

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: 4389 Fox Valley Center Drive

Parcel Number(s): 07-21-401-086

Petition Request

Requesting approval of an amendment to the Plan Description to the Fox Valley East Planned Development District for the property located at 4389 Fox Valley Center Drive; Requesting approval of a Final Plan for the property located at 4389 Fox Valley Center Drive for a Kennel with Outdoor Pens and Runs

Attachments Required

(a digital file of all documents is also required)

Development Tables Excel Worksheet - digital only (1-0)	<u>Two Paper and One pdf Copy of:</u>	<u>Word Document and PDF of:</u>
Word Document of: Legal Description (2-1)	Final Engineering Plans (2-16)	Plan Description (2-18)
<u>One Paper and pdf Copy of:</u>	Stormwater Permit Application (App 1-14)	<u>Two Paper and PDF Copy of:</u>
Qualifying Statement (2-1)		Plan Description (2-18)
Plat of Survey (2-1)		Final Plan (2-4)
Legal Description (2-1)		Landscape Plan (2-7)
Letter of Authorization (2-2)		Building and Signage Elevations (2-11)

Petition Fee: \$1,550.00

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 7/9/2024

Print Name and Company: Michael Carter, Prima Carte, Inc.

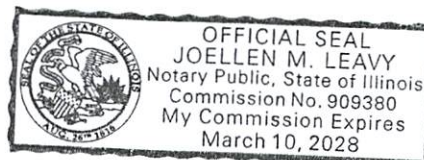
I, the undersigned, a Notary Public in and for the said County and State aforesaid do hereby certify that the authorized signer is personally known to me to be the same person whose name is subscribed to the foregoing instrument and that said person signed sealed and delivered the above petition as a free and voluntary act for the uses and purposes set forth.

Given under my hand and notary seal this 9th day of July, 2024.

State of Illinois)
) SS
 County of DuPage)

NOTARY PUBLIC SEAL

Joellen M Leavy
 Notary Signature



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:		Initial:		Last Name:		Title:	Select One From List
Address:	11995 El Camino Real						
City:	San Diego	State:	CA	Zip:	92130		
Email Address:		Phone No.:		Mobile No.:			
Company Name:	Realty Income Illinois Properties 2, LLC						
Job Title:							

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

Relationship to Project	Contract Purchaser						
First Name:	Michael	Initial:		Last Name:	Carter	Title:	Select One From List
Address:	1468 Ambleside Cir						
City:	Naperville	State:	IL	Zip:	60540		
Email Address:	mcarter@centralbarkusa.com	Phone No.:	630-660-6202	Mobile No.:			
Company Name:	Prima Carte, Inc.						
Job Title:							

Additional Contact #1

Relationship to Project	Attorney						
First Name:	Zachary	Initial:		Last Name:	Blair	Title:	Select One From List
Address:	445 Jackson Ave., Suite 200						
City:	Naperville	State:	IL	Zip:	60540		
Email Address:	zachary@rw-attorneys.com	Phone No.:	630-355-4600 ext. 105	Mobile No.:			
Company Name:	Rosanova & Whitaker, Ltd.						
Job Title:	Attorney						

Additional Contact #2

Relationship to Project	Architect						
First Name:	Jason	Initial:		Last Name:	Puestow	Title:	Select One From List
Address:	209 South Water Street						
City:	Milwaukee	State:	WI	Zip:	53204		
Email Address:	jpuestow@prarch.com	Phone No.:	414-410-2992	Mobile No.:			
Company Name:	Plunkett Raysich Architects, LLP						
Job Title:	Architect						

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:							

THAT PART OF LOTS 11, 12 AND 13, FOX VALLEY EAST REGION I, MERCHANTS PARK RESUBDIVISION, BEING A PART OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 2, 1980 AS DOCUMENT

R80-00334, DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST WESTERLY CORNER OF LOT 2 OF SAID RESUBDIVISION; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LOT 2, 137.0 FEET; THENCE NORTHEASTERLY ALONG A LINE FORMING AN ANGLE OF 84 DEGREES 46 MINUTES 22 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED CLOCKWISE THEREFROM) 88.0 FEET; THENCE SOUTHEASTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 71.0 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING SOUTHEASTERLY ALONG THE PROLONGATION OF THE LAST DESCRIBED COURSE 7.0 FEET; THENCE SOUTHWESTERLY ALONG A LINE FORMING AN ANGLE OF 87 DEGREES 23 MINUTES 48 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED COUNTER-CLOCKWISE THEREFROM) 94.84 FEET; THENCE SOUTHEASTERLY ALONG A LINE FORMING AN ANGLE OF 100 DEGREES 16 MINUTES 28 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED CLOCKWISE THEREFROM) 133.26 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 13 THAT IS 197.0 FEET EASTERLY OF THE SOUTHWEST CORNER OF SAID LOT 13 (MEASURED ALONG SAID SOUTHERLY LINE); THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID LOTS 13, 12 AND 11, 380.21 FEET TO A LINE DRAWN PARALLEL WITH AND 80.0 FEET SOUTHWESTERLY OF THE NORTHEASTERLY LINE OF SAID LOT 11 (MEASURED AT RIGHT ANGLES THERETO); THENCE NORTHWESTERLY ALONG SAID PARALLEL, LINE 346.46 FEET TO A POINT 10.0 FEET SOUTHEASTERLY OF THE NORTHWESTERLY LINE OF SAID LOT 11 (AS MEASURED ALONG SAID PARALLEL LINE); THENCE SOUTHWESTERLY ALONG A LINE FORMING AN ANGLE OF 99 DEGREES 30 MINUTES 49 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED CLOCKWISE THEREFROM) 129.42 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS. SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LOT 2, 137.0 FEET; THENCE NORTHEASTERLY ALONG A LINE FORMING AN ANGLE OF 84 DEGREES 46 MINUTES 22 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED CLOCKWISE THEREFROM) 88.0 FEET; THENCE SOUTHEASTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 71.0 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING SOUTHEASTERLY ALONG THE PROLONGATION OF THE LAST DESCRIBED COURSE 7.0 FEET; THENCE SOUTHWESTERLY ALONG A LINE FORMING AN ANGLE OF 87 DEGREES 23 MINUTES 48 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED COUNTER-CLOCKWISE THEREFROM) 94.84 FEET; THENCE SOUTHEASTERLY ALONG A LINE FORMING AN ANGLE OF 100 DEGREES 16 MINUTES 28 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED CLOCKWISE THEREFROM) 133.26 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 13 THAT IS 197.0 FEET EASTERLY OF THE SOUTHWEST CORNER OF SAID LOT 13 (MEASURED ALONG SAID SOUTHERLY LINE); THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID LOTS 13, 12 AND 11, 380.21 FEET TO A LINE DRAWN PARALLEL WITH AND 80.0 FEET SOUTHWESTERLY OF THE NORTHEASTERLY LINE OF SAID LOT 11 (MEASURED AT RIGHT ANGLES THERETO); THENCE NORTHWESTERLY ALONG SAID PARALLEL, LINE 346.46 FEET TO A POINT 10.0 FEET SOUTHEASTERLY OF THE NORTHWESTERLY LINE OF SAID LOT 11 (AS MEASURED ALONG SAID PARALLEL LINE); THENCE SOUTHWESTERLY ALONG A LINE FORMING AN ANGLE OF 99 DEGREES 30 MINUTES 49 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED CLOCKWISE THEREFROM) 129.42 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

June 26, 2024

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

Re: Authorization Letter for: 4389 Fox Valley Center Drive, Aurora, Illinois 60504
("Property") (RI#1578)

To whom it may concern:

As the record owner of the above-stated property ("Realty Income"), and subject to the limitations described below, I hereby affirm that I have full legal capacity to authorize Prima Carte, Inc., an Illinois corporation ("Buyer"), and its representatives, to act as the owner's agent through the Land Use Petition process with the City of Aurora for said property. Realty Income shall not be liable under any contract or other agreement entered into by Buyer, except as may be provided in a separate written agreement executed by Realty Income. Furthermore, under no circumstances shall any actions of the Buyer and the City of Aurora be binding on Realty Income or the Property, until the Buyer becomes the fee owner of the Property.

Sincerely,

REALTY INCOME ILLINOIS PROPERTIES 2, LLC,
a Delaware limited liability company

By: Realty Income Corporation,
a Maryland corporation, its sole and
managing member



Stephen D. Burchett
Vice President, Managing Senior Legal Counsel

STATE OF ILLINOIS)
)
COUNTY OF DUPAGE)
)
CITY OF AURORA)

PETITION TO THE CITY OF AURORA
OF A CONDITIONAL USE FOR A MODERN DOG KENNEL AND
BOARDING WITH OUTDOOR PLAY RUNS

THE UNDERSIGNED Petitioner, Prima Carte, Inc., an Illinois corporation, respectfully submits this Petition to the City of Aurora (the “City”) for approval of: (i) a conditional use permit for a modernized dog care, grooming and boarding facility with outdoor runs (“Dog Care Facility”); and (ii) such other relief from the City of Aurora’s Municipal Code (the “Code”) as may be deemed necessary and appropriate to develop the hereinafter described Dog Care Facility on the property described on **Exhibit A** (“Subject Property”).

BACKGROUND INFORMATION

1. Prima Carte, Inc., an Illinois corporation, with a registered address at 1468 Ambleside Circle, Naperville, IL 60540-0316 is the Petitioner and contract purchaser of the Subject Property from Realty Income Illinois Properties 2, LLC, a real estate investment trust located in San Diego, California (“Owner”).
2. The Subject Property is located at 4389 Fox Valley Center Drive, on the southeast side of the Fox Valley Mall and is improved with an existing building with a floor area of approximately 8,917 square feet, parking lot and associated improvements (“Existing Building”).
3. The Subject Property is zoned PDD- Planned Development District.
4. The Subject Property was used for approximately two (2) decades as a vehicular tire and battery sales and service center until the tenant’s lease expired and the Subject Property was listed for sale by the Owner.

5. Petitioner now seeks approval of a Conditional Use to permit the change in use of the Subject Property for the Dog Care Facility, known as Central Bark.

6. Central Bark is a national doggy daycare franchisor, with over 50 locations in 15 states. Each Central Bark location provides socialization, stimulation, safety, training, grooming, along with daily exercise for dogs, which many dog-owners simply cannot provide due to the time or attention in this critical enrichment area for their pets. Central Bark strives to provide personalized pet care, in an environment that is clean, safe, and fun, which is why it's the modern alternative to the kennel boarding experiences.

7. The modern Dog Care Facility has the capacity to care for up to 100 dogs per day with twenty-nine (29) overnight guests cared for by approximately 30 employees. The operations of the facility are 6:30am to 7:00pm with further availability by appointment only on weekends.

8. With respect to the design layout of the Dog Care Facility, upon entry there is a reception area with a retail component providing a specially curated selection of best-in-class dog products. The interior of the Dog Care Facility features a grooming area, Stay N Play area for overnight boarding along with a spacious nap room and large indoor play run area. The exterior of the facility will be improved with durable white vinyl fenced areas (8' fencing) on the east and southeast corner of the building for outdoor run and play areas with shorter four foot (4'), internal fencing structures. On the west side of the building, the trash enclosure will be obstructed by an 8' vinyl fence that runs the length of the building, with a shorter six foot (6') internal fencing structure for use of private play areas for dogs that aren't ready for group time social activity.

9. The outdoor dog runs incorporate outdoor play and exercise area, that is "*first in its class*". All on a waterproof concrete slab, that is treated organically with hygienic and hypo-allergenic non-VOC coatings, that is then covered with artificial grass turf. The grass turf is treated after

each play group (dogs are segregated by the number and size of the dogs) with an organic solution, which breaks down any organics, then washed off with a combination of organic solution and water, reducing water use, channels the organically treated water to runoff drains, so there is no runoff on surrounding soil. Additionally, the vast indoor play areas also keep pets, staff and the environment safe and clean with play area flooring that is a solid green composite, nonporous material making sure the same green best practices, are adhered to inside and outside of the facility. Furthermore, Central Bark has specific programming and special events for different ages and sizes of dogs and their owners, as well as restrictions on the use of the outdoor play areas based on weather, best practices, size and animal breed.

STANDARDS

The proposed conditional use for the Kennel and Boarding Facility on the Subject Property meets the standards for approval of a conditional use as follows:

a. The establishment, maintenance or operation of the conditional use will not be unreasonably detrimental to or endanger the public health, safety, morals, comfort, or general welfare; and

The Petitioner proposes to re-use the Existing Building on the Subject Property for the operation and use of the Dog Care Facility. Details with respect to the specific design of the Dog Care Facility are set forth in the plans submitted herewith and described above with the health and safety of animal owners, dogs, employees and the public in mind.

The construction, use, and operation of the Existing Building has not been detrimental to the public health, safety, morals, comfort, or general welfare. Given the modern design of the Kennel and Boarding Facility and safety measures with locking cages and staff to animal ratio, Petitioner believes that the proposed use will not be unreasonably detrimental to the public health, safety, morals, comfort, or general welfare. To the contrary, Petitioner trusts that its continued investment

in the Existing Building will create new job opportunities in the City of Aurora and generate new tax revenues for the City of Aurora based on the new, modern use at the Fox Valley Mall controlled by a local owner.

b. The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted or will substantially diminish and impair property values within the neighborhood; factors including but not limited to, lighting, signage and outdoor amplification, hours of operation, refuse disposal areas and architectural compatibility and building orientation; and

The Dog Care Facility will not be injurious to the use and enjoyment of property in the immediate vicinity, nor will it impair property values. The Subject Property is located in the Planned Development District and is within a corridor along Rt 59 that is dominated by a variety of differing retail uses, with the Fox Valley Mall (and related redevelopment activities) located predominantly to the northwest of the Subject Property, bounded by McCoy Drive to the south, Firestone Complete Autocare to the west, Midas Auto Repair to the north, Bell Transmissions to the northeast and Hooters restaurant to the east. The approval of a conditional use for the Dog Care Facility in the Existing Building will not change the character of the area in such a manner as to impact the use and enjoyment of other surrounding properties or diminish property values, as this corner of the mall corridor is saturated with automobile repair shops offering overlapping services. The only noticeable difference to surrounding business owners will be the additional building sign on the south side of the Subject Property along with the vinyl fencing for the outdoor dog runs, which is impervious, restricting the view of the Dog Care Facility's operations from within. Furthermore, there are several large, mature trees located along the southern boundary of the Subject Property, which provide a natural barrier along McCoy Drive between the roadway and the Existing Building, nearly making the building impossible to see from the roadway.

c. The establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district; and

The establishment of the conditional use will not impede the normal and orderly development and improvement of other properties in the area. The Dog Care Facility will be operated from the Existing Building with only cosmetic exterior alterations, which is consistent with the character of the surrounding and adjacent properties, with arguably less vehicular traffic.

d. Adequate utilities, access roads, drainage and/or other necessary facilities have been or are being provided to the conditional use; and

Petitioner has submitted detailed specifications and Petitioner's engineers have made representations associated with the construction of the proposed Dog Care Facility in general compliance with the City's regulations regarding the Existing Building and Dog Care Facility use. The materials submitted by Petitioner establish that sufficient infrastructure is available to support the proposed Dog Care Facility with no additional infrastructure improvements required.

e. The conditional use will not impede on ingress and egress as it relates to traffic congestion in the public streets; and

The conditional use for the Dog Care Facility within the Existing Building will not impede on ingress and egress as it relates to traffic congestion in the public streets. The Dog Care Facility is utilizing the Existing Building, parking area and the existing point of access to the Subject Property from Fox Valley Center Drive (and existing easements). It is not anticipated or foreseeable that there will be any impact on ingress, egress and traffic congestion as a result of the change in use.

f. The conditional use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the City pursuant to the recommendations of commission.

The Dog Care Facility complies with the applicable regulations. The modifications proposed by Petitioner will not impair the safety or general welfare of the public, nor the normal and orderly operation of other businesses within the vicinity of the Subject Property. Section 49-

111.11 of the City Code generally provides that the purpose of the section is to provide for the approval and classification of such planned developments as separate zoning districts and Section 34-501 provides that any person having an interest in the subject property may file a petition to use such land for one or more of the conditional uses provided for in chapter 49 in the zoning district in which the land is situated. With respect to the Subject Property, the proposed use modifications are generally consistent with other personal service uses (auto repair businesses) and character of modifications that the City has approved for other business in the vicinity of the Subject Property within in the Planned Development District in connection with the redevelopment of the Fox Vally Mall. Accordingly, the Dog Care Facility use change conforms with the applicable regulations.

WHEREFORE, by reason of the foregoing, the undersigned Petitioner requests approval of: (i) a conditional use permit for the Dog Care Facility; and (ii) such other relief from the City’s Code as may be deemed necessary and appropriate to develop the Dog Care Facility on the Subject Property as described in the supporting documents submitted herewith, all pursuant to the appropriate provisions of the City of Aurora’s Municipal Code.

RESPECTFULLY SUBMITTED this 2nd day of July, 2024.

PETITIONER:

PRIMA CARTE, INC.,
an Illinois corporation

Zachary W Blair

Rosanova & Whitaker, Ltd.
Attorney for the Petitioner

EXHIBIT A
LEGAL DESCRIPTION – “SUBJECT PROPERTY”

THAT PART OF LOTS 11, 12 AND 13, FOX VALLEY EAST REGION I, MERCHANTS PARK RESUBDIVISION, BEING A PART OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 2, 1980 AS DOCUMENT R80-00334, DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST WESTERLY CORNER OF LOT 2 OF SAID RESUBDIVISION; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LOT 2, 137.0 FEET; THENCE NORTHEASTERLY ALONG A LINE FORMING AN ANGLE OF 84 DEGREES 46 MINUTES 22 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED CLOCKWISE THEREFROM) 88.0 FEET; THENCE SOUTHEASTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 71.0 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING SOUTHEASTERLY ALONG THE PROLONGATION OF THE LAST DESCRIBED COURSE 7.0 FEET; THENCE SOUTHWESTERLY ALONG A LINE FORMING AN ANGLE OF 87 DEGREES 23 MINUTES 48 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED COUNTER-CLOCKWISE THEREFROM) 94.84 FEET; THENCE SOUTHEASTERLY ALONG A LINE FORMING AN ANGLE OF 100 DEGREES 16 MINUTES 28 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED CLOCKWISE THEREFROM) 133.26 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 13 THAT IS 197.0 FEET EASTERLY OF THE SOUTHWEST CORNER OF SAID LOT 13 (MEASURED ALONG SAID SOUTHERLY LINE); THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID LOTS 13, 12 AND 11, 380.21 FEET TO A LINE DRAWN PARALLEL WITH AND 80.0 FEET SOUTHWESTERLY OF THE NORTHEASTERLY LINE OF SAID LOT 11 (MEASURED AT RIGHT ANGLES THERETO); THENCE NORTHWESTERLY ALONG SAID PARALLEL, LINE 346.46 FEET TO A POINT 10.0 FEET SOUTHEASTERLY OF THE NORTHWESTERLY LINE OF SAID LOT 11 (AS MEASURED ALONG SAID PARALLEL LINE); THENCE SOUTHWESTERLY ALONG A LINE FORMING AN ANGLE OF 99 DEGREES 30 MINUTES 49 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED CLOCKWISE THEREFROM) 129.42 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS. SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LOT 2, 137.0 FEET; THENCE NORTHEASTERLY ALONG A LINE FORMING AN ANGLE OF 84 DEGREES 46 MINUTES 22 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED CLOCKWISE THEREFROM) 88.0 FEET; THENCE SOUTHEASTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 71.0 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING SOUTHEASTERLY ALONG THE PROLONGATION OF THE LAST DESCRIBED COURSE 7.0 FEET; THENCE SOUTHWESTERLY ALONG A LINE FORMING AN ANGLE OF 87 DEGREES 23 MINUTES 48 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED COUNTER-CLOCKWISE THEREFROM) 94.84 FEET; THENCE SOUTHEASTERLY ALONG A LINE FORMING AN ANGLE OF 100 DEGREES 16 MINUTES 28 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED CLOCKWISE THEREFROM) 133.26 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 13 THAT IS 197.0 FEET EASTERLY OF

THE SOUTHWEST CORNER OF SAID LOT 13 (MEASURED ALONG SAID SOUTHERLY LINE); THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID LOTS 13, 12 AND 11, 380.21 FEET TO A LINE DRAWN PARALLEL WITH AND 80.0 FEET SOUTHWESTERLY OF THE NORTHEASTERLY LINE OF SAID LOT 11 (MEASURED AT RIGHT ANGLES THERETO); THENCE NORTHWESTERLY ALONG SAID PARALLEL, LINE 346.46 FEET TO A POINT 10.0 FEET SOUTHEASTERLY OF THE NORTHWESTERLY LINE OF SAID LOT 11 (AS MEASURED ALONG SAID PARALLEL LINE); THENCE SOUTHWESTERLY ALONG A LINE FORMING AN ANGLE OF 99 DEGREES 30 MINUTES 49 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED CLOCKWISE THEREFROM) 129.42 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.