

# 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: 1350 N. Orchard Road

Parcel Number(s): 14-12-477-001

### Petition Request

Requesting approval of a Final Plan for Lot 7 of Orchard Road Subdivision located at 1350 N. Orchard Road for a retail center

### Attachments Required

(a digital file of all documents is also required)

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

Two Paper and pdf Copy of:  
Fire Access Plan (2-6)

Two Paper and pdf Copy of:  
Final Plan (2-4)  
Landscape Plan (2-7)

One Paper and pdf Copy of:

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)

One Paper and One pdf Copy of:

Final Engineering Plans (2-16)

Stormwater Permit Application (App 1-14)

Stormwater Report (2-10)

Soil Investigation Report

Letter by Design Professional regarding

Wetland Determination

Building and Signage Elevations (2-11)

**Petition Fee: \$1,400.00**

**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

1/4/23

Print Name and Company: \_\_\_\_\_

Russell Woerman, The Tito Group, LLC

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 4th day of JAN 2023.

State of ILLINOIS)

County of KANE)

Colleen Rott  
Notary Signature

NOTARY PUBLIC SEAL



# 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:	Russell	Initial:		Last Name:	Woerman	Title:	Mr.
Address:	88 N Dugan Road, Unit F						
City:	Sugar Grove	State:	Illinois	Zip:	60554		
Email Address:	russw@kwccinc.com	Phone No.:	630-556-6035	Mobile No.:	630-561-2337		
Company Name:	The Tito Group LLC						
Job Title:	Partner						

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

Relationship to Project	Owner						
First Name:	Russell	Initial:		Last Name:	Woerman	Title:	Mr.
Address:	88 N Dugan Road, Unit F						
City:	Sugar Grove	State:	Illinois	Zip:	60554		
Email Address:	russw@kwccinc.com	Phone No.:	630-556-6035	Mobile No.:	630-561-2337		
Company Name:	The Tito Group LLC						
Job Title:	Partner						

## Additional Contact #1

Relationship to Project	Owner						
First Name:	Timothy	Initial:		Last Name:	Wirth	Title:	Mr.
Address:	88 N Dugan Road, Unit F						
City:	Sugar Grove	State:	Illinois	Zip:	60554		
Email Address:	timothy.wirth1@gmail.com	Phone No.:		Mobile No.:			
Company Name:	The Tito Group LLC						
Job Title:	Partner						

## Additional Contact #2

Relationship to Project	Other						
First Name:	John	Initial:		Last Name:	Davis	Title:	Mr.
Address:	88 N Dugan Road, Unit F						
City:	Sugar Grove	State:	Illinois	Zip:	60554		
Email Address:	jdavis@kwccinc.com	Phone No.:	630-556-6034	Mobile No.:	630-746-7579		
Company Name:	KWCC Inc						
Job Title:	Chief Financial Officer						

## Additional Contact #3

Relationship to Project	Other						
First Name:	Jazmine	Initial:		Last Name:	Garcia	Title:	Ms.
Address:	88 N Dugan Road, Unit F						
City:	Sugar Grove	State:	Illinois	Zip:	60554		
Email Address:	igarcia@kwccinc.com	Phone No.:	630-556-6035	Mobile No.:			
Company Name:							
Job Title:							

## Additional Contact #4

Relationship to Project	Engineer						
First Name:	John	Initial:		Last Name:	Tebugge	Title:	Mr.
Address:	410 E Church St - Suite A						
City:	Sandwich	State:	IL	Zip:	60548		
Email Address:	info@tebruggeengineering.com	Phone No.:	815.786.0195	Mobile No.:	630.417.7281		
Company Name:	Tebugge Engineering						
Job Title:	Professional Engineer / Owner						

**Filing Fee Worksheet**

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**Project Number:** 2021.231

**Petitioner:** The Tito Group, LLC

**Number of Acres:** 2.22

**Number of Street Frontages:** 0.00

**Non-Profit** 0

**Linear Feet of New Roadway:** 0

**New Acres Subdivided (if applicable):** 0.00

**Area of site disturbance (acres):** 1.43

**Filing Fees Due at Land Use Petition:**

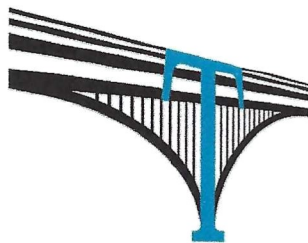
Request(s):	Final Plan	\$	750.00
	Final Engineering Filing Fee	\$	650.00

**Total:** **\$1,400.00**

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

Verified By: Tracey Vacek

Date: 1/3/2023



# TEBRUGGE ENGINEERING

410 E. CHURCH ST – SUITE A  
SANDWICH, IL 60548

PHONE: (815) 786-0195  
EMAIL: [INFO@TEBRUGGEENGINEERING.COM](mailto:INFO@TEBRUGGEENGINEERING.COM)  
WEBSITE: [WWW.TEBRUGGEENGINEERING.COM](http://WWW.TEBRUGGEENGINEERING.COM)

December 14, 2022

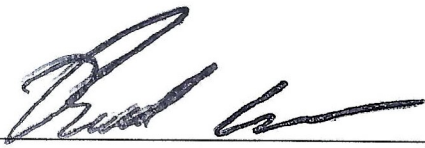
From: Tito Group, LLC  
88 N Dugan Rd  
Sugar Grove, IL 60554

To: City of Aurora, Planning and Zoning Division  
44 E. Downer Place, Aurora IL 60507  
630-256-3080  
[COAPlanning@aurora.il.us](mailto:COAPlanning@aurora.il.us)


Re: Authorization Letter for: AuraLight Dispensary Plan – 1350 N Orchard Ave

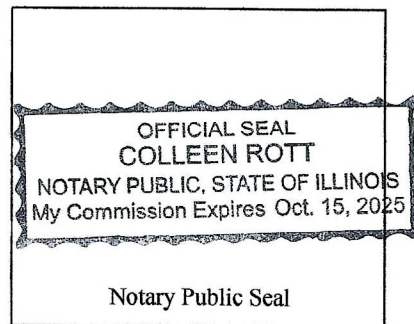
To whom it may concern:

As the record owner of the above stated property, I hereby affirm that I have full legal capacity to authorize John Tebrugge with Tebrugge Engineering, and its representatives, to act as the owner's agent through the Final Plan & Land Use Petition process with the City of Aurora for said property.

Signature:  Date: 12/22/22  
RUSSELL WOERMAN

Subscribed And Sworn To Before Me This 22<sup>nd</sup> Day  
Of DEC, 2022

Notary Signature: 



## LEGAL DESCRIPTION

PARCEL 1: LOT 7 IN ORCHARD ROAD SUBDIVISION, BEING A SUBDIVISION IN SECTION 12, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 3, 2003 AS DOCUMENT 2003K091879, CITY OF AURORA, KANE COUNTY, ILLINOIS.

PARCEL 2: PERPETUAL EASEMENT NON-EXCLUSIVE\* EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR THE PASSAGE OF VEHICLES OVER AND ACROSS THE PARKING, AND DRIVEWAY AREAS; FOR PASSAGE AND ACCOMMODATION\* OF PEDESTRIANS OVER AND ACROSS THE PARKING, DRIVEWAY AND SIDEWALK AREAS; FOR ENTRY TO AND FROM ORCHARD ROAD; FOR INSTALLATION, OPERATION, FLOW, PASSAGE, USE, MAINTENANCE, CONNECTION, REPAIR, RELOCATION, AND REMOVAL OF UTILITY LINES; AND FOR DRAINAGE AS DESCRIBED IN AND CREATED BY THE OPERATION AND EASEMENT AGREEMENT DATED JUNE 28, 2000 AND RECORDED JULY 3, 2000 AS DOCUMENT 2000K052290 BY AND BETWEEN USAA REAL ESTATE COMPANY AND HOME DEPOT U.S.A., INC.

PARCEL 3: EASEMENTS FOR BENEFIT OF PARCEL 1 CREATED BY THE RECIPROCAL CONSTRUCTION OPERATION AND EASEMENT AGREEMENT RECORDED APRIL 11, 2001 AS DOCUMENT 2001K032763.

PARCEL 4: EASEMENT FOR ACCESS TO SULLIVAN ROAD FOR BENEFIT OF PARCEL 1 CREATED BY THE INSTRUMENT RECORDED JUNE 29, 2001 AS DOCUMENT 2001K063775 OVER A 40 FOOT STRIP OVER A PART OF LOT 3 OF ORCHARD ROAD BUSINESS PARK.

## Qualifying Statement

January 18, 2023

Tito Group, LLC  
Proposed Commercial Building  
1350 N Orchard Ave  
Aurora, IL 60506

Tito Group, LLC, the owners of Lot 7 in Orchard Road Subdivision in Aurora, IL with PIN 14-12-428-007, are proposing to construct an 80'x63.17' commercial building on the west side of the property located at 1350 N. Orchard Road. The building will have one tenant as part of a 2 phase development. The phase two expansion will be 60' x 141.83' for an additional 8510 SF which would expand the building to 13,563 SF. The size of the property is 2.22 Acres. The proposed site for the Phase 1 development will have 47 parking spaces which includes 2 handicap spaces.

The design, functionality and aesthetics of the building and site development will protect the public health, safety, morals, comfort and general welfare of the surrounding properties and residents in the surrounding areas.

The new commercial building will not affect the use and enjoyment of the other properties within the Orchard Road Subdivision.

The new development will not impact any of the property values within the subdivision.

The construction of the new commercial building meets the normal and orderly development of this established commercial subdivision and zoning district.

There are adequate utilities, roadways and drainage improvements for this lot development.

The existing ingress and egress easements will be utilized to allow access from the Home Depot lot to the future Meijer development to the north.

The development of the commercial building will meet the applicable regulations of the zoning district and the Orchard Road Subdivision.

No Variances will be required to complete the commercial development.

Prepared by: John J. Tebrugge  
Tebrugge Engineering