

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: 1380 N. Orchard Rd and 1444 N. Orchard Rd

Parcel Number(s): 14-12-428-001; 14-12-428-014

Petition Request

Requesting approval of a revision to the Final Plat for Lot 1A of the Resubdivision of Orchard Road Subdivision and establishing Springs at Aurora Subdivision located at 1380 N. Orchard Road and 1444 N. Orchard Road

Requesting approval of a Final Plan for Spring at Aurora Subdivision located at 1444 N. Orchard Road

Attachments Required

(a digital file of all documents is also required)

Digital Copy Only:

Development Tables Excel Worksheet (1-0) - Final Plat

Development Tables Excel Worksheet (1-0) - Final Plat

Two Paper and One pdf Copy of:

Fire Access Plan (2-6)

Address Plat (2-17)

Two Paper and pdf Copy of:

Final Plan (2-4)

Final Plat (2-5)

Landscape Plan (2-7)

Building and Signage Elevations (2-11)

One Paper and pdf Copy of:

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)

Property Management Agreement

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

Wetland Determination Report / Letter by Design Professional

Petition Fee: \$2,438.99

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: Trevor Stadler Date June 12th, 2025

Print Name and Company: Trevor Stadler, Land Planner, Continental Properties Company Inc., Manager of Continental 834 Fund, 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 12th day of June, 2025.

State of WISCONSIN)
County of WAUKESHA) SS

Daniel Hanke
Notary Signature Daniel Hanke

NOTARY PUBLIC SEAL



Project Contact Information Sheet

Project Number:

Petitioner Company (or Full Name of Petitioner): Continental 834 Fund, LLC

Owner

First Name: Kurt Initial: _____ Last Name: Adams Title: Mr.
Company Name: Meijer
Job Title: Director of Property Management
Address: 2350 3 Mile Road
City: Grand Rapids State: MI Zip: 49544
Email Address: kurt.adams@meijer.com Phone No.: 616-791-3621 Mobile No.: _____

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

Relationship to Project: Land Developer / Builder
Company Name: Continental 834 Fund, LLC
First Name: Jennifer Initial: _____ Last Name: Patton Title: Ms.
Job Title: Development Director
Address: W134N8675 Executive Parkway
City: Menomonee Falls State: WI Zip: 53051
Email Address: jpatton@cproperties.com Phone No.: 262-502-5500 Mobile No.: _____

Additional Contact #1

Relationship to Project: Planner
Company Name: Continental 834 Fund, LLC
First Name: Trevor Initial: _____ Last Name: Stadler Title: Mr.
Job Title: Land Planner
Address: W134N8675 Executive Parkway
City: Menomonee Falls State: WI Zip: 53051
Email Address: tstadler@cproperties.com Phone No.: 262-532-9465 Mobile No.: _____

Additional Contact #2

Relationship to Project: Engineer
Company Name: CAGE Engineering, Inc.
First Name: Tom Initial: _____ Last Name: Petermann Title: Mr.
Job Title: Principal
Address: 2200 Cabot Drive, Suite 325
City: Lisle State: IL Zip: 60532
Email Address: tpetermann@cagecivil.com Phone No.: 630-598-0007 Mobile No.: 773-495-0242

Additional Contact #3

Relationship to Project: Attorney
Company Name: Continental 834 Fund, LLC
First Name: Kevin Initial: _____ Last Name: Chumlea Title: Mr.
Job Title: Corporated Counsel
Address: W134N8675 Executive Parkway
City: Menomonee Falls State: WI Zip: 53051
Email Address: kchumlea@cproperties.com Phone No.: 262-502-5500 Mobile No.: 262-532-9422

Additional Contact #4

Relationship to Project: Architect
Company Name: Excel Engineering
First Name: Jeff Initial: _____ Last Name: Liebergen Title: Mr.
Job Title: Sr. Project Manager
Address: 100 Camelot Drive
City: Fond du Lac State: WI Zip: 54935
Email Address: jeff.liebergen@excelengineer.co Phone No.: 920-322-1694 Mobile No.: _____



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

1-6

Filing Fee Worksheet

Project Number: 0

Petitioner: Continental 834 Fund, LLC

Number of Acres: 24.69

Number of Street Frontages: 2.00

Non-Profit No

Linear Feet of New Roadway: 0

New Acres Subdivided (if applicable): 24.69

Area of site disturbance (acres): 16.92

Filing Fees Due at Land Use Petition:

Request(s):	Final Plan & Plat	\$	1,438.99
	Final Engineering Filing Fee	\$	1,000.00
		\$	-
		\$	-

Total: **\$2,438.99**

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

Verified By: Tracey M. Vacek

Date: 5/30/2025

Land Cash Calculator

Project Number: 0

Land Cash Agreement Number: 0

Petitioner: 0

Subdivision Name: 0

Unit/Phase:

School District: 0

Park District: 0

Population Estimates

Estimated Population for the Development:	609.12
Estimated Elementary Population:	18.75
Estimated Junior High Population:	9.44
Estimated High School Population:	9.79

School and Park Land Requirements

	School Acres per Person	School Land Donation Required	Improved Land Cash Equivalent	Amount of School Land To Be Donated	Net School Land Due	Percent of Land Donated
Elementary (k-5)	0.01833	0.34				
Junior High (6-8)	0.03222	0.30				
High School (9-12)	0.02304	0.23				
Total		0.873	134075.886	0.00	0.873	0%

	Park Acres per Person	Park Land Donation Required	Improved Land Cash Equivalent	Amount of Park Land To Be Donated	Net Park Land Due	Percent of Land Donated
	0.0100	6.091	934966.982	0.00	6.091	0%

Bedroom Mix

	Number of Units	Efficiency	1BDR	2BDR	3BDR	4BDR
Single Family Detached Units	0		0%	0%	20%	80%
	School Ac Req:	0.00	0	Park Ac Req:	0.00	0
Single Family Attached Units	0		0%	90%	10%	0%
	School Ac Req:	0.00	0	Park Ac Req:	0.00	0
Multi-Family Units (Condo/Apartments)	320	10%	40%	40%	10%	
	School Ac Req:	32	128	128	32	
Total Units:	320	School:	0.873	Park:	6.091	

Cash Equivalents

Raw Land Value per Acre	\$ 102,329.81	Improved Land Value (1.5 times)	\$ 153,494.71
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Net School Land Cash Improved Land Equivalent Owed	\$ 134,075.89	
School Lum Sum Payment Credit	\$ -	0.00%
Percent Owed at Building Permit	100.00%	

Net Park Land Cash Improved Land Equivalent Owed	\$ 934,966.98	
Park Lum Sum Payment Credit	\$ -	0.00%
Percent Owed at Building Permit	100.00%	

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

Verified By:

**PROPOSED LOT 1
SPRINGS AT AURORA SUBDIVISION
AURORA, ILLINOIS**

THAT PART OF LOT 1A IN THE FINAL PLAT OF RESUBDIVISION OF LOT 1 IN ORCHARD ROAD SUBDIVISION, BEING A CONSOLIDATION OF LOT 1 OF ORCHARD ROAD SUBDIVISION RECORDED AS DOCUMENT NUMBER 2003K091879 AND LOTS 3C AND 3D OF RESUBDIVISION OF LOT 3 IN ORCHARD ROAD RECORDED AS DOCUMENT NUMBER 2006K044909 PART OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 14, 2007 AS DOCUMENT NO. 2007K095124, IN THE KANE COUNTY RECORDER'S OFFICE DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1A; THENCE NORTH 00 DEGREES 13 MINUTES 58 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 1A, A DISTANCE OF 275.92 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 00 DEGREES 13 MINUTES 58 SECONDS WEST, ALONG SAID WEST LINE OF LOT 1A FOR THIS AND NEXT TWO COURSES, A DISTANCE OF 396.88 FEET; THENCE NORTH 12 DEGREES 55 MINUTES 36 SECONDS WEST, A DISTANCE OF 187.50 FEET; THENCE NORTH 12 DEGREES 4 MINUTES 12 SECONDS EAST, A DISTANCE OF 319.85 FEET; THENCE NORTH 89 DEGREES 33 MINUTES 48 SECONDS EAST, A DISTANCE OF 227.42 FEET; THENCE NORTH 00 DEGREES 26 MINUTES 12 SECONDS WEST, A DISTANCE OF 3.00 TO THE SOUTHWEST CORNER OF LOT 3B IN RESUBDIVISION OF LOT 3 IN ORCHARD ROAD SUBDIVISION, RECORDED APRIL 27, 2006 AS DOCUMENT NUMBER 2006K044909; THENCE NORTH 89 DEGREES 44 MINUTES 54 SECONDS EAST, ALONG A SOUTH LINE OF SAID LOT 3B AND IT'S EASTERLY EXTENSION, A DISTANCE OF 539.18 FEET; THENCE SOUTH 0 DEGREES 16 MINUTES 28 SECONDS EAST, A DISTANCE OF 696.40 FEET; THENCE NORTH 89 DEGREES 43 MINUTES 32 SECONDS EAST, A DISTANCE OF 29.38 FEET; THENCE SOUTH 10 DEGREES 55 MINUTES 24 SECONDS EAST, A DISTANCE OF 30.39 FEET; THENCE SOUTH 00 DEGREES 16 MINUTES 28 SECONDS EAST, A DISTANCE OF 233.59 FEET TO THE SOUTH LINE OF SAID LOT 1A; THENCE SOUTH 89 DEGREES 43 MINUTES 19 WEST, ALONG SOUTH LINE OF SAID LOT 1A, A DISTANCE OF 230.73 FEET; THENCE NORTH 00 DEGREES 15 MINUTES 35 WEST, ALONG A LINE OF SAID LOT 1A, A DISTANCE OF 64.00 FEET; THENCE SOUTH 89 DEGREES 44 MINUTES 25 SECONDS WEST, ALONG SOUTH LINE OF SAID LOT 1A, A DISTANCE OF 154.46 FEET THE NORTHWEST CORNER OF LOT 7 IN ORCHARD ROAD SUBDIVISION RECORDED JUNE 3, 2003 AS DOCUMENT NUMBER 2003K091879; THENCE SOUTH 89 DEGREES 44 MINUTES 25 SECONDS WEST, A DISTANCE OF 444.02 FEET TO THE POINT OF BEGINNING.

**PROPOSED LOT 2
SPRINGS AT AURORA SUBDIVISION
AURORA, ILLINOIS**

THAT PART OF LOT 1A IN THE FINAL PLAT OF RESUBDIVISION OF LOT 1 IN ORCHARD ROAD SUBDIVISION, BEING A CONSOLIDATION OF LOT 1 OF ORCHARD ROAD SUBDIVISION RECORDED AS DOCUMENT NUMBER 2003K091879 AND LOTS 3C AND 3D OF RESUBDIVISION OF LOT 3 IN ORCHARD ROAD RECORDED AS DOCUMENT NUMBER 2006K044909 PART OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 14, 2007 AS DOCUMENT NO. 2007K095124, IN THE KANE COUNTY RECORDER'S OFFICE DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 6A IN RESUBDIVISION OF LOTS 5 AND 6 IN ORCHARD ROAD SUBDIVISION, RECORDED JUNE 11, 2004 AS DOCUMENT NUMBER 2004K076846; THENCE SOUTH 00 DEGREES 15 MINUTES 41 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 1A, ALSO BEING THE WEST RIGHT-OF-WAY LINE OF ORCHARD ROAD; A DISTANCE OF 233.39 FEET; THENCE SOUTH 44 DEGREES 44 MINUTES 19 SECONDS WEST, A DISTANCE OF 28.28 FEET; THENCE SOUTH 89 DEGREES 42 MINUTES 37 SECONDS WEST, A DISTANCE OF 163.11 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 42.00 FEET, A DISTANCE OF 34.23 FEET, AND WHOSE LONG CHORD BEARS NORTH 27 DEGREES 41 MINUTES 11 SECONDS WEST, A DISTANCE OF 33.29; THENCE NORTH 04 DEGREES 20 DEGREES 09 SECONDS WEST, A DISTANCE OF 20.28; THENCE NORTH 11 DEGREES 57 MINUTES 48 SECONDS WEST, A DISTANCE OF 35.15; THENCE NORTH 0 DEGREES 16 MINUTES 28 SECONDS WEST, A DISTANCE OF 169.17, TO THE SOUTHWEST CORNER OF SAID LOT 6A; THENCE NORTH 89 DEGREES 42 MINUTES 37 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 6A, A DISTANCE OF 207.05 TO THE POINT OF BEGINNING.

**PROPOSED LOT 3
SPRINGS AT AURORA SUBDIVISION
AURORA, ILLINOIS**

THAT PART OF LOT 1A IN THE FINAL PLAT OF RESUBDIVISION OF LOT 1 IN ORCHARD ROAD SUBDIVISION, BEING A CONSOLIDATION OF LOT 1 OF ORCHARD ROAD SUBDIVISION RECORDED AS DOCUMENT NUMBER 2003K091879 AND LOTS 3C AND 3D OF RESUBDIVISION OF LOT 3 IN ORCHARD ROAD RECORDED AS DOCUMENT NUMBER 2006K044909 PART OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 14, 2007 AS DOCUMENT NO. 2007K095124, IN THE KANE COUNTY RECORDER'S OFFICE DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF ORCHARD ROAD SUBDIVISION, RECORDED JUNE 3, 2003 AS DOCUMENT NUMBER 2003K091879 ALSO BEING THE NORTHEAST CORNER OF SAID LOT 1A; THENCE SOUTH 00 DEGREES 16 MINUTES 28 SECONDS EAST, A DISTANCE OF 953.93 FEET; THENCE SOUTH 11 DEGREES 57 MINUTES 48 SECONDS EAST, A DISTANCE OF 35.15 FEET; THENCE SOUTH 04 DEGREES 20 MINUTES 09 SECONDS EAST, A DISTANCE OF 20.28 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 42.00 FEET, A DISTANCE OF 34.23 FEET, AND WHOSE LONG CHORD BEARS SOUTH 27 DEGREES 41 MINUTES 11 SECONDS EAST, A DISTANCE OF 33.29 FEET; THENCE NORTH 89 DEGREES 42 MINUTES 37 SECONDS EAST, A DISTANCE OF 163.11 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF ORCHARD ROAD; THENCE SOUTH 44 DEGREES 44 MINUTES 19 SECONDS WEST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 14.15 FEET; THENCE SOUTH 00 DEGREES 19 MINUTES 16 SECONDS EAST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 64.46 FEET; THENCE SOUTH 43 DEGREES 59 MINUTES 14 SECONDS EAST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 2.26 FEET TO A POINT ON THE NORTH LINE OF LOT 1 IN ORCHARD GROVE SUBDIVISION, RECORDED JANUARY 30, 2003 AS DOCUMENT NUMBER 2003K017928; THENCE SOUTH 89 DEGREES 44 MINUTES 25 SECONDS WEST, ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 178.69 FEET TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH 00 DEGREES 20 MINUTES 08 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 101.48 FEET TO THE SOUTH LINE OF SAID LOT 1A; THENCE SOUTH 89 DEGREES 43 MINUTES 19 SECONDS WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 25.02 FEET; THENCE NORTH 00 DEGREES 16 MINUTES 28 WEST, A DISTANCE OF 233.59 FEET; THENCE NORTH 10 DEGREES 55 MINUTES 24 SECONDS WEST, A DISTANCE OF 30.39 FEET; THENCE SOUTH 89 DEGREES 43 MINUTES 32 SECONDS WEST, A DISTANCE OF 29.38 FEET; THENCE NORTH 0 DEGREES 16 MINUTES 28 SECONDS WEST, A DISTANCE OF 696.40 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF A SOUTH LINE OF LOT 3B IN SAID RESUBDIVISION OF LOT 3 IN ORCHARD ROAD SUBDIVISION, RECORDED APRIL 27, 2006 AS DOCUMENT NUMBER 2006K044909; THENCE NORTH 89 DEGREES 44 MINUTES 54 SECONDS EAST, ALONG SAID EASTERLY EXTENSION OF A SOUTH LINE OF SAID LOT 3B, A DISTANCE OF 20.52 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY EXTENSION OF AN EAST LINE OF LOT 3A IN SAID RESUBDIVISION OF LOT 3 IN ORCHARD ROAD SUBDIVISION, RECORDED APRIL 27, 2006 AS DOCUMENT NUMBER 2006K044909; THENCE NORTH 00 DEGREES 29 MINUTES 08 SECONDS WEST, ALONG THE EAST LINE OF SAID LOT 3A AND IT'S SOUTHERLY EXTENSION, A DISTANCE OF 116.58 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 1000.00 FEET, A DISTANCE OF 133.87 FEET, AND WHOSE LONG CHORD BEARS NORTH

04 DEGREES 08 MINUTES 49 SECONDS WEST, A DISTANCE OF 133.77 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET, A DISTANCE OF 7.49 FEET, AND WHOSE LONG CHORD BEARS NORTH 12 DEGREES 13 MINUTES 35 SECONDS WEST, A DISTANCE OF 7.48 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 525.00 FEET, A DISTANCE OF 49.94, AND WHOSE LONG CHORD BEARS SOUTH 88 DEGREES 26 MINUTES 56 SECONDS EAST, A DISTANCE OF 49.92 FEET; THENCE NORTH 88 DEGREES 49 MINUTES 33 SECONDS EAST, A DISTANCE OF 0.60 FEET TO THE POINT OF BEGINNING.

**PROPOSED LOT 4
SPRINGS AT AURORA SUBDIVISION
AURORA, ILLINOIS**

THAT PART OF LOT 1A IN THE FINAL PLAT OF RESUBDIVISION OF LOT 1 IN ORCHARD ROAD SUBDIVISION, BEING A CONSOLIDATION OF LOT 1 OF ORCHARD ROAD SUBDIVISION RECORDED AS DOCUMENT NUMBER 2003K091879 AND LOTS 3C AND 3D OF RESUBDIVISION OF LOT 3 IN ORCHARD ROAD RECORDED AS DOCUMENT NUMBER 2006K044909 PART OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 14, 2007 AS DOCUMENT NO. 2007K095124, IN THE KANE COUNTY RECORDER'S OFFICE DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1A; THENCE NORTH 00 DEGREES 13 MINUTES 58 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 1A, A DISTANCE OF 275.92 FEET; THENCE NORTH 89 DEGREES 44 MINUTES 25 SECONDS EAST, A DISTANCE OF 444.02 FEET TO THE NORTHWEST CORNER OF LOT 7 IN ORCHARD ROAD SUBDIVISION RECORDED JUNE 3, 2003 AS DOCUMENT NUMBER 2003K091879; THENCE SOUTH 00 DEGREES 15 MINUTES 20 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT 7, A DISTANCE OF 275.82 FEET TO THE SOUTHWEST CORNER OF SAID LOT 7, ALSO BEING A SOUTHERLY CORNER OF SAID LOT 1A; THENCE SOUTH 89 DEGREES 43 MINUTES 40 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 1A, A DISTANCE OF 444.13 FEET TO THE POINT OF BEGINNING.

**PROPOSED LOT 5
SPRINGS AT AURORA SUBDIVISION
AURORA, ILLINOIS**

THAT PART OF LOT 1A IN THE FINAL PLAT OF RESUBDIVISION OF LOT 1 IN ORCHARD ROAD SUBDIVISION, BEING A CONSOLIDATION OF LOT 1 OF ORCHARD ROAD SUBDIVISION RECORDED AS DOCUMENT NUMBER 2003K091879 AND LOTS 3C AND 3D OF RESUBDIVISION OF LOT 3 IN ORCHARD ROAD RECORDED AS DOCUMENT NUMBER 2006K044909 PART OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 14, 2007 AS DOCUMENT NO. 2007K095124, IN THE KANE COUNTY RECORDER'S OFFICE DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1A; THENCE NORTH 88 DEGREES 53 MINUTES 07 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 1A, A DISTANCE OF 131.33 FEET TO THE NORTHWEST CORNER OF LOT 3B IN RESUBDIVISION OF LOT 3 IN ORCHARD ROAD SUBDIVISION, RECORDED APRIL 27, 2006 AS DOCUMENT NUMBER 2006K044909; THENCE SOUTH 00 DEGREES 26 MINUTES 12 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT 3B AND ITS SOUTHERLY EXTENSION, A DISTANCE OF 299.39 FEET; THENCE SOUTH 89 DEGREES 33 MINUTES 48 SECONDS WEST, A DISTANCE OF 227.42 FEET TO A POINT ON THE WEST LINE OF SAID LOT 1A; THENCE NORTH 12 DEGREES 04 MINUTES 12 SECONDS EAST, ALONG SAID WEST LINE, A DISTANCE OF 3.45 FEET; THENCE NORTH 17 DEGREES 30 MINUTES 19 SECONDS EAST, ALONG SAID WEST LINE, A DISTANCE OF 309.51 FEET TO THE POINT OF BEGINNING.

**PROPOSED LOT 6
SPRINGS AT AURORA SUBDIVISION
AURORA, ILLINOIS**

THAT PART OF LOT 1A IN THE FINAL PLAT OF RESUBDIVISION OF LOT 1 IN ORCHARD ROAD SUBDIVISION, BEING A CONSOLIDATION OF LOT 1 OF ORCHARD ROAD SUBDIVISION RECORDED AS DOCUMENT NUMBER 2003K091879 AND LOTS 3C AND 3D OF RESUBDIVISION OF LOT 3 IN ORCHARD ROAD RECORDED AS DOCUMENT NUMBER 2006K044909 PART OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 14, 2007 AS DOCUMENT NO. 2007K095124, IN THE KANE COUNTY RECORDER'S OFFICE DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 3B IN RESUBDIVISION OF LOT 3 IN ORCHARD ROAD SUBDIVISION, RECORDED APRIL 27, 2006 AS DOCUMENT NUMBER 2006K044909; THENCE NORTH 00 DEGREES 18 MINUTES 11 SECONDS WEST, A DISTANCE OF 250.44 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 250.00 FEET, A DISTANCE OF 50.04 FEET, AND WHOSE LONG CHORD BEARS NORTH 05 DEGREES 40 MINUTES 30 SECONDS EAST, A DISTANCE OF 49.95 FEET TO THE NORTHEAST CORNER OF SAID LOT 3B; THENCE NORTH 88 DEGREES 53 MINUTES 07 SECONDS EAST, ALONG A NORTH LINE OF SAID LOT 1A, A DISTANCE OF 40.79 FEET TO THE NORTHWEST CORNER OF LOT 3A IN SAID RESUBDIVISION OF LOT 3 IN ORCHARD ROAD SUBDIVISION, RECORDED APRIL 27, 2006 AS DOCUMENT NUMBER 2006K044909; THENCE SOUTH 15 DEGREES 27 MINUTES 40 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 3A A DISTANCE OF 76.07 FEET; THENCE SOUTH 00 DEGREES 18 MINUTES 11 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT 3A, A DISTANCE OF 131.52 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 89 DEGREES 44 MINUTES 25 SECONDS EAST, ALONG SOUTH LINE OF SAID LOT 3A, A DISTANCE OF 291.50 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3A; THENCE SOUTH 0 DEGREES 29 MINUTES 08 SECONDS EAST, ALONG A SOUTHERLY EXTENSION OF AN EAST LINE OF SAID LOT 3A, A DISTANCE OF 96.04 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF SOUTH LINE OF SAID LOT 3B; THENCE SOUTH 89 DEGREES 44 MINUTES 25 SECONDS WEST, ALONG SAID EASTERLY EXTENSION LINE, A DISTANCE OF 317.13 FEET TO THE POINT OF BEGINNING.



LETTER OF AUTHORIZATION


APPLICATION FOR LAND USE PETITION

City of Aurora
Attention: Planning and Zoning Division
44 East Dower Place
Aurora, IL 60507

Re: Approximately 34.086 acres and land referred to as Lot 1A and Lot 2, located south and west of the intersection of Orchard Road and Sullivan Road (the "Property")
Meijer 238 – Aurora, Kane County, Illinois

The undersigned, Meijer Stores Limited Partnership, record owner of the above-referenced Property ("Owner"), does hereby appoint Continental Real Estate Holdings LLC or its affiliate Continental 834 Fund LLC ("Continental"), and its employees, agents and contractors, as Owner's agent for the purpose of filing and completing any forms or application necessary to complete the Land Use Petition process with the City of Aurora for said Property. Owner understands that the application may be modified or approved with conditions and that those conditions or modifications must be complied with prior to issuance of building permits. Continental will be responsible for all costs, fees and expenses incurred in security any required approvals.

Owner:
MEIJER STORES LIMITED PARTNERSHIP
By: Meijer Group, Inc., Its General Partner



Vikram Srinivasan
Chief Administrative Officer
Date: 8/20/2024

Legal BD
Bus. KA
Bus. _____

STATE OF MICHIGAN)
)SS
COUNTY OF KENT)

The foregoing instrument was acknowledged before me this 20th day of August, 2024, by Vikram Srinivasan, the Chief Administrative Officer of Meijer Group, Inc., the General Partner of Meijer Stores Limited Partnership, a Michigan limited partnership, for and on behalf of said limited partnership.

LARAE B STEIGENGA
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF OTTAWA
My Commission Expires February 17, 2030
Acting in the County of Kent


Notary Public
State of Michigan, County of Ottawa
My commission expires: 2-17-30
Acting in the County of Kent.

