivision Name:** GREENFIELD COMMONS

**Unit/Phase:**

**Lot Number**

LOT 1

**Perimeter Yard**

883 L.F.

**Buffer Yard**

- L.F.

**Surface Parking Spaces**

- spaces

**Parking Lot Islands**

- Number

**Building Foundation**

545 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	22.0	22	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	26.0	13	12	12	52	52
Buffer Yard	0.0	0	0	0	0	0
Parking Lot Islands	0.0	0	0	0	0	0
Building Foundation	5.0	0	0	0	50	50
<b>Total:</b>	<b>53.0</b>	<b>35</b>	<b>12</b>	<b>12</b>	<b>102</b>	<b>102</b>

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Verified By:

Steve Broadwell

Date:

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