



# City of Aurora

44 E. Downer Place  
Aurora, IL 60505  
www.aurora-il.org

## Cover Memorandum File Number: 23-0644

**Agenda Date:** 9/13/2023

**Version:** 1

**Status:** Agenda Ready

**In Control:** Building, Zoning, and Economic Development Committee

**File Type:** Resolution

**Agenda Number:**

**TO:** Planning and Zoning Commission

**FROM:** Jacob Sodaro, Planner

**DATE:** August 30, 2023

**SUBJECT:**

A Resolution Approving the Final Plat of Resubdivision of Lot 1 of Meridian Business Campus, Phase 2 Unit 4 for the property generally located at the northwest corner of Liberty Street and State Route 59 (Aurora Wild Fork Route 59 Retail, LLC - 23-0644 / NA16/4-23.391 - Fsd - JS - Ward 10)

**PURPOSE:**

The Petitioner, Aurora Wild Fork Route 59 Retail, LLC, is requesting approval of a Final Plat for the Resubdivision of Lot 1 of Meridian Business Campus, Phase 2, Unit 4 located at 956 North State Route 59

**BACKGROUND:**

The Subject Property is zoned B-2(C) Business District - General Retail with a Conditional Use Planned Development. Additionally, this property is located in the Meridian Business Campus Development District. The property is developed as a commercial center containing one large tenant, At Home, with associated parking. Additional information regarding the surroundings can be found in the attached property maps.

The Petitioner is requesting approval of a Final Plat for Meridian Business Campus Phase 2 Unit 4. The proposed outlot currently consists of the existing overflow parking for the current tenant (At Home), with the intent for the new lot to be sold and developed as another commercial property. Wild Fork Foods plans to purchase the newly created lot to create a two-tenant commercial building. While a buyer and tenant have been proposed, this is solely the Final Plat, with the Final Plan coming after this approval. Cross access easements are proposed throughout the newly created lot to assure traffic is able to move freely between developments.

**DISCUSSION:**

Staff has reviewed the Final Plat Resolution petition and have sent comments back to the

petitioner on those submittals. The petitioner has made the requested revisions to these documents, and they now meet the applicable codes and ordinances, with the exception of the items reflected in the conditions listed in the Staff Recommendation below.

**POLICIES AND GUIDELINES:**

The Staff's Evaluation and Recommendation are based on the following Physical Development Policies:

10.0 To provide for the orderly, balanced and efficient growth and redevelopment of the City through the positive integration of land use patterns, functions, and circulation systems. To protect and enhance those assets and values that establishes the desirable quality and general livability of the City. To promote the City's position as a regional center.

11.1 (5) To guide and promote development to areas where public utilities, public roads and municipal services are either available or planned.

11.1 (3) To encourage new development contiguous to existing development.

**RECOMMENDATIONS:**

Staff would recommend **CONDITIONAL APPROVAL** of the A Resolution Approving the Final Plat of Resubdivision of Lot 1 of Meridian Business Campus, Phase 2 Unit 4 for the property generally located at the northwest corner of Liberty Street and State Route 59, with the following conditions:

1.) That the documents be revised to incorporate the comments of Engineering and Zoning and Planning Staff

**ATTACHMENTS:**

Exhibit "A" Final Plat

Land Use Petition and Associated Documents

cc: Edward T. Sieben, Zoning & Planning Director

John P. Curley, Chief Development Services Officer

CITY OF AURORA, ILLINOIS

RESOLUTION NO. \_\_\_\_\_

DATE OF PASSAGE \_\_\_\_\_

A Resolution approving the Final Plat of Resubdivision of Lot 1 of Meridian Business Campus, Phase 2 Unit 4 for the property generally located at the northwest corner of Liberty Street and State Route 59 (Aurora Wild Fork Route 59 Retail, LLC - 23-0644 / NA16/4-23.391 - Fsd - JS - Ward 10)

WHEREAS, the City of Aurora has a population of more than 25,000 persons and is, therefore, a home rule unit under subsection (a) of Section 6 of Article VII of the Illinois Constitution of 1970; and

WHEREAS, subject to said Section, a home rule unit may exercise any power and perform any function pertaining to its government and affairs for the protection of the public health, safety, morals, and welfare; and

WHEREAS, by petition dated August 14, 2023, Aurora Wild Fork Route 59 Retail, LLC filed with the City of Aurora a petition Requesting approval of a Final Plat for Meridian Business Campus Phase 2 Unit 4, located at 956 N State Route 59 and related required documents as attached hereto as Exhibits "A"; and

WHEREAS, the Planning and Zoning Commission conducted a hearing on September 6, 2023, reviewed the petition and recommended CONDITIONAL APPROVAL of said petition; and

WHEREAS, on September 13, 2023, the Building, Zoning and Economic Development Committee of the Aurora City Council reviewed said Final Plat and the before mentioned recommendations and recommended CONDITIONAL APPROVAL of said petition; and

WHEREAS, the decision of the Building, Zoning and Economic Development Committee with respect to a Final Plat is subject to appeal to the City Council in the manner set forth in Chapter 43 of the Code of Ordinances, City of Aurora, Illinois, being the Subdivision Control Ordinance; and

WHEREAS, no person authorized under the Subdivision Control Ordinance, to appeal such decision having done so in the manner set forth in the Code, the Decision of the Building, Zoning and Economic Development Committee constitutes final action on the proposed final plat; and

NOW, THEREFORE, BE IT RESOLVED that the Building, Zoning and Economic Development Committee of the City of Aurora, Illinois, finds as facts all of the preamble recitals of this Resolution and hereby grants CONDITIONAL APPROVAL of said Final Plat with the following conditions:

That the documents be revised to incorporate the comments of Engineering and Zoning and Planning Staff

BE IT FURTHER RESOLVED that the Building, Zoning and Economic Development Committee of the City of Aurora hereby adopts the Final Plat and related required documents as attached hereto as Exhibit "A" Final Plat along with any easement dedications deemed necessary by the Aurora City Engineer.