

# 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): 14-12-428-007

### Petition Request

Requesting approval of a Conditional Use for a Cannabis Dispensing Facility (2115) use on Lot 7 of Orchard Road Subdivision located at 1350 N. Orchard Road

### 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:  
Floor Plan / Interior Rendering

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 pdf Copy of:  
Disposal Plan  
Security Plan  
Operating Procedures  
Ventilation Plan  
Name and location of offsite cultivation facilities associated with the cannabis dispensary

Petition Fee: \$815.00

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: Linda L Wirth Date 2/8/2023

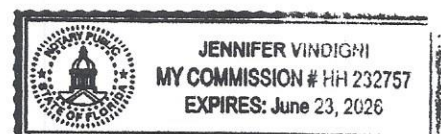
Print Name and Company: Linda L Wirth - Fly Society Group of Aurora, LLC  
DBA 'AuroraLight'

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 8 day of February 2023.

State of Florida )  
County of Polk ) SS

NOTARY PUBLIC SEAL

Jennifer Vindigni  
Notary Signature



## Project Contact Information Sheet

### Project Number:

### Petitioner Company (or Full Name of Petitioner):

AuraLight

### Owner

First Name: Russ Initial: \_\_\_\_\_ Last Name: Woerman Title: Mr.  
Company Name: The Tito Group, LLC  
Job Title: Owner  
Address: 88 N Dugan Rd - Unit F  
City: Sugar Grove State: IL Zip: 60554  
Email Address: russw@kwccinc.com Phone No.: 630.948.4330 Mobile No.: 630.561.2337

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

Relationship to Project: Operator  
Company Name: AuraLight  
First Name: Linda Initial: \_\_\_\_\_ Last Name: Wirth Title: Mr.  
Job Title: Princippal Officer  
Address: 202 Cedar Ave  
City: St Charles State: IL Zip: 60174  
Email Address: info@auralightil.com Phone No.: #REF! Mobile No.: 630.363.4748

### Additional Contact #1

Relationship to Project: Engineer  
Company Name: Tebrugge Engineering  
First Name: John Initial: \_\_\_\_\_ Last Name: Tebrugge Title: 0  
Job Title: Professional Engineer  
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

### Additional Contact #2

Relationship to Project: Tenant  
Company Name: AuraLight  
First Name: Blake Initial: \_\_\_\_\_ Last Name: Salesky Title: 0  
Job Title: Princippal Officer  
Address: 202 Cedar Ave  
City: St Charles State: IL Zip: 60174  
Email Address: info@auralightil.com Phone No.: 630.363.4748 Mobile No.: \_\_\_\_\_

### Additional Contact #3

Relationship to Project: Tenant  
Company Name: AuraLight  
First Name: Spencer Initial: \_\_\_\_\_ Last Name: Thomas Title: 0  
Job Title: Princippal Officer  
Address: 202 Cedar Ave  
City: St Charles State: IL Zip: 60174  
Email Address: info@auralightil.com Phone No.: 630.363.4748 Mobile No.: \_\_\_\_\_

### Additional Contact #4

Relationship to Project: Tenant  
Company Name: AuraLight  
First Name: Ryan Initial: \_\_\_\_\_ Last Name: Schefdore Title: 0  
Job Title: Princippal Officer  
Address: 202 Cedar Ave  
City: St Charles State: IL Zip: 60174  
Email Address: info@auralightil.com Phone No.: 630.363.4748 Mobile No.: \_\_\_\_\_



## Filing Fee Worksheet

**Project Number:** 0

**Petitioner:** AuraLight

**Number of Acres:** 2.22

**Number of Street Frontages:** 1.00

**Non-Profit** No

**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:

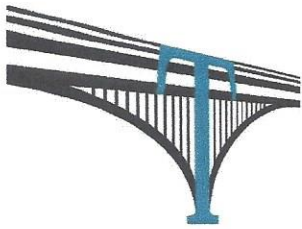
Request(s):	Conditional Use	\$ 800.00
	Public Hearing Notice Sign(s)	\$ 15.00

**Total:** **\$815.00**

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

Verified By: Tracey Vacek

Date: 2/6/2023



# 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)

February 8, 2023

From: Fly Society Group of Aurora, LLC dba AuraLight  
202 Cedar Avenue  
St. Charles, IL 60174

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 Site Plan – 1350 N Orchard Rd

To whom it may concern:

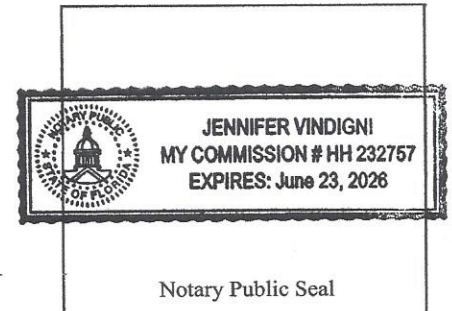
As the owner of Fly Society Group of Aurora dba AuraLight, who is the tenant of the above stated property, I hereby affirm that I have full legal capacity to authorize John Tebrugge with Tebrugge Engineering, and its representatives, to act as the owner's agent through the Conditional Use & Land Use Petition process with the City of Aurora for said property.

Signature: *Linda R Wirth*

Date: 2/8/2023

Subscribed And Sworn To Before Me This 8 Day  
Of February, 2023

Notary Signature: *Jennifer Vindigni*



## 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.

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## Qualifying Statement

February 1, 2023

AuraLight  
Cannabis Dispensary Site  
1350 N Orchard Ave  
Aurora, IL 60506

AuraLight Dispensary, is applying for a Conditional Use to operate a cannabis dispensary facility out of the proposed building being built by the Tito Group on Lot 7, 1350 N Orchard Road in Aurora, IL. AuraLight will be the only tenant in the new building which will be located on the west side of the property at 1350 N. Orchard Road. The size of the property is 2.22 Acres. There will be 40 parking spaces and 5 handicap spaces constructed initially on the site. The property Owner, Tito Group, is proposing a future 60' x 141.83' building addition to the south as part of the Phase 2 development. Additional parking will be added with the future addition.

The AuraLight Dispensary Facility will comply with the requirements, rules and restrictions, including without limitation, geographic location restrictions as set forth in the Compassionate Use of Medical Cannabis Pilot Program Act (IL Public Act 098-0122) and the Cannabis Regulation and Tax Act ( IL Public Act 101-0027).

AuraLight is a social equity candidate.

The AuraLight Dispensary Facility is located west of Orchard Road and is not located within 1.5 miles of a preexisting special use dispensing facility.

The AuraLight Dispensary Facility is not located within 750' of a grade school, middle school, alternative school or high school.

The AuraLight Dispensary Facility is not located adjacent to a licensed day care facility.

There will no cannabis or paraphernalia displayed or kept at the facility so as to be visible from outside the premises including but not limited to depiction on signage.

AuraLight Dispensary will comply and enforce that onsite use is prohibited. No cannabis shall be smoked, eaten or otherwise consumed or ingested on the premises.

AuraLight Dispensary will have the following times of operation.

Monday thru Saturday 9am to 9 pm.

Sundays 10am – 6 pm

There will be no co-location with AuraLight and a Cannabis Craft Growing Facility or a Cannabis Infuser Facility

The location of the building and adequate parking for the facility should mitigate any potential impact from the dispensing operation and adjacent uses.

Additional items being submitted as part of the Conditional Use/ Special Use request:

- a. A Disposal Plan
- b. A Security Plan
- c. Operating Procedure for the Facility
- d. Ventilation Plan
- e. Names & locations of the offsite cultivation facilities associated with the cannabis dispensary.

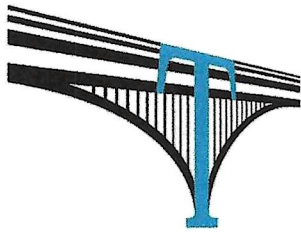
As part of the application of the proposed conditional use for the dispensary, we are responding to the Findings of Fact pursuant to Section 34-503 of Chapter 34 of the Code of Ordinances:

1. The establishment of the AuraLight Dispensary, its maintenance and operation of the facility will not be unreasonably detrimental to or endanger the public health, safety, morals, comfort or general welfare of the public.
2. The AuraLight Dispensary will not be injurious to the use and enjoyment of the other property in the immediate vicinity for the purposes already permitted in the Orchard Road Subdivision. The AuraLight Dispensary will not substantially diminish and impair property values in the neighborhood. There will be adequate lighting and signage on the property and building. The hours of operation shall meet the city requirements. There will be adequate refuse disposal areas to meet the needs of the operation. The building and grounds will be aesthetically pleasing and compatible with the surrounding buildings.
3. The establishment of the conditional use for the dispensary will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.



4. The proposed site improvements has adequate utilities to serve the facility. There are existing access roads which provide adequate access to the dispensary site and there are additional access drives being installed on the east and west sides of the building to provide access to the properties both north and south of this site. There is an existing storm water detention facility immediately to the west which handles all the storm water drainage from this site.
5. The proposed site design has taken measures to maintain the two access drives located on the east and west sides of the building to provide access to the parcels to the south and north. An additional access drive has been added in the parking lot to provide access to the existing north-south frontage road along the east side of the property. Traffic will be able to access the site off Orchard Road in two locations. There should be minimal impacts to the flow of local traffic due to the various options in egress to the site.
6. The proposed conditional use for the dispensary will conform to the applicable regulations of the district and will work with city staff and the city council to meet any special use requirements for this facility.

Prepared by: John J. Tebrugge  
Tebrugge Engineering



# TEBRUGGE ENGINEERING

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

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

February 7, 2023

From: The Tito Group, LLC  
88 N Dugan Rd Unit F  
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 Site Plan – 1350 N Orchard Rd

To whom it may concern:

As the owner of 1350 N Orchard, I hereby affirm that I have full legal capacity to authorize AuraLight, and its representatives, to act as the owner's agent through the Conditional Use & Land Use Petition process with the City of Aurora for said property.

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Subscribed And Sworn To Before Me This 8 Day  
Of February, 20 23

Notary Signature: \_\_\_\_\_

