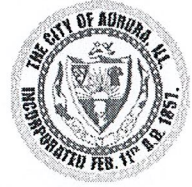


City of Aurora

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



2022.143

Land Use Petition

Subject Property Information

Address / Location: 1585 Beverly Court, Units 124 & 125

Parcel Number(s): 15-01-127-049; 15-01-127-040

Petition Request

Requesting approval of a Conditional Use for a Cannabis Infuser Facility on property located at 1585 Beverly Court, #124 and #125

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)

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 or Proposed CC and Rs OR Lease Restrictions (2-1)

One Paper and pdf Copy of:

Floor Plan

Disposal Plan

Security Plan

Operating Procedures

Ventilation Plan

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: [Signature] Date: 4-29-2022

Print Name and Company: Notary Public

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 29th day of April.

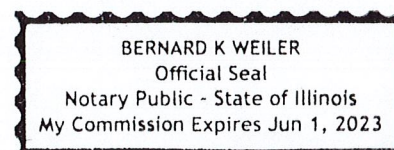
State of IL)

) SS

County of Kane)

[Signature]
Notary Signature

NOTARY PUBLIC SEAL



Filing Fee Worksheet

Project Number: 0
Petitioner: Nature's Edibles LLC
Number of Acres: 0.08
Number of Street Frontages: 1.00
Non-Profit: 0

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):	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: 4/7/2022

Contact Information Data Entry Worksheet

[Back To Index](#)

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

Data Entry Fields are indicated in Green

Owner

First Name:	Nature's Edibles LLC	Initial:		Last Name:		Title:	Select One From List
Address:	1585 Beverly Court, Unit 124						
City:	Aurora	State:	IL	Zip:	60505		
Email Address:	chivariassoc.2019@gmail.com	Phone No.:		Mobile No.:	(224) 408-7584		
Company Name:	Nature's Edibles LLC						
Job Title:	Managing Member						

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

Relationship to Project	Select One From List						
First Name:	George	Initial:	A.	Last Name:	Chivari	Title:	Mr.
Address:	775 N. Main Street						
City:	Glen Ellyn	State:	IL	Zip:	60137		
Email Address:	chivariassoc.2019@gmail.com	Phone No.:		Mobile No.:	(224) 408-7584		
Company Name:	Nature's Edibles LLC						
Job Title:	Managing Member						

Additional Contact #1

Relationship to Project	Select One From List						
First Name:	Bernard	Initial:	K.	Last Name:	Weiler	Title:	Mr.
Address:	140 S. Municipal Drive						
City:	Sugar Grove	State:	IL	Zip:	60554		
Email Address:	bkw@mickeywilson.com	Phone No.:	(630) 801-9699 ext. 103	Mobile No.:	(630) 346-7535		
Company Name:	Mickey Wilson Weiler Renzi Lenert & Julien, P.C.						
Job Title:	Attorney						

Additional Contact #2

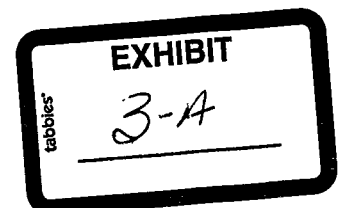
Relationship to Project	Select One From List						
First Name:		Initial:		Last Name:		Title:	Select One From List
Address:							
City:		State:		Zip:			
Email Address:		Phone No.:		Mobile No.:			
Company Name:							
Job Title:							

Additional Contact #3

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:							

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:							



Qualifying Statement

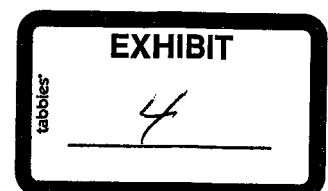
We (Nature's Edibles LLC) are asking for a Special Use Permit for the facility at 1585 Beverly Court, Aurora, Illinois, Units #24-25. These two contiguous units consist of approximately 4,600 square feet of Warehouse and Office Space including an existing 900 square foot loft space. The units have been combined into a single space without separating partitions.

Our intentions are to utilize the facility to produce Edible Cannabis products by applying edible labels onto baked confection that will be produced elsewhere. The edible labels are infused with a precisely measured quantity of cannabis. The quantity of the cannabis content is printed on the label. This allows the consumer to control the amount of cannabis that will be ingested, a capability that cannot be provided when cannabis is infused into the product to which the label is to be applied. Beverages with precisely measured quantities cannabis will also be produced at the facility. The quantity of cannabis content in beverage products will also be noted on the beverage container.

The edible labels will be produced on site using specialized equipment. The labels are created using a slurry that is infused with a cannabis oil that is extracted from cannabis plants. The extraction takes place elsewhere. The oils are also used in the beverages that will be bottled at the facility.

A more detailed description of the infusion processes in which we will be engaged can be found on Pages 6 and 7 of the attached Infusing Plan.

Pursuant to Section 104.3-3(p) of the City of Aurora Zoning Ordinance, this proposed use will require a conditional use. The property is located within a Planned Development District where this conditional use may be located. All operations will comply with all provisions of the Compassionate Use of Medical Cannabis Pilot Program Act and the Cannabis Regulation Tax Act.



The property is not located within 500 feet of any school. No cannabis paraphernalia will be kept at the facility and there will be no onsite use or retail sale of cannabis at the facility. No cannabis will be smoked, eaten, consumed or ingested on the premises. All operations shall be conducted between 8:00 a.m. and 10:00 p.m. on any given day.

Of the 4,600 square feet of which the property is comprised, approximately 3,600 square feet will be utilized for production consisting of initially two production lines. Within the 3,600 square feet, we will have a devoted, secure warehouse space for raw materials and finished inventory.

The remaining 1,000 square feet will be utilized for office space and employee common area.

The facility will need minor modifications to meet our production needs including:

Two three compartment sinks.

Additional water purification system.

Secure door between Office and Production Area.

Secure Warehouse space within Production Floor.

Installation video surveillance security equipment.

All improvements will be in compliance with all of the City's Building Codes and permitting procedures.

Other than the conditional use that is sought by this application, no variances are contemplated.

We are attaching with this pre-application submission, the following:

Proposed Floor Plan.

Security Plan.

Environmental Plan, Including a Waste Disposal Plan.

Operating Procedures/Plan.

Ventilation Plan.

LEGAL DESCRIPTION

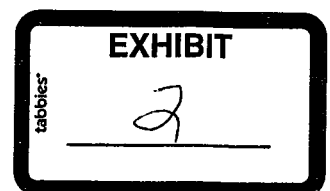
UNITS 24 AND 25 AURORA CORPORATE CENTER FOR COMMERCE
CONDOMINIUMS PHASE 2 AS DELINEATED ON A PLAT OF SURVEY OF THE
FOLLOWING DESCRIBED TRACT OF LAND.

LOT 6C IN THE RESUBDIVISION OF LOT 6B OF THE AURORA CORPORATE CENTER,
IN THE CITY OF AURORA, IN KANE COUNTY, ILLINOIS.

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT TO THE DECLARATION OF
CONDOMINIUM RECORDED JANUARY 26, 2005 AS DOCUMENT NUMBER
2005K010812 AND FIRST AMENDMENT RECORDED SEPTEMBER 12, 2005 AS
DOCUMENT NUMBER 2005K107586; TOGETHER WITH ITS UNDIVIDED
PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

COMMONLY KNOWN AS 1585 BEVERLY COURT UNITS 124 & 125.

PIN: 15-01-127-049 & 15-01-127-050.





CHICAGO TITLE INSURANCE
COMPANY

**WARRANTY DEED
ILLINOIS STATUTORY
Individual**

THE GRANTOR TK Green Enterprises LLC, an Illinois Limited Liability Company, of the City of Aurora, County of Kane, State of Illinois for and in consideration of ten dollars, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to Nature's Edibles, LLC, an Illinois Limited Liability Company, of 365 Criss Circle, of the Village of Elk Grove Village, of the County of Cook, State of Illinois all interest in the following described Real Estate situated in the County of DuPage in the State of Illinois, to wit:

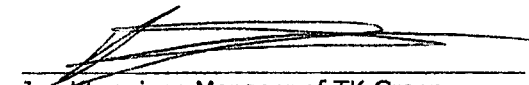
UNITS 24 AND 25 AURORA CORPORATE CENTER FOR COMMERCE CONDOMINIUMS PHASE 2 AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:
LOT 6C IN THE RESUBDIVISION OF LOT 6B OF THE AURORA CORPORATE CENTER, EN THE CITY OF AURORA, IN KANE COUNTY, ILLINOIS. WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED JANUARY 26, 2005 AS DOCUMENT NUMBER 2005K010812 AND FIRST AMENDMENT RECORDED SEPTEMBER 12, 2005 AS DOCUMENT NUMBER 2005K107586; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

SUBJECT TO: Covenants, conditions and restrictions of record; Private, public and utility easements and roads and highways; General taxes for the year 2021 and subsequent years.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 15-01-127-049 and 15-01-127-050
Address(es) of Real Estate: 1585 Beverly Court, Unit 124 and 125, Aurora, IL 60502

Dated this 20 day of APRIL, 20 22.


Joe Khouri, as Manager of TK Green
Enterprises LLC, an Illinois Limited Liability
Company



STATE OF ILLINOIS, COUNTY OF DUPAGE ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Joe Khouri, as Manager of TK Green Enterprises LLC, an Illinois Limited Liability Company personally known to me to be the same person whose name are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that it signed, sealed and delivered the said instrument as its free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

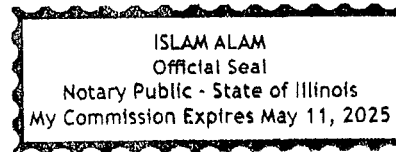
Given under my hand and official seal, this 20 day of APRIL, 20 22.

Islam Alam

(Notary Public)

Prepared by:

Law Offices of Lora Fausett P.C.
568 Pennsylvania Avenue
Glen Ellyn, IL 60137



Mail to:

Mickey Wilson Weiler, Renzi, Lenert &
Julien, P.C.
140 S. Municipal Drive
Sugar Grove, IL 60554

Name and Address of Taxpayer:

Nature's Edibles, LLC
1585 Beverly Court, Unit 124 and 125
Aurora, IL 60502