

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: 956 N State Route 59

Parcel Number(s): 07-16-402-013

Petition Request

Requesting approval of a Final Plat for Meridian Business Campus Phase 2 Unit 4, located at 956 N State Route 59

Attachments Required

(a digital file of all documents is also required)

Development Tables Excel Worksheet - digital only (1-0)

Final Plat (2-5)

Word Document of: Legal Description (2-1)

One Paper and pdf Copy of:

Qualifying Statement (2-1)

Plat of Survey (2-1)

Legal Description (2-1)

Letter of Authorization (2-2)

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: _____

Date

8/10/23

Print Name and Company: _____

Scott Zornow Meridian Asset Management, 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 10 day of August, 2023.

State of IL

County of DuPage

NOTARY PUBLIC SEAL

Notary Signature

Linda Zable



NA 10/4-23.391-Fsd



Project Contact Information Sheet

Project Number: DST2022-365

Petitioner Company (or Full Name of Petitioner): Mid-America Asset Management, Inc.

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: joerner@midamericagrp.com Phone No.: 630-954-7328 Mobile No.: 630-954-7328

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

Relationship to Project: Owner
Company Name: Aurora Wild Fork Route 59 Retail, LLC, c/o Mid-America Asset Management, Inc.
First Name: Gabriel Initial: _____ Last Name: Arechaederra Title: Mr.
Job Title: Partner
Address: One Parkview Plaza
City: Oakbrook Terrace State: IL Zip: 60181
Email Address: joerner@midamericagrp.com Phone No.: 630-954-7328 Mobile No.: 630-954-7328

Additional Contact #1

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 #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.: _____

Filing Fee Worksheet

Project Number: DST2022-365
Petitioner: Mid-America Asset Management, Inc.
Number of Acres: 1.00
Number of Street Frontages: 1.00
Non-Profit: 0

Linear Feet of New Roadway: 0
New Acres Subdivided (if applicable): 11.15
Area of site disturbance (acres): 0.00

Filing Fees Due at Land Use Petition:

Request(s):	Final Plat	\$	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: Jacob Sodaro

Date: 6/21/2023

LEGAL DESCRIPTION

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.



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

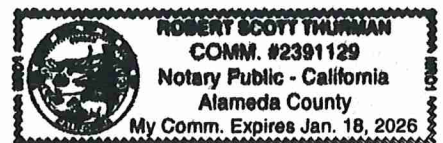
To whom it may concern:

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 5th Day
Of May, 2023

Notary Signature 
Robert Thurman
State of California
County of Alameda



MERIDAN SHOPPING CENTER

LOT 1 SUBDIVISION

956 N. ROUTE 59

AURORA, IL

P.I.N. 07-16-402-013

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 intent is to subdivide the easternmost portion of Lot 1, creating Lot 1B along Route 59 for the development of an outlot retail building. This submittal addresses only subdivision and site development activities. The building construction and final site development work are by others, and are to be submitted separately.

c. Proposed Site Uses

The site currently operates as a retail shopping center, and the retail use will continue after the subdivision.

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:

While some utilities improvement are to be made to the site, most occur within the boundaries of Lots 1, 1B and 3, and none of the proposed improvements diminish any other nearby user's utilities use or operations. 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.