

# 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: 956 N St Rte 59  
Parcel Number(s): 07-16-402-013

### Petition Request

Requesting approval of a Final Plan Revision for Lot 1B of Meridian Business Campus, Phase II, Unit for a Retail Sales or Services (2100) Use.

### Attachments Required (a digital file of all documents is also required)

<u>Digital Copy of:</u> Development Tables and Calculators	<u>Two Paper and PDF Copies of:</u> Final Engineering Plans Address Plat (Format Guidelines 2-17) Stormwater Permit Application Stormwater Report PE USE Fee Fixture Sheet	<u>Two Paper and PDF Copies of:</u> Final Plan (Format Guidelines 2-4) Landscape Plan (Format Guidelines 2-7) Building & Signage Elevations (Format Guidelines 2-11)
<u>Microsoft Word Copy of:</u> Legal Description (Format Guidelines 2-1)		
<u>One Paper and PDF Copy of:</u> Qualifying Statement (Format Guidelines 2-1) Plat of Survey (Format Guidelines 2-1) Authorization Letter (Format Guidelines 2-2) Copy of Recorded Covenants & Restrictions	Fire Access Plan	

**Petition Fee: \$750.00**

**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: [Signature] Date 12/6/23

Print Name and Company: JOHN ZOERNER Min-America Asset Mgmt, Inc.

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 6 day of December, 2023  
State of IL

County of DuPage SS  
[Signature]  
Notary Signature

NOTARY PUBLIC SEAL



**Project Contact Information Sheet**

**Project Number:** 23.469

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

**Owner**

First Name: John Initial: T Last Name: Zoerner Title: Mr.  
Company Name: Aurora Wild Fork Route 59 Retail, LLC, c/o Mid-America Asset Management, Inc.  
Job Title: Construction Manager  
Address: One Parkview Plaza  
City: Oakbrook Terrace State: IL Zip: 60181  
Email Address: jzoerner@midamericagroup.com Phone No.: 630-954-7328 Mobile No.: 630-954-7328

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

Relationship to Project: \_\_\_\_\_  
Company Name: Archideas  
First Name: Jonathan Initial: \_\_\_\_\_ Last Name: Shatswell Title: \_\_\_\_\_  
Job Title: \_\_\_\_\_  
Address: 311 W Superior St, Ste 410  
City: Chicago State: IL Zip: 60654  
Email Address: jshatswell@archideas.com Phone No.: 312-548-8601 Mobile No.: 312-951-1106

**Additional Contact #1**

Relationship to Project: Tenant  
Company Name: Wild Fork Foods  
First Name: Charlie Initial: \_\_\_\_\_ Last Name: Haapala Title: \_\_\_\_\_  
Job Title: \_\_\_\_\_  
Address: 8200 NW 41 St., Suite 450  
City: Doral State: FL Zip: 33166  
Email Address: charlie.haapala@wildforkfoods.com Phone No.: \_\_\_\_\_ Mobile No.: 312-961-9320

**Additional Contact #2**

Relationship to Project: Tenant's Developer  
Company Name: TMC WF LLC  
First Name: Max Initial: \_\_\_\_\_ Last Name: Gutowski Title: \_\_\_\_\_  
Job Title: \_\_\_\_\_  
Address: 11312 Hazel Dell Parkway  
City: Carmel State: IN Zip: 46280  
Email Address: mgutowski@tmcrowley.com Phone No.: \_\_\_\_\_ Mobile No.: 847-987-0001

**Additional Contact #3**

Relationship to Project: Civil Engineer  
Company Name: V3 Companies  
First Name: Brad Initial: \_\_\_\_\_ Last Name: Prischman Title: \_\_\_\_\_  
Job Title: \_\_\_\_\_  
Address: 7325 Janes Avenue  
City: Woodridge State: IL Zip: 60654  
Email Address: bprischman@v3co.com Phone No.: \_\_\_\_\_ Mobile No.: 630-768-5474

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



Planning and Zoning Division, 77 S Broadway, Aurora, IL 60505  
phone (630) 256-3080 fax (630) 256-3081 email coaplanning@aurora.il.us

### Filing Fee Worksheet

**Project Number:** 23.469  
**Petitioner:** Wild Fork  
**Number of Acres:** 1.00  
**Number of Street Frontages:** 1.00  
**Non-Profit** No

**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
		\$ -

**Total:** \$750.00

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

Verified By: Stephen Broadwell

Date:

## Parking and Stacking Requirement Worksheet

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**Project Number:** 23.469  
**Petitioner:** Wild Fork

**Parking Requirement**

<b>Total Parking Requirement</b>	<b>12</b>
Enclosed Parking Spaces	-
Surface Parking Spaces	12

*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>	-	
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: Steve Broadwell

**Requirement Based On:**

<u>Sq Ft / Units</u>	<u>Use</u>	<u>Needed</u>	<u>Number Required</u>
2,376	Structure 2251: Retail sales and services 50,000 SF or under	1 space per 200 SF of GFA	12



Planning and Zoning Division, 77 S Broadway, Aurora, IL 60505  
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## Landscaping CTE Requirement Worksheet

**Project Number:** 23.469

**Petitioner:** Wild Fork

**Street Frontage** 205 L.F.

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

- L.F. Dry Bottom

- L.F.

**Neighborhood Border** - L.F.

**Dwelling Units** - units

**Subdivision Name:** 0

**Perimeter Yard** 541 L.F.

**Buffer Yard** - L.F.

**Surface Parking Spaces** 36 spaces

**Parking Lot Islands** - Number

**Building Foundation** 208 L.F.

**Unit/Phase:**

**Lot Number**

**Standard Requirements**

**Plant Mix Guidelines**

	Total CTEs Required	Canopy Trees	Evergreen Trees	Understory Trees	Evergreen Shrubs	Deciduous Shrubs
		CTE Equivalent Value				
		1	1/3	1/3	1/20	1/20
Street Trees	6.0	6	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	16.0	8	7	7	32	32
Buffer Yard	0.0	0	0	0	0	0
Parking Lot Islands	3.0	2	0	0	20	20
Building Foundation	2.0	0	0	0	20	20
<b>Total:</b>	<b>27.0</b>	<b>16</b>	<b>7</b>	<b>7</b>	<b>72</b>	<b>72</b>

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Verified By:

Stephen Broadwell

Date:



ARCHIDEAS

ARCHITECTURE  
INTERIORS  
PLANNING

Legal Description

2023.11.10

Mr. Ed Sieben  
Planning and Zoning

**Re: Wild Fork Foods  
Lot 1B, Meridian Business Campus Route 59  
Aurora, IL  
Legal Description**

Dear Mr. Sieben:

The following legal description has been prepared for the proposed Wild Fork Foods on lot 1B of the Meridian Business Campus:

THAT PART OF LOT 1 IN MERIDIAN BUSINESS CAMPUS PHASE 2 UNIT 4 BEING A SUBDIVISION IN SECTION 16, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 11, 1994 AS DOCUMENT NUMBER R94-109452 DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 89 DEGREES 38 MINUTES 49 SECONDS EAST ALONG THE NORTHERLY LINE OF SAID LOT 1, A DISTANCE OF 773.50 FEET; THENCE SOUTH 00 DEGREES 21 MINUTES 11 SECONDS WEST ALONG AN EASTERLY LINE OF SAID LOT 1, A DISTANCE OF 211.58 FEET FOR THE PLACE OF BEGINNING; THENCE CONTINUING SOUTH 00 DEGREES 21 MINUTES 11 SECONDS WEST ALONG AN EASTERLY LINE OF SAID LOT 1, A DISTANCE OF 205.00 FEET; THENCE SOUTH 89 DEGREES 38 MINUTES 49 SECONDS EAST, A DISTANCE OF 212.54 FEET TO THE WESTERLY RIGHT OF WAY LINE OF ILLINOIS ROUTE 59 (F.A.P. 338) AS WIDENED BY DOCUMENT R2016-140816; THENCE NORTH 00 DEGREES 21 MINUTES 24 SECONDS EAST ALONG SAID WESTERLY RIGHT OF WAY, A DISTANCE OF 205.00 FEET TO A NORTHERLY LINE OF SAID LOT 1; THENCE NORTH 89 DEGREES 38 MINUTES 49 SECONDS WEST ALONG SAID NORTHERLY LINE, A DISTANCE OF 212.55 FEET TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

Sincerely,  
ARCHIDEAS, INC.

Jonathan Shatswell

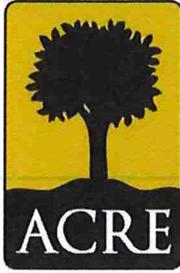


ARCHIDEAS

ARCHITECTURE  
INTERIORS  
PLANNING

TITLE  
2 of 2

Project Architect



April 24, 2023

City of Aurora, Planning and Zoning Division  
44 E. Downer Place, Aurora, IL 60507

Re: Authorization Letter for: Meridian Shopping Center Lot 1 Subdivision, 956 N. Route 59, Aurora, IL

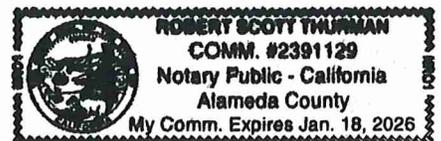
To whom it may concern:

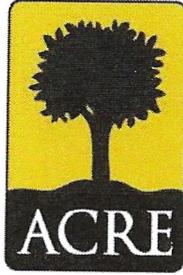
As the record owner of the above stated property I hereby affirm that I have full legal capacity to authorize Mid-America Asset Management, Inc. and its representatives to act as the owner's agent through Final Plat and Engineering submittal process with the City of Aurora for said property.

Signature  Date 5-5-2023

Subscribed and Sworn To Before Me This 5<sup>th</sup> Day  
Of May, 2023

Notary Signature   
Robert Thurman  
State of California  
County of Alameda





December 1, 2023

City of Aurora, Planning and Zoning Division

44 E. Downer Place, Aurora, IL 60507

Re: Authorization Letter for: Meridian Shopping Center Lot 1 Subdivision, 956 N. Route 59, Aurora, IL

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 Wild Fork Foods or TM Crowley and Associates and its representatives to act as the owner's agent through Final Plan submittal process (and other associated submittals) with the City of Aurora for said property.

Signature [Handwritten Signature] Date Dec. 5<sup>th</sup>, 2023

Subscribed and Sworn To Before Me This 5<sup>th</sup> Day  
Of December, 2023

Notary Signature [Handwritten Signature]



SEE ATTACHED NOTARY

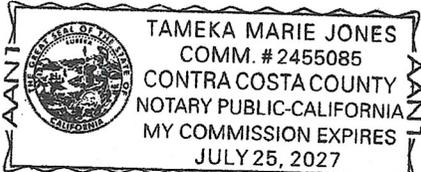
SEE ATTACHED NOTARY

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Contra Costa

Subscribed and sworn to (or affirmed) before me on this 5<sup>th</sup>  
day of December, 2023, by Michael Damon  
Hubbart

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.



(Seal)

Signature

A handwritten signature in blue ink, appearing to be 'T.M.J.' with a checkmark-like flourish at the end.

**WILD FORK FOODS**  
**MERIDAN SHOPPING CENTER**  
**LOT 1B**  
**956 N. ROUTE 59**  
**AURORA, IL**

**QUALIFYING STATEMENT**

**I. Narrative About the Proposal**

**a. Site History**

The property, located at the north west corner of Route 59 and Liberty Ave. was developed in 1994 as a retail shopping center, which it remains to this day. Retailers at the site include Bumper-2-Burger, Texas Roadhouse, Guitar Center, PetSmart, and the center is anchored by At Home.

**b. Subdivision Intent**

The site consists of three lots; 1, 2 and 3. The recent subdivision of the easternmost portion of Lot 1 created Lot 1B along Route 59 for the development of an outlot retail building. This submittal addresses only the construction of Wild Fork Foods on Lot 1B of the subdivision.

**c. Proposed Site Uses**

The ground-up project will consist of site work within the subplot boundaries and construction of the new Wild Fork Foods facility. Wild Fork Foods is a frozen food market with a model that keeps the food frozen throughout the supply-chain process. All food arrives at the store prepackaged and frozen and sold the same way directly to consumers. There is no food preparation nor food consumption on site.

**II. This project addresses the following concerns:**

**a. The public health, safety, morals, comfort and general welfare:**

The Route 59 corridor is well established as the primary retail corridor in this region. This portion of the site, Lot 1B, has remained disused since the property was developed. This is an opportunity to activate the most highly visible portion of the site with a vibrant retailer.

**b. The use and enjoyment of other property already established or permitted in the general area:**

With the addition of a new retailer, it can be expected that neighboring retailers within the site and in nearby sites, will benefit from the additional sales traffic.

**c. Property values within the neighborhood:**

With increased sales traffic, it would be expected that sales volumes would be positively impacted by the additional retail use, and therefore, property values would increase as well.

**d. The normal and orderly development and improvement of surrounding property for uses established or permitted within their respective existing zoning districts:**

The proposed use remains the same as the existing, and the same as the existing and permitted surrounding uses. No impact is expected.

**e. Utilities, access roads, and drainage and/or other necessary facilities:**

Access roads remain the same, as well as drainage.

**f. Ingress and egress as it relates to traffic congestion in the public streets:**

No new ingress or egress patterns are proposed for this subdivided lot. All existing entrances will remain the same throughout the site.

**g. The applicable regulations of the zoning district in which the subject property is located:**

The existing zoning granted for the site is to remain as-is. No change in zoning is required as part of this project.