

Land Use Petition

Project Number: _____

Subject Property Information

Address/Location: 2372 W. Indian Trail

Parcel Number(s): 15-18-101-030

Petition Request(s)

Requesting approval of a Plan Description Revision on 13.8227 acres allow for a Processing, finishing and assembly facilities (3140) use on Lot 1 of Greenfield Commons

Attachments Required

(a CD of digital files of all documents are also required)

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

Word Document of: Plan Description Revision (2-18)

One Paper and pdf Copy of:
Contact Worksheet (1-5)
Filing Fee Worksheet (1-6)
Qualifying Statement (2-1)
Plat of Survey (2-1)
Legal Description (2-1)
Letter of Authorization (2-2)
Existing CC and Rs OR Lease Restrictions (2-1)

Two Paper and pdf Copy of:
Plan Description Revision (2-18)

Petition Fee: \$1,138.79 (Payable to The 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 Aurhorization with owner's Name and contact information is required.

Authorized Signature: *Michael Apostol* Date _____

Print Name and Company: Michael Apostol Factor 25, Inc

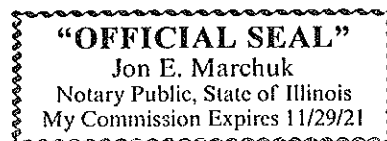
I, the undersigned, a Notary Public in and for the said County and State aforesaid do hereby certify that the authorized signer is personally known to me to be the same person whose name is subscribed to the foregoing instrument and that said person signed sealed and delivered the above petition as a free and voluntary act for the uses and purposes set forth.

Given under my hand and notary seal this 1st day of September.

State of Illinois)
County of Kane) SS

NOTARY PUBLIC SEAL

Notary Signature *Jon E. Marchuk*





Planning and Zoning Division 1 S. Broadway, 2nd Floor, Aurora, IL
phone (630) 256-3080 fax (630) 256-3081 email COAPlanning@aurora-il.org

Filing Fee Worksheet

Project Number: 0

Petitioner: Factor 75

Number of Acres: 13.82

Number of Street Frontages: 2.00

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):	Plan Description Revision	\$ 1,108.79
	Public Hearing Notice Sign(s)	\$ 30.00
		\$ -

Total: **\$1,138.79**

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

Verified By: Tracey Vacek

Date: 8/27/2020

Contact Information Data Entry Worksheet

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

Data Entry Fields are indicated in Green

Owner

First Name:	Michael	Initial:		Last Name:	Apostal	Title:	Mr.
Address:	340 Shore Dr.						
City:	Burr Ridge	State:	IL	Zip:	60544		
Email Address:	mike@factor75.com	Phone No.:		Mobile No.:	708.205.3013		
Company Name:	Factor 75, Inc.						
Job Title:	President & CEO						

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

Relationship to Project	Owner						
First Name:	Michael	Initial:		Last Name:	Apostal	Title:	Mr.
Address:	340 Shore Dr.						
City:	Burr Ridge	State:	IL	Zip:	60544		
Email Address:	mike@factor75.com	Phone No.:		Mobile No.:	708.205.3013		
Company Name:	Factor 75, Inc.						
Job Title:	President & CEO						

Additional Contact #1

Relationship to Project	Consultant						
First Name:	David	Initial:		Last Name:	Wengerhoff	Title:	Mr.
Address:	1544 Madison Dr						
City:	Buffalo Grove	State:	IL	Zip:	60089		
Email Address:	dave@factor75.com	Phone No.:		Mobile No.:	8479627303		
Company Name:	Food Partners Consulting LLC						
Job Title:	President						

Additional Contact #2

Relationship to Project	Other						
First Name:	Brandon	Initial:		Last Name:	Bohr	Title:	Mr.
Address:	340 Shore Dr						
City:	Burr Ridge	State:	IL	Zip:	60544		
Email Address:	brandon@factor75.com	Phone No.:		Mobile No.:	802-281-9270		
Company Name:	Factor 75, Inc						
Job Title:	Chief of Staff						

Additional Contact #3

Relationship to Project	Other						
First Name:	Matthew	Initial:		Last Name:	Wilkinson	Title:	Mr.
Address:	340 Shore Dr						
City:	Burr Ridge	State:	IL	Zip:	60544		
Email Address:	matt@factor75.com	Phone No.:		Mobile No.:	630-432-0304		
Company Name:	Factor 75, Inc						
Job Title:	VP of Operations						

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:							

September 1, 2020

From: Patriarch, LLC
8450 Falls of Neuse Road, Suite 202
Raleigh, North Carolina 27615
Josh Hymen, Managing Member
Phone:
Email:

To: City of Aurora, Planning and Zoning Division
44 E. Downer Place, Aurora IL 60507
Phone: 630-256-3080
Email: coaplanning@aurora-il-org

Re: Authorization Letter for: 2292-2372 Indian Trail Road

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 FACTOR75, LLC, a Delaware limited liability company, its assignee/nominee, and their respective representatives, to act as the owner's agent through the Re-Zoning/ Special Use Planned Development Use Petition process with the City of Aurora for said property.

Patriarch, LLC

By: *Ken Valle*
Name: *Ken Valle*
Its: *Authorized Agent*

Date *9-1-20*

Subscribed And Sworn To Before Me This *1ST* Day
Of *SEPT*, 20*20*

Notary Signature *Mary A. Stamm*



Factor 75, Inc. (dba Factor) Qualifying Statement for requested Zoning modification for the property at 2372 W. Indian Trail Road, Aurora, IL

Company and property use overview

Factor 75, Inc. is a subscription based, Ready to Eat, refrigerated meal service, preparing and plating over 225k restaurant quality meals weekly. Factor caters to a variety of lifestyles including Keto, Paleo, clean performance, and plant based diets. We ship to a national customer base of over 40k households weekly. Our 1000% growth over the past 4 years necessitates us to expand our commercial kitchen and packing capacity. Our current facility in Burr Ridge – DuPage County, along with other interim manufacturing locations will be at capacity by year-end and the Aurora site will provide an additional 3x capacity once our buildout is completed. We intend to maintain operations at Burr Ridge both to provide risk management/business continuity as well as long-term capacity. When operational we expect to cook and pack over 700k meals per week at the Aurora facility.

The Aurora Site

Originally a Lowes Home Improvement store, in 2015 approx. 78k sqft was converted into a commercial kitchen/meal preparation facility with the remaining 60k sqft being utilized as a high-end grocery store and restaurant. The extensive infrastructure investment in floors, drains, walls, utilities and refrigeration is fully consistent with our requirements to produce safe, high quality refrigerated foods. The facility was built to meet USDA standards and Factor will further enhance the build out to meet or exceed Illinois Department of Health and Kane County Health Department codes. We expect to invest a considerable amount more into the facility including \$2.0mm of building upgrades as well as \$1.5mm in equipment. The only external building modification being requested is the possible installation of a recessed dock for outbound shipments at the South East corner of the building. The building façade will be left intact but repaired and rejuvenated.

Impact on the surrounding properties

Factor's operation is not expected to have an impact on the surrounding properties. Based on our experience at our Burr Ridge facility we do not produce any noxious odors or generate any environmental hazards and our operation in Aurora will operate the same or better as we optimize our delivery schedules, waste and recycling capability and install state of the art equipment throughout the facility.

Factor's Kitchen and Packaging operates from 6am – 8pm Sunday through Saturday with Sanitation from 8pm – 2am. All activities are very quiet and will not disturb the surrounding neighbors. In- and out-bound truck traffic is expected to be in keeping or reduced from previous site usage with typical movement taking place only from 6am until 5pm; In-bound trucks (trailers and box trucks) 5-7/day Monday - Saturday and 3 – 5/day out-bound trailers Saturday – Monday. The nearby neighborhood is well protected by berms from noise and visual impact as well. The parking lot at the front of the property holds 520 cars, well above any foreseeable requirements. Employee cars can enter the

property northbound from Orchard Rd. or East, South or West bound from Indian Trail Rd. Northbound trucks can enter from Orchard Rd. and all can enter off Indian Trail Rd. via Greenview Rd.

Employment

Our commercial kitchen will employ approx. 230 staff including Supervisors, Quality Control, Chefs/Cooks, Packing and warehouse workers and Sanitation/cleaning crews. Most of these positions are expected to be filled from Aurora and surrounding communities. In addition, we expect to locate approx. 40 corporate staff on site including Customer Service, IT, Finance, Dieticians, and Product Developers.

Community Outreach

Factor recognizes that it can play a larger role in a community beyond providing good paying jobs. We have worked with recognized, nationally known charities such as the American Cancer Society and the Ronald McDonald House as well as supported local non-profits, hospitals and Front Line Workers.

EXHIBIT A

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.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL ONE AS CREATED BY DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS BY AND BETWEEN LOWE'S HOME CENTERS, INC., ORIX BRADFORD AURORA VENTURE AND OLD SECOND NATIONAL BANK OF AURORA RECORDED AUGUST 12, 2004 AS DOCUMENT 2004K107683 AS AMENDED BY FIRST AMENDMENT RECORDED OCTOBER 31, 2007 AS DOCUMENT 2007K109835 AND RERECORDED JANUARY 3, 2008 AS DOCUMENT 2008K000584, FOR INGRESS AND EGRESS OVER THE EASEMENT AREAS SET FORTH THEREIN; FOR MAINTENANCE, REPAIR, AND REMOVAL OF JOINT UTILITY FACILITY; FOR PUBLIC UTILITIES; CONSTRUCTION; CURE RIGHTS; DRAINAGE AND SIGNS..

PARCEL3:

EASEMENT FOR THE BENEFIT OF PARCEL ONE AS CREATED BY DECLARATION OF EASEMENT AND MAINTENANCE AGREEMENT FOR STORMWATER AND CENTER ACCESS ROAD BY AND BETWEEN LOWE'S HOME CENTERS, INC., ORIX BRADFORD AURORA VENTURE AND OLD SECOND NORTH OF AURORA RECORDED AUGUST 12, 2004 AS DOCUMENT 2004K107682 FOR INGRESS AND EGRESS, CONSTRUCTION, AND STORMWATER CONTROL OVER EASEMENT AND DRAINAGE AREAS SET FORTH THEREIN.