



**Filing Fee Worksheet**

**Project Number:** 2017.208

**Petitioner:** West Aurora Plaza LLC

**Number of Acres:** 36.70

**Number of Street Frontages:** 1.00

**Non-Profit:** No

**Linear Feet of New Roadway:** 0

**New Acres Subdivided (if applicable):** 36.70

**Area of site disturbance (acres):** 0.00

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

Request(s):	Final Plat	\$	1,859.39
	Special Use	\$	1,909.39
		\$	-
		\$	-
		\$	-
		\$	-

**Total:** **\$3,768.77**

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

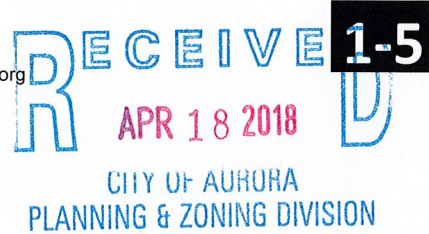
Verified By: Jill N. Morgan

Date: 4/5/2018

**RECEIVED**  
APR 18 2018  
CITY OF AURORA  
PLANNING & ZONING DIVISION



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



**Project Contact Information Sheet**

**Project Number:** 2017.208

**Petitioner Company (or Full Name of Petitioner):** West Aurora Plaza LLC

**Owner**

First Name: Jonathon Initial: \_\_\_\_\_ Last Name: Basofin Title: Mr.  
 Company Name: Cloverleaf  
 Job Title: \_\_\_\_\_  
 Address: 666 Dundee Road, Suite 901  
 City: Northbrook State: IL Zip: 60062  
 Email Address: jeb@cleafgroup.com Phone No.: 847-272-3300 Mobile No.: \_\_\_\_\_

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

Relationship to Project: Attorney  
 Company Name: O'Donnell, Callaghan & Haddad, LLC  
 First Name: Gerald Initial: \_\_\_\_\_ Last Name: Callaghan Title: Mr.  
 Job Title: \_\_\_\_\_  
 Address: 14044 Petronella Drive, Suite 1  
 City: Libertyville State: IL Zip: 60048  
 Email Address: jcallaghan@och-law.com Phone No.: 847-367-2753 Mobile No.: 847-942-2161

**Additional Contact #1**

Relationship to Project: Owner  
 Company Name: Cloverleaf  
 First Name: Ross Initial: \_\_\_\_\_ Last Name: Cosyns Title: Mr.  
 Job Title: \_\_\_\_\_  
 Address: 666 Dundee Road, Suite 901  
 City: Northbrook State: IL Zip: 60062  
 Email Address: rec@cleafgroup.com Phone No.: 847-272-3300 Mobile No.: \_\_\_\_\_

**Additional Contact #2**

Relationship to Project: Engineer  
 Company Name: Roake and Associates, Inc.  
 First Name: Doug Initial: \_\_\_\_\_ Last Name: McClintic Title: Mr.  
 Job Title: \_\_\_\_\_  
 Address: 1684 Quincy Avenue, Auite 100A  
 City: Naperville State: IL Zip: 80640  
 Email Address: \_\_\_\_\_ Phone No.: 630-355-3232, x: Mobile No.: \_\_\_\_\_

**Additional Contact #3**

Relationship to Project: \_\_\_\_\_  
 Company Name: \_\_\_\_\_  
 First Name: \_\_\_\_\_ Initial: \_\_\_\_\_ Last Name: \_\_\_\_\_ Title: \_\_\_\_\_  
 Job Title: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Email Address: \_\_\_\_\_ Phone No.: \_\_\_\_\_ Mobile No.: \_\_\_\_\_

**Additional Contact #4**

Relationship to Project: \_\_\_\_\_  
 Company Name: \_\_\_\_\_  
 First Name: \_\_\_\_\_ Initial: \_\_\_\_\_ Last Name: \_\_\_\_\_ Title: \_\_\_\_\_  
 Job Title: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Email Address: \_\_\_\_\_ Phone No.: \_\_\_\_\_ Mobile No.: \_\_\_\_\_

## Application of West Aurora Plaza, LLC

### Qualifying Statement



#### Background Information

West Aurora Plaza LLC acquired the West Aurora Plaza in 2008. The plaza is a retail shopping center, located on the north side of West Galena Boulevard, generally between North Constitution Drive and North Edgelawn Drive. The center was developed in the 1960s and 1970s. The property is improved with two multi-tenant retail buildings, two stand-alone restaurant buildings and a vacant Walmart building. The property is occupied by numerous retail, service, office and restaurant tenants.

#### Summary of Proposal

The owner is requesting three approvals from the City of Aurora:

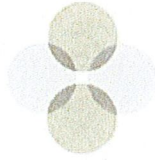
1. Rezoning of the property to the B-2 General Retail District. Most of the property is currently zoned B-2. However, the historical record reflects that some of the frontage along Galena may be zoned in a residential classification. In order to ensure that all of its property is zoned B-2, West Aurora Plaza LLC is requesting a rezoning.
2. A special use for a Planned Development. Over the years, a number of planned development ordinances have been approved for the property. However, the historical record is not clear as to the planned development provisions currently governing the property. In order to clarify and confirm the applicable regulations, the owner is requesting approval of a planned development ordinance that will provide the development and use standards on a going forward basis.
3. Final Plat of Resubdivision. The property is approximately 34 acres. A portion of the property consists of lots or portions of lots in the West Aurora Plaza Subdivision Unit 1. The remainder of the property was conveyed by metes and bounds. The owner desires to subdivide the property into eight lots that correspond to the separate buildings and parking areas as well as three outlots along Galena Boulevard. Subdividing the property will make the property more attractive to investors and end users.

#### Qualifying Standards

- a) **The public health, safety, morals, comfort or general welfare.** The proposal for rezoning, planned development approval and resubdivision will not have any negative impact on the public health, safety, morals, comfort or general welfare. In fact, clarifying the zoning of the property and creating outlots will enable the owner to make future improvements to the center and attract investors and tenants.
- b) **The use and enjoyment of other property already established or permitted in the general area.** The owner's proposal will not have any negative impact on the use and enjoyment of other property in the general area. This is because the owner is not proposing to significantly change the intensity or types of the existing uses of the property.
- c) **Property values within the neighborhood.** The owner's proposal will be protective of property values in the neighborhood because the approvals, if granted by the city, will lead to further investment in the property, which can only benefit surrounding property values.
- d) **The normal and orderly development and improvement of surrounding property for uses established or permitted within their respective existing zoning districts.** The property has

been developed for decades. The types and intensity of uses on the property will not change. There will be no impact on the normal and orderly development and improvement of surrounding property.

- e) **Utilities, access roads, drainage and/or other necessary facilities.** All necessary utilities are already on site as the property has been developed for several decades. Given the existing developed condition of the property, in lieu of providing storm water detention, the owner will pay a fee to the city if required by city ordinance.
- f) **Ingress and egress as it relates to traffic congestion in the public streets.** The property currently has two signalized intersections, including left-turn lanes, with Galena Boulevard. Also, there is a right-in/right-out intersection with Galena Boulevard in the center of the property. In addition, there is access to and from the north on Redwood Drive and Greenwood Drive. The property has more than adequate means of ingress and egress.
- g) **The applicable regulations of the zoning district in which the subject property is proposed to be or is located.** As mentioned in the Summary above, most of the property is zoned B-2 and all of the property is within a planned development. The zoning relief requested by the owner is only for the purpose of confirming and clarifying the zoning regulations that will govern the property in the future.
- h) **A bullet point list of any variances, modifications or exceptions that you are seeking from the City's Codes and Ordinances.** The owner is requesting the variations, modifications and exceptions recommended by City Staff in the Plan Description. In addition, the owner requests that the ordinance approving a planned development for the property include a statement that any additional variations, modifications and exceptions are granted in order to ensure that the property and each of the eight lots proposed by the owner are legally conforming under the city's zoning ordinance.



CLOVERLEAF

March 28, 2018

RECEIVED  
APR 18 2018  
CITY OF AURORA  
PLANNING & ZONING DIVISION

From: West Aurora Plaza LLC  
c/o Jonathon E. Basofin  
Cloverleaf  
666 Dundee Rd., Suite 901  
Northbrook, IL 60062  
847-272-3300  
jeb@cleafgroup.com

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

Re: Authorization Letter for 1901, 1905, 1911, 1915, 1921, 1923,  
1925, 1931, 1941, 1945, 1951, 1953, 1957, 1961, 1981, 1985,  
1989, 2001, 2005, 2009, 2011, 2095, 2131 W. Galena Blvd.

To whom it may concern:

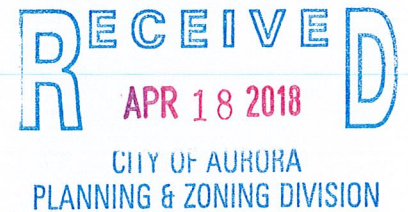
As the record owner of the above stated property, I hereby affirm that I have full legal capacity to authorize O'Donnell, Callaghan & Haddad, LLC and its representatives, to act as the owner's agent through the Zoning, Planned Development and Subdivision Land Use Petition process with the City of Aurora for said property.

Signature: [Handwritten Signature] Date: 3/28/18

Subscribed And Sworn To Before Me This 28th Day  
Of March, 2018.

Notary Signature: [Handwritten Signature: Liz Vanden Heuvel]

OFFICIAL SEAL  
LIZ VANDEN HEUVEL  
[SEAL] NOTARY PUBLIC - STATE OF ILLINOIS  
MY COMMISSION EXPIRES: 11/09/18



SUBDIVISION LEGAL

THAT PART OF SECTIONS 18 AND 19, TOWNSHIP 38 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 8 OF UNIT 1 OF WEST AURORA PLAZA SUBDIVISION, UNIT 1, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 28, 1959 AS DOCUMENT 901635; THENCE NORTH 83 DEGREES 17 MINUTES 00 SECONDS WEST ALONG THE SOUTHERLY LINE OF SAID LOTS 8 AND 1, A DISTANCE OF 723.27 FEET TO THE EAST LINE OF THE CHAMPION FEDERAL SAVINGS AND LOAN PARCEL; THENCE NORTH 6 DEGREES 43 MINUTES 00 SECONDS EAST, ALONG THE EAST LINE OF SAID CHAMPION FEDERAL SAVINGS AND LOAN PARCEL, PARALLEL WITH THE EAST LINES OF SAID LOTS 1 AND 2, A DISTANCE OF 300.00 FEET; THENCE NORTH 83 DEGREES 17 MINUTES 00 SECONDS WEST ALONG THE NORTH LINE OF SAID CHAMPION FEDERAL SAVINGS AND LOAN PARCEL, PARALLEL WITH THE SOUTH LINE OF SAID UNIT 1, A DISTANCE OF 401.08 FEET TO THE EASTERLY LINE OF THE WALMART LEASE PARCEL DESCRIBED IN LEASE DOCUMENT 91K63349 RECORDED APRIL 8, 1991; THENCE ALONG SAID WALMART LEASE PARCEL THE FOLLOWING EIGHT COURSES: THENCE SOUTH 06 DEGREES 43 MINUTES 00 SECONDS WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, 300.00 FEET; THENCE NORTH 83 DEGREES 17 MINUTES 00 SECONDS WEST, 896.33 FEET TO THE SOUTHEAST CORNER OF LOT 3 OF CONSTITUTION COMMONS OFFICE PARK RECORDED DECEMBER 23, 1983 AS DOCUMENT 1664601; THENCE NORTH 00 DEGREES 21 MINUTES 01 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 3 AND THE EAST LINE OF LOT 2 OF SAID CONSTITUTION COMMONS, 573.50 FEET TO AN ANGLE POINT ON SAID EASTERLY LINE; THENCE NORTH 00 DEGREES 18 MINUTES 31 SECONDS WEST ALONG SAID EASTERLY LINE 14.80 FEET TO THE NORTHEAST CORNER OF SAID LOT 2, SAID POINT ALSO LYING ON THE SOUTH LINE OF LANDS CONVEYED TO AMERICAN NATIONAL BANK AND TRUST COMPANY AS TRUSTEE UNDER TRUST AGREEMENT 32285 BY DOCUMENT 1285589; THENCE SOUTH 89 DEGREES 33 MINUTES 32 SECONDS EAST, ALONG SAID SOUTH LINE 1.33 FEET TO THE SOUTHEAST CORNER OF SAID LANDS; THENCE NORTH 00 DEGREES 28 MINUTES 44 SECONDS EAST ALONG THE EAST LINE OF SAID LANDS 6.91 FEET TO THE SOUTHWEST CORNER OF LANDS CONVEYED TO SAID AMERICAN NATIONAL BANK AND TRUST COMPANY AS TRUSTEE UNDER TRUST AGREEMENT 32285 BY DOCUMENT 1285591; THENCE SOUTH 89 DEGREES 31 MINUTES 16 SECONDS EAST ALONG THE SOUTH LINE OF SAID LANDS CONVEYED BY DOCUMENT 1285591 A DISTANCE OF 324.03 FEET TO THE SOUTHEAST CORNER OF SAID LANDS, SAID POINT LYING ALSO ON THE WEST LINE OF LANDS CONVEYED TO MERCHANTS NATIONAL BANK OF AURORA, AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 30, 1985, KNOWN AS TRUST NUMBER 3810 BY DOCUMENT 1752755; THENCE ALONG THE LANDS CONVEYED TO MERCHANTS NATIONAL BANK OF AURORA THE FOLLOWING FIVE COURSES: THENCE SOUTH 00 DEGREES 28 MINUTES 44 SECONDS WEST, 6.96 FEET TO THE SOUTHWEST CORNER OF SAID LANDS; THENCE SOUTH 83 DEGREES, 18 MINUTES, 03 SECONDS EAST ALONG SAID SOUTH LINE, 115.15 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 06 DEGS 41 MINUTES 44 SECONDS EAST, 181.90 FEET; THENCE NORTH 40 DEGREES 07 MINUTES 32 SECONDS WEST, A DISTANCE OF 88.71 FEET; THENCE NORTH 83 DEGREES 18 MINUTES 16 SECONDS WEST, A DISTANCE OF 76.94 FEET TO THE EAST LINE OF SAID AMERICAN NATIONAL BANK AND TRUST COMPANY AS TRUSTEE UNDER TRUST AGREEMENT 32285 BY DOCUMENT 1285591; THENCE NORTH 00 DEGREES 27 MINUTES 55 SECONDS EAST, 140.06 FEET; THENCE NORTHWESTERLY ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 57.10 FEET, AN ARC DISTANCE OF 43.00 FEET, THE CHORD OF WHICH BEARS NORTH 21 DEGREES 06 MINUTES 36 SECONDS EAST, 41.99 FEET; THENCE NORTH 42 DEGREES 41 MINUTES 06 SECONDS EAST, 35.06 FEET; THENCE NORTHWESTERLY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS 90.00 FEET, AN ARC DISTANCE OF 42.34 FEET, THE CHORD OF WHICH BEARS NORTH 29 DEGREES 12 MINUTES 30 SECONDS WEST, 41.99 FEET; THENCE NORTH 54 DEGREES 41 MINUTES 06 SECONDS WEST, A DISTANCE OF 32.92 FEET TO THE EAST LINE OF A PARCEL CONVEYED TO THE CITY OF AURORA, JUNE 1, 2001 AS DOCUMENT NUMBER

2001K052157; THENCE NORTH 35 DEGREES 13 MINUTES 26 SECONDS EAST, ALONG SAID EASTERLY LINE, A DISTANCE OF 118.66 FEET TO THE SOUTHWESTERLY LINE OF UNIT 7 IN WEST AURORA PLAZA SUBDIVISION, ACCORDING TO THE PLAT THERE RECORDED MARCH 3, 1967 AS DOCUMENT NUMBER 1085565; THENCE SOUTH 54 DEGREES 49 MINUTES 05 SECONDS EAST, ALONG SAID SOUTHWESTERLY LINE AND SOUTHWESTERLY LINES OF UNIT 5, IN WEST AURORA PLAZA SUBDIVISION, A DISTANCE OF 343.35 FEET; THENCE CONTINUING ALONG SAID SOUTHWESTERLY LINE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 1693.07 FEET, AN ARC DISTANCE OF 387.46 FEET, THE CHORD OF WHICH BEARS SOUTH 61 DEGREES 22 MINUTES 39 SECONDS EAST, 386.62 FEET TO THE NORTHEAST CORNER OF MCDONALDS LEASE PARCEL, ACCORDING TO THE LEASE RECORDED FEBRUARY 18, 1978 AS DOCUMENT 1445043; THENCE SOUTH 22 DEGREES 02 MINUTES 56 SECONDS WEST, 62.38 FEET, ALONG THE EAST LINE OF SAID MCDONALDS LEASE PARCEL; THENCE SOUTH 04 DEGREES 29 MINUTES 42 SECONDS WEST, 48.95 FEET, ALONG THE EAST LINE OF SAID MCDONALDS LEASE PARCEL TO THE NORTHWEST CORNER OF THE PIZZA HUT LEASE PARCEL ACCORDING TO THE LEASE RECORDED OCTOBER 23, 1970 AS DOCUMENT 1175689; THENCE SOUTH 82 DEGREES 23 MINUTES 30 SECONDS EAST, ALONG THE SOUTHERLY LINE OF SAID PIZZA HUT LEASE PARCEL 106.61 FEET TO THE WESTERLY LINE OF PARCEL "A" OF AURORA CINEMA, INC. LEASE PARCEL DESCRIBED IN DOCUMENT 1680263; THENCE NORTH 07 DEGREES 36 MINUTES 30 SECONDS EAST ALONG SAID SOUTHERLY EXTENSION, SAID WESTERLY LINE OF PARCEL "A" AND NORTHERLY EXTENSION OF SAID WESTERLY LINE A DISTANCE OF 87.91 FEET TO THE SOUTHERLY LINE OF WEST AURORA PLAZA UNIT 4 ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 21, 1964 AS DOCUMENT 1033387; THENCE EASTERLY ALONG SAID SOUTHERLY LINE OF SAID UNIT 4, BEING A CURVE TO THE LEFT, HAVING A RADIUS OF 1693.07 FEET, AN ARC DISTANCE OF 130.80 FEET, THE CHORD OF WHICH BEARS SOUTH 73 DEGREES 24 MINUTES 01 SECONDS EAST, 130.77 FEET, TO THE WEST LINE OF GREENWOOD DRIVE; THENCE SOUTH 84 DEGREES 37 MINUTES 46 SECONDS EAST, ALONG THE SOUTHERLY LINE OF SAID UNIT 4, A DISTANCE OF 66.00 FEET TO THE EASTERLY LINE OF GREENWOOD DRIVE; THENCE NORTH 5 DEGREES 22 MINUTES 14 SECONDS EAST ALONG THE EASTERLY LINE OF GREENWOOD DRIVE, A DISTANCE OF 193.08 FEET; THENCE SOUTH 74 DEGREES 43 MINUTES 59 SECONDS EAST, A DISTANCE OF 254.21 FEET; THENCE SOUTHEASTERLY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 118.50 FEET, AN ARC DISTANCE OF 122.79 FEET, THE CHORD OF WHICH BEARS SOUTH 45 DEGREES 02 MINUTES 49 SECONDS EAST, 117.37 FEET; THENCE SOUTH 00 DEGREES 43 MINUTES 40 SECONDS WEST, DISTANCE OF 283.34 FEET TO THE NORTHERLY LINE OF PARCEL ONE DESCRIBED IN MORTGAGE RECORDED MAY 12, 1961 AS DOCUMENT 943487; THENCE SOUTH 83 DEGREES 17 MINUTES 27 SECONDS EAST ALONG THE NORTHERLY LINE OF SAID PARCEL ONE, A DISTANCE OF 242.75 FEET; THENCE SOUTH 06 DEGREES 42 MINUTES 33 SECONDS WEST, 9.50 FEET; THENCE SOUTH 83 DEGREES 17 MINUTES 27 SECONDS EAST, 92.63 FEET; THENCE NORTH 06 DEGREES 42 MINUTES 33 SECONDS EAST, 9.50 FEET; THENCE SOUTH 83 DEGREES 17 MINUTES 27 SECONDS EAST ALONG THE NORTHERLY LINE OF SAID PARCEL ONE, A DISTANCE OF 134.43 FEET TO THE NORTHWEST CORNER OF MERCHANTS NATIONAL BANK PARCEL; THENCE SOUTH 3 DEGREES 31 MINUTES 47 SECONDS WEST, ALONG THE WESTERLY LINE OF SAID MERCHANTS NATIONAL BANK PARCEL, A DISTANCE OF 276.77 FEET, TO THE NORTHWEST CORNER OF WESTMINSTER PRESBYTERIAN CHURCH PARCEL DESCRIBED IN DEED RECORDED AS DOCUMENT 829885; THENCE SOUTH 0 DEGREES 06 MINUTES 12 SECONDS WEST, ALONG THE WESTERLY LINE OF SAID CHURCH PARCEL, A DISTANCE OF 391.26 FEET TO THE POINT OF BEGINNING, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

EXCEPTING THEREFROM THE FOLLOWING THREE PARCELS:

1. THAT PART OF THE SOUTHEAST 1/4 OF SECTION 18 AND THAT PART OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 38 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEASTERLY CORNER OF LOT 9 OF WEST AURORA PLAZA, UNIT NO. 4; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 9 A DISTANCE OF 130.67 FEET; THENCE SOUTH 06 DEGREES 54 MINUTES 20 SECONDS WEST 87.83 FEET TO THE NORTHEAST CORNER OF THE LANDS LEASED TO AURORA PIZZA



HUT, INC. BY INSTRUMENT RECORDED OCTOBER 23, 1970 AS DOCUMENT 1175689; THENCE NORTH 83 DEGREES 05 MINUTES 40 SECONDS WEST ALONG THE NORTHERLY LINE OF SAID LANDS 106.70 FEET TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH 20 DEGREES 02 MINUTES 50 SECONDS WEST ALONG THE WESTERLY LINE OF SAID LANDS 126.95 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE CONTINUING NORTH 66 DEGREES 16 MINUTES 00 SECONDS WEST 49.64 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUING NORTH 66 DEGREES 16 MINUTES 00 SECONDS WEST 256.14 FEET; THENCE SOUTH 06 DEGREES 06 MINUTES 40 SECONDS WEST 149.41 FEET TO THE NORTHERLY LINE OF THE LAND LEASED TO ZAYRE OF ILLINOIS INC. BY INSTRUMENT RECORDED MARCH 9, 1971 AS DOCUMENT NO.1184946; THENCE SOUTH 84 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID NORTHERLY LINE 238.67 FEET; THENCE NORTH 10 DEGREES 28 MINUTES 36 SECONDS EAST 71.62 FEET TO THE POINT OF BEGINNING, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

2. THAT PART OF THE SOUTHEAST 1/4 OF SECTION 18 AND PART OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 38 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF LOT 9 OF WEST AURORA PLAZA, UNIT NO. 4; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 9 A DISTANCE OF 130.67 FEET; THENCE SOUTH 06 DEGREES 54 MINUTES 20 SECONDS WEST, 87.11 FEET TO THE NORTHEAST CORNER OF THE LANDS LEASED TO AURORA PIZZA HUT, INC. BY INSTRUMENT RECORDED OCTOBER 23, 1970 AS DOCUMENT 1175689; THENCE NORTH 83 DEGREES 05 MINUTES 40 SECONDS WEST ALONG THE NORTHERLY LINE OF SAID LANDS 106.76 FEET TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH 20 DEGREES 02 MINUTES 50 SECONDS WEST ALONG THE WESTERLY LINE OF SAID LANDS 126.95 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 66 DEGREES 16 MINUTES 00 SECONDS WEST, 49.64 FEET; THENCE CONTINUING NORTH 66 DEGREES 16 MINUTES 00 SECONDS WEST, 256.14 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 06 DEGREES 06 MINUTES 40 SECONDS WEST, 149.41 FEET TO THE NORTHERLY LINE OF LAND LEASED TO ZAYRE OF ILLINOIS, INC. BY INSTRUMENT RECORDED MARCH 9, 1971 AS DOCUMENT 1184946; THENCE NORTH 84 DEGREES 00 MINUTES 00 SECONDS WEST ALONG SAID NORTHERLY LINE 78.00 FEET; THENCE NORTH 06 DEGREES 06 MINUTES 40 SECONDS EAST, 174.34 FEET; THENCE SOUTH 66 DEGREES 16 MINUTES 00 SECONDS EAST, 81.84 FEET TO THE POINT OF BEGINNING, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

3. THAT PART OF LOTS 3 AND 4 OF WEST AURORA PLAZA SUBDIVISION, UNIT 1, IN SECTIONS 18 AND 19, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF LOT 8 OF SAID UNIT 1; THENCE NORTH 83 DEGREES 17 MINUTES 00 SECONDS WEST ALONG THE SOUTHERLY LINE OF SAID LOTS 8 AND 1, A DISTANCE OF 587.31 FEET; THENCE NORTH 6 DEGREES 43 MINUTES 00 SECONDS EAST, A DISTANCE OF 635.43 FEET TO THE POINT OF BEGINNING; THENCE NORTH 83 DEGREES 13 MINUTES 35 SECONDS WEST, A DISTANCE OF 66.06 FEET; THENCE SOUTH 07 DEGREES 13 MINUTES 21 SECONDS WEST, A DISTANCE OF 15.50 FEET; THENCE NORTH 83 DEGREES 13 MINUTES 18 SECONDS WEST, A DISTANCE OF 75.08 FEET; THENCE NORTH 06 DEGREES 32 MINUTES 37 SECONDS EAST, A DISTANCE OF 5.65 FEET; THENCE NORTH 83 DEGREES 13 MINUTES 18 SECONDS WEST, A DISTANCE OF 136.44 FEET; THENCE NORTH 06 DEGREES 46 MINUTES 47 SECONDS EAST, A DISTANCE OF 9.98 FEET; THENCE NORTH 83 DEGREES 13 MINUTES 18 SECONDS WEST, A DISTANCE OF 17.20 FEET; THENCE SOUTH 06 DEGREES 44 MINUTES 16 SECONDS WEST, A DISTANCE OF 15.44 FEET; THENCE NORTH 83 DEGREES 13 MINUTES 18 SECONDS WEST, A DISTANCE OF 63.50 FEET; THENCE NORTH 06 DEGREES 44 MINUTES 14 SECONDS EAST, A DISTANCE OF 15.44 FEET; THENCE NORTH 83 DEGREES 13 MINUTES 18 SECONDS WEST, A DISTANCE OF 17.54 FEET; THENCE NORTH 06 DEGREES 45 MINUTES 40 SECONDS EAST, A DISTANCE OF 216.77 FEET; THENCE SOUTH 83 DEGREES 22 MINUTES 36 SECONDS EAST, A DISTANCE OF 76.81 FEET; THENCE NORTH 06 DEGREES 29 MINUTES 47 SECONDS EAST, A DISTANCE OF 28.27 FEET; THENCE NORTH 38 DEGREES 02 MINUTES 00 SECONDS EAST, A DISTANCE OF 11.72 FEET; THENCE SOUTH 52 DEGREES 57 MINUTES 52 SECONDS EAST, A DISTANCE OF 29.15 FEET; THENCE SOUTH 83 DEGREES 21 MINUTES 34 SECONDS EAST, A DISTANCE OF 177.35 FEET; THENCE

NORTH 36 DEGREES 54 MINUTES 56 SECONDS EAST, A DISTANCE OF 30.15 FEET; THENCE, SOUTH 53 DEGREES 08 MINUTES 48 SECONDS EAST, A DISTANCE OF 20.22 FEET; THENCE SOUTH 36 DEGREES 39 MINUTES 30 SECONDS WEST, A DISTANCE OF 42.39 FEET; THENCE SOUTH 07 DEGREES 37 MINUTES 48 SECONDS WEST, A DISTANCE OF 7.01 FEET; THENCE SOUTH 83 DEGREES 13 MINUTES 41 SECONDS EAST, A DISTANCE OF 79.10 FEET; THENCE SOUTH 06 DEGREES 42 MINUTES 09 SECONDS WEST, A DISTANCE OF 212.93 FEET TO THE POINT OF BEGINNING, IN THE CITY OF AURORA KANE COUNTY, ILLINOIS.

TOGETHER WITH:

THAT PART OF LOT 4 IN WEST AURORA PLAZA SUBDIVISION UNIT ONE, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 28, 1959 AS DOCUMENT NUMBER 901635, IN PART OF SECTION 18 AND 19, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEASTERLY CORNER OF LOT 9 IN WEST AURORA PLAZA SUBDIVISION UNIT FOUR, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 21, 1964, AS DOCUMENT 1033381; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID UNIT FOUR, BEING A CURVE TO THE RIGHT, HAVING A RADIUS OF 1963.07 FEET, AN ARC DISTANCE OF 130.81 FEET, THE CHORD OF WHICH BEARS NORTH 73 DEGREES 24 MINUTES 01 SECOND WEST, 130.77 FEET TO THE NORTHERLY EXTENSION OF THE EAST LINE OF THE FORMER PIZZA HUT PARCEL RECORDED OCTOBER 23, 1970 AS DOCUMENT 1175689, ALSO BEING THE POINT OF BEGINNING; THENCE SOUTH 07 DEGREES 36 MINUTES 30 SECONDS WEST ALONG SAID NORTHERLY EXTENSION OF EASTERLY LINE, 87.91 FEET, TO THE NORTHEAST CORNER OF SAID FORMER PIZZA HUT PARCEL; THENCE NORTH 82 DEGREES, 23 MINUTES 30 SECONDS WEST, ALONG THE NORTHERLY LINE OF SAID FORMER PIZZA HUT PARCEL, 106.61 FEET TO THE EASTERLY LINE MCDONALD'S LEASE PARCEL RECORDED FEBRUARY 18, 1978 AS DOCUMENT 1445043; THENCE ALONG THE EASTERLY LINE OF SAID MCDONALD'S LEASE PARCEL THE FOLLOWING TWO COURSES; THENCE NORTH 04 DEGREES 29 MINUTES 42 SECONDS EAST, 48.95 FEET; THENCE NORTH 22 DEGREES 02 MINUTES 56 SECONDS EAST, 62.35 FEET, TO THE SOUTHERLY LINE OF WEST AURORA PLAZA SUBDIVISION UNIT FOUR AFORESAID; THENCE EASTERLY ALONG SAID SOUTHERLY LINE, BEING A CURVE TO THE LEFT, HAVING A RADIUS OF 1693.07 FEET, AN ARC DISTANCE OF 96.13 FEET, THE CHORD OF WHICH BEARS SOUTH 69 DEGREES, 33 MINUTES 37 SECONDS EAST, 96.12 FEET TO THE POINT OF BEGINNING, ALL IN SECTION 18, TOWNSHIP 38 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS.