

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



Land Use Petition

Subject Property Information

Address / Location: 55 South Lake Street

Parcel Number(s): 15-22-307-004

Petition Request

Requesting approval of a Conditional Use for a Special purpose recreational institutions use at the property located at 55 S Lake Street.

Attachments Required

(a digital file of all documents is also required)

Development Tables Excel Worksheet - digital only (1-0) Two Paper and One pdf Copy of: One Paper and pdf Copy of:

One Paper and pdf Copy of: PE Use Fee Fixture Count Sheet (5-4) Floor Plan

Qualifying Statement (2-1)

Plat of Survey (2-1)

Legal Description (2-1), Word Document and PDF

Letter of Authorization (2-2)

Existing or Proposed CC and Rs OR Lease Restrictions (2-1)

Petition Fee: \$800.00

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: *Daniel H. Stedz* Date 3-13-26

Print Name and Company: Daniel H. Stedz

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.

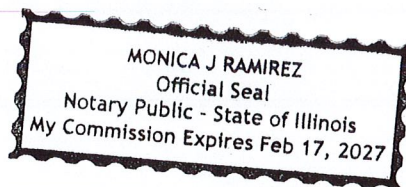
Given under my hand and notary seal this 13th day of March, 2026.

State of Illinois)

County of Kane) SS

NOTARY PUBLIC SEAL

Notary Signature *Monica J. Ramirez*



Contact Information Data Entry Worksheet

[Back To Index](#)

Fill in all the GREEN Boxes - if Not Applicable Please Leave Blank

Data Entry Fields are indicated in Green

Owner

First Name:	DAN	Initial:		Last Name:	SLEDZ	Title:	Mr.
Address:	55 S LAKE STREET						
City:	AURORA	State:	IL	Zip:	60506		
Email Address:	dansledz@sbcglobal.net	Phone No.:	630 631 2513	Mobile No.:			
Company Name:	55 South Lake Street, LLC						
Job Title:	OWNER						

Main Petitioner Contact (The individual that will Sign the Land Use Petition)

Relationship to Project	Tenant						
First Name:	Mike	Initial:		Last Name:	Mancuso	Title:	Mr.
Address:	1665 Mallette Rd						
City:	Aurora	State:	IL	Zip:	60505		
Email Address:	mikem@theyetee.com	Phone No.:	6304920132	Mobile No.:			
Company Name:	The Yetee LLC						
Job Title:	owner						

Additional Contact #1

Relationship to Project	Select One From List						
First Name:		Initial:		Last Name:		Title:	Select One From List
Address:							
City:		State:		Zip:			
Email Address:		Phone No.:		Mobile No.:			
Company Name:							
Job Title:							

Additional Contact #2

Relationship to Project	Select One From List						
First Name:		Initial:		Last Name:		Title:	Select One From List
Address:							
City:		State:		Zip:			
Email Address:		Phone No.:		Mobile No.:			
Company Name:							
Job Title:							

Additional Contact #3

Relationship to Project	Select One From List						
First Name:		Initial:		Last Name:		Title:	Select One From List
Address:							
City:		State:		Zip:			
Email Address:		Phone No.:		Mobile No.:			
Company Name:							
Job Title:							

Additional Contact #4

Relationship to Project	Select One From List						
First Name:		Initial:		Last Name:		Title:	Select One From List
Address:							
City:		State:		Zip:			
Email Address:		Phone No.:		Mobile No.:			
Company Name:							
Job Title:							



Planning and Zoning Division 77 S. Broadway, 2nd Floor, Aurora, IL
phone (630) 256-3080 fax (630) 256-3081 email COAPlanning@aurora.il.us

Filing Fee Worksheet

Project Number: DST2026-023
Petitioner: Owner- Dan Sledz Tenant- Mike Mancuso
Number of Acres: 0.15
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):	Conditional Use	\$ 800.00
		\$ -

Total: **\$800.00**

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

Verified By:

Date:



THE YETEE

FEB 24 2026

From: DAN SLEDZ

55 SOUTH LAKE STREET LLC,

55 SOUTH LAKE STREET, AURORA IL 60506

Phone: 630-631-2513

Email: dansledz@sbcglobal.net

To: City of Aurora, Planning and Zoning Division

44 E. Downer Place, Aurora IL 60507

630-256-3080

coaplaning@aurora-il-org

Re: Authorization Letter for: 55 S Lake St, 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 THE YETEE LLC, and its representatives, to act as the owner's agent through the Conditional Use Petition process with the City of Aurora for said property.

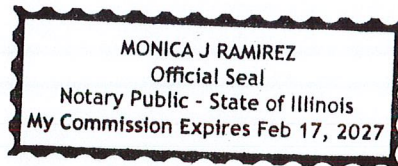
Signature: *Dan Sledz* Date 3-13-26
DAN SLEDZ Manager 55 SOUTH LAKE STREET LLC

Subscribed And Sworn To Before Me This 13th Day
Of March, 20 26

Notary Signature _____

Monica J Ramirez

Notary Public Seal



LEGAL DESCRIPTION

Project Number: DST2026-023

Project Address: 55 S Lake St, Aurora, IL 60506

Property Index Number (PIN): 15-22-307-004

**Legal Description: LOT 4, EXCEPT THE SOUTHERLY 41 1/2 FEET MEASURED ALONG THE EASTERLY LINE
IN BLOCK 9 OF THE ORIGINAL TOWN OF WEST AURORA, IN THE CITY OF AURORA, KANE COUNTY,
ILLINOIS.**

QUALIFYING STATEMENT: 55 S LAKE ST (DST2026-023)

Petitioner: The Yetee LLC (Mike Mancuso)

Property Owner: Dan Sledz

Subject Property: 55 S Lake St, Aurora, IL (PIN 15-22-307-004)

Zoning District: B-3 Business and Wholesale District

I. PROJECT OVERVIEW The petitioner proposes the relocation, expansion and combination of two successful businesses—Superjumbo Records and Yetee Station Arcade—from 11 N Broadway to the subject property at 55 S Lake St. The project utilizes an existing 6,500 sq. ft. building to house a retail record store (Permitted Use) and a recreational arcade (Special Use). This relocation preserves a unique cultural destination within the City of Aurora while revitalizing a vacant property in the B-3 corridor.

II. FINDINGS OF FACT

a) The Special Use is necessary or desirable for the public convenience at this location.

The relocation of Yetee Station to 55 S Lake St ensures the continued operation of a community-focused recreational asset. By moving to a larger, dedicated space, the applicant can better serve Aurora residents with an expanded catalog of cultural goods and family-friendly entertainment. The location is easily accessible via the Lake Street corridor, making it a convenient destination for both local residents and visitors.

b) The Special Use is so designed, located, and proposed to be operated that the public health, safety, and welfare will be protected. The facility will operate under professional management with a proven track record in downtown Aurora. The interior has been designed to meet all life safety codes, including fire suppression and emergency egress. Per agreement with the Building Official, the facility will maintain a maximum occupancy of 180 persons to ensure safe operation within the existing footprint.

c) The Special Use will not cause substantial injury to the value of other property in the neighborhood. The B-3 district is designed for high-traffic business and wholesale uses. The proposed arcade is consistent with the commercial nature of the surrounding area (including retail and service businesses). By occupying and maintaining a vacant building, the project prevents blight and encourages further investment in the Lake Street business district.

d) The Special Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. The arcade is a family-oriented facility that operates during standard commercial hours. The transition to a coin-drop/token system encourages an organized, low-impact recreational environment. The use generates no excessive noise, odors, or environmental hazards.

e) The Special Use will not impede the normal and orderly development and improvement of surrounding property. The project requires no new construction or significant external alterations, maintaining the existing character of the block. All activities are contained within the building, ensuring no interference with the rights of neighboring property owners.

f) Utilities, access roads, drainage, and other necessary facilities have been or are being provided. The site is currently served by all necessary public utilities. Access is provided via existing ingress/egress points on S Lake St. No additional burden on the city's infrastructure is anticipated.

g) Ingress and egress are designed to minimize traffic congestion. The property features an adjacent 17-space parking lot. While the retail and arcade uses have distinct peak hours (retail during the day, arcade in the evening), the existing infrastructure is sufficient to handle standard traffic flow without causing congestion on S Lake St.

III. REQUESTED MODIFICATIONS AND EXCEPTIONS

- **Plumbing Fixture Modification:** As discussed with Building Official Joshua Ream, the applicant proposes the addition of **one (1) urinal** to the existing restroom facilities to satisfy the fixture count for an **Occupancy Limit of 180 persons**, in lieu of a full architectural bathroom expansion.
- **Parking Credit:** The applicant requests a review of the 17-space lot as sufficient for the dual-use nature of the business, noting that the retail record store and arcade components share visitors and peak demand times vary.