



Land Use Petition

Project Number: 2015.204

Subject Property Information

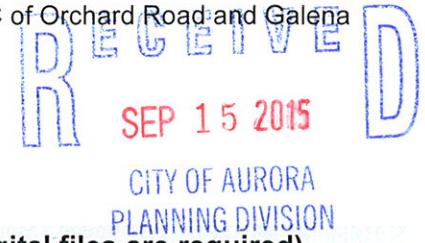
Address/Location: SWC of Orchard Road and Galena Boulevard

Parcel Number(s): 14-24-232-001; 14-24-276-029

(attach separate sheet if necessary)

Petition Request(s)

Requesting approval of a **Final Plat** for Bickford of Aurora Subdivision, located at SWC of Orchard Road and Galena Boulevard.



Attachments Required

(hard copies and CD of digital files are required)

One Copy of:

- Development Tables (excel 1-0)
- Project Contact Info Sheet (1-5)
- 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)

Two Copies of:

- Final Engineering Plans (2-16)
- Kane County Stormwater Management Permit Application (App 6-5)
- Stormwater Report (2-10)
- Soil Investigation Report for the Site
- Wetland Determination Report

Four Copies of:

- Land/Cash Worksheet (1-7)
- Final Plan (2-4)
- Final Plat (2-5)
- Fire Access Plan (2-6)
- Landscape Plan (2-7)
- Landscape CTE Requirement Worksheet (1-22)
- Landscape Material Worksheet (1-23)
- Building and Signage Elevations (2-11)
- Address

Petition Fee

(Payable to "The City of Aurora")

Total Fee = \$890.91 (Planning and Zoning Fee \$890.91 + Engineering Filing Fee \$0.00)

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: Richard Eby Date Sept 4 2015

Print Name and Company: Eby Realty Group LLC

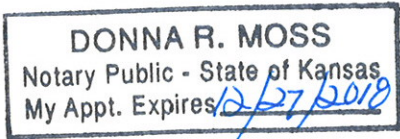
I, the undersigned, a Notary Public in and for the said County and State aforesaid do hereby certify that the authorized signer is personally known to me to be the same person whose name is subscribed to the foregoing instrument and that said person signed sealed and delivered the above petition as a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

Given under my hand and notary seal this 4th day of Sept, 2015.

State of Kansas)
County of Johnson) SS

NOTARY PUBLIC SEAL

Notary Signature Donna R. Moss
DONNA R. MOSS





Land Use Petition

Project Number: 2015.204

Subject Property Information

Address/Location: SWC of Orchard Road and Galena Boulevard

Parcel Number(s): 14-24-232-001; 14-24-276-029

(attach separate sheet if necessary)

Petition Request(s)

Requesting approval of a **Final Plan** for Lots 1, 100 and 101 of Bickford of Aurora Subdivision, located at SWC of Orchard Road and Galena Boulevard for housing for the elderly.



Attachments Required

(hard copies and CD of digital files are required)

- One Copy of:
 - Development Tables (excel 1-0)
 - Project Contact Info Sheet (1-5)
 - 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)

- Two Copies of:
 - Final Engineering Plans (2-16)
 - Kane County Stormwater Management Permit Application (App 6-5)
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 - Landscape Material Worksheet (1-23)
 - Building and Signage Elevations (2-11)
 - Address

Petition Fee

(Payable to "The City of Aurora")

Total Fee = \$1,740.91 (Planning and Zoning Fee \$890.91 + Engineering Filing Fee \$850.00)

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: Richard Eby Date Sept 9 2015

Print Name and Company: Eby Realty Group 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 4th day of Sept 2015

State of Kansas)
County of Johnson) SS

NOTARY PUBLIC SEAL

Notary Signature Donna R. Moss





City of Aurora

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

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CITY OF AURORA
PLANNING DIVISION

Project Contact Information Sheet

Project Number: 2014.204

Owner

PINNACLE CAPITAL AURORA, LLC

First Name: JAY Initial: Last Name: LEVIN Title: MEMBER
Email Address: jlevin@aportho.com Phone No.: 847-506-1000 Mobile No.:

Additional Contact #1

Relationship to Project: Engineer
Company Name: MANHARD CONSULTING, LTD
First Name: ERIC Initial: S Last Name: MANCKE Title: P.E.
Job Title: SENIOR PROJECT MANAGER
Address: 700 SPRINGER DRIVE
City: LOMBARD State: IL Zip: 60148
Email Address: emancke@manhard.com Phone No.: 630-925-1119 Mobile No.: 630-624-0520

Additional Contact #2

Relationship to Project: Architect
Company Name: KAZMAIER & ASSC, LLC
First Name: JEFF Initial: Last Name: KAZMAIER Title:
Job Title: ARCHITECT
Address: 13795 MURLEN ROAD, SUITE 301
City: OLATHE State: KS Zip: 66062
Email Address: jkazmaier@kaz-assoc.com Phone No.: 913-254-2245 Mobile No.: 913-254-2295

Additional Contact #3

Relationship to Project: Other
Company Name: CARR BAIER CRANDALL, LLC (CBC)
First Name: WILLIAM Initial: F Last Name: CRANDALL Title: MANAGER
Job Title: OWNER'S REPRESENTATIVE
Address: 4706 BROADWAY, SUITE 240
City: KANSAS CITY State: MO Zip: 64112
Email Address: bcrandall@cbcrealestategroup.com Phone No.: 816-285-9557 Mobile No.: 816-210-3728

Additional Contact #4

Relationship to Project: Landscape Architect
Company Name: LORAX DESIGN GROUP
First Name: KYLE Initial: Last Name: KNECHT Title: RLA
Job Title: LANDSCAPE ARCHITECT
Address: 8021 SANTA FE DRIVE
City: OVERLAND PARK State: KS Zip: 66204
Email Address: kknecht@loraxdesigngroup.com Phone No.: 816-217-6890

Additional Contact #5

Relationship to Project: Contract Purchaser
Company Name: NHI-BICKFORD RE, LLC
First Name: RICHARD Initial: Last Name: EBY Title: DIRECTOR
Job Title: PETITIONER
Address: 13795 S. MURLEN ROAD
City: OLATHE State: KS Zip: 66062
Email Address: richard.eby@eby.com Phone No.: 913-782-3200 Mobile No.: 913-707-7039

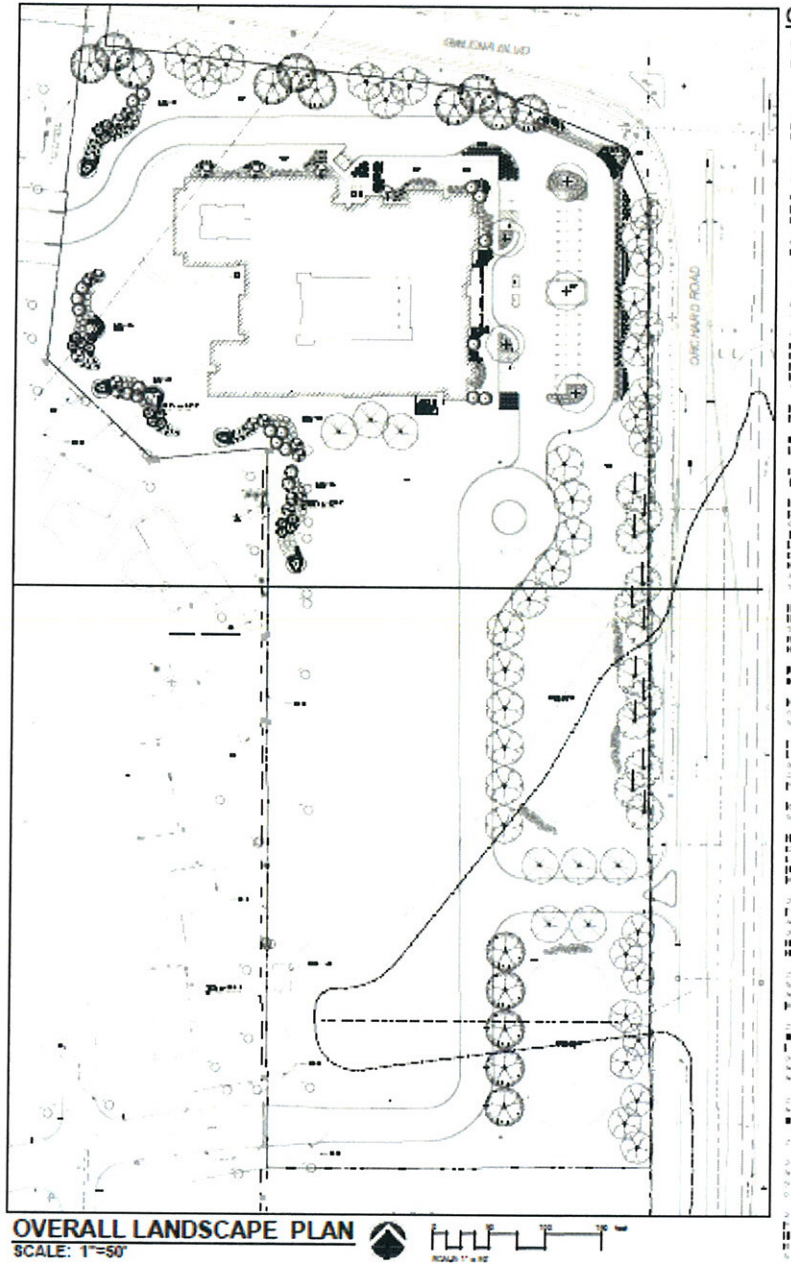
Additional Contact #6

Relationship to Project: Attorney Architect Engineer Landscape Architect Other
Company Name:
First Name: Initial: Last Name: Title:
Job Title:
Address:
City: State: Zip:
Email Address: Phone No.: Mobile No.:

Qualifying Statement

CITY OF AURORA
PLANNING DIVISION

NHI-Bickford RE. LLC ("Bickford") holds a contract on the 9 Acres of land located at the Southwest corner of the intersection of Orchard and Galena in Aurora IL. It is the desire of Bickford to construct a 60 unit private pay assisted living residence for the elderly on the northern most 4 acres of this parcel, with the remaining 4+ acres to be developed as single family residential lots, storm water storage and road access.



Following is a brief discussion of topic addressing the proposed development's influence on the immediate community

1. The public health, safety, morals, comfort and general welfare.

The proposed use for the north ½ of the site is for a 60 unit Assisted Living and Memory Care Facility which will contain 44 units of assisted living and 16 units of memory care to serve the elderly residents within the community. Assisted Living Facilities are licensed by the Illinois Department of Public Health and Human services which conduct periodic inspection for compliance with state standard for care and safety. The median age for an assisted living resident is 84 years old and in need of some personal care therefore these elderly residence will not create a negative impact on public safety. Additionally, a majority of the assisted living staff members are licensed and undergo criminal background checks and random drug screening. The safety of residence and neighborhood is supported by assisted living typically provide three levels of security which include, coded key pad entry is required to enter or exit all exterior doors, a wander guard system to notify staff when a resident is an elopement risk, and the building is locked down between the hours of 9:00 pm and 7:00 am and only a staff member may grant access or departure. Two, landscaped interior courtyards provide patio setting areas, walking trails and activity and garden areas designed for the enjoyment and security of the residence.

The south ½ of the site is to be plated for single family homes or villas in keeping with Aurora's Master Development Plan.

2. Use and enjoyment of other property already established or permitted in the general area.

The Bickford buildings, including extensive landscape berms and plantings will serves as a desirable transition between two high traffic roads, characterized by congestion and road noise, and the existing residential neighborhood. In this particular case, Bickford will provide a visual and sound buffer from both Orchard Road and Galena road and a transition from the heavy retail district to the east and the residential use to the west. The south half of the site is proposed for single family homes which will add new and attractive home to the neighborhood and have a positive influence on existing home values. Downer Place Drive will be extended to the east and intersect with Orchard Road thereby improving the ingress and egress to the Cherry Hills Subdivision neighborhood and reduce traffic on Canterbury Road as well as other neighborhood access roads.

3. Property Values within the neighborhood

The exterior architecture and landscaping of the Assisted Living Facility compliment the architecture and landscaping of the surrounding neighborhoods. The assisted living facility will not adversely impact the neighborhood home values. The building is a one story, wood framed structure with a residential style architecture. Building materials include, brick, stone and Hardi plank siding for a high quality appearance. The roof design includes, architectural style shingles, no exposed flat roofs and no visible roof top mechanical units. Additionally the main roof is broken by varying pitch roofs, varying ride heights and shake shingle dormers. Exterior windows have stone sills and residential

style shutters. Within the open lawn areas separating the neighborhood and the assisted living facility will be numerous elevated landscape berms with attractive landscaping which will provide a visual screen for the neighborhood and creating a park like atmosphere. The landscape designed by a landscape architect contains extensive planting throughout the remainder of the site will compliment and provide a positive image for the neighborhood.

The quality of the residential home development, on the south ½ of the site, will equal or exceed the quality of existing homes within the Cherry Hills neighborhood and thereby improve the image and value of the existing neighborhood properties.

4. The normal and orderly development of surrounding property for used established or permitted within their respective existing zoning districts.

The current 9 Ac +/- tract is zoned R-1 but is undesirable for development as single family residential home, particularly the north half of the site, because of the noise created by the heavy traffic on both Orchard and Galena road. Additionally, the esthetic and safety concerns of having a home, potentially with small children, adjacent to a heavy traffic corridor would present a significant safety issue. However, an Assisted Living Facility at this location and zoned R-4A (S) will preserve the intended residential character and appearance.

The southern portion of the development will remain zoned R-1 with a special use. These proposed single family residential lots will be set back from Orchard Road and within this setback buffer will be located an extension of Downer Place with one or more linear detention basins lying adjacent to Orchard Road. Each detention basin will landscaped including an abundance of trees which will isolate and buffer this single family development from Orchard Road.

5. Utilities, access roads, drainage and other necessary facilities.

All public utilities including, water, sewer, gas and electric services are available at or near the site property boundaries and will not require public extensions.

Vehicle access to the Assisted Living Facility will be made by a private drive which will connect the cul-de-sac West Downer Place cul-de-sac to Cherry Creek Drive. This drive will loop the assisted living building on the east and north side and will screen the neighborhood from sounds generated by resident and staff traffic as well as deliveries. Parking will be located in the northeast corner of the site approx. 400 ft from the nearest home and screened from the neighborhood.

6. Ingress and egress as it relates to traffic congestion in the public streets.

The proposed development includes extending Downer Place (road) to the east and north through the proposed single family development and connects with Orchard Road with a right-in / right-out lane. This extension of Downer Place will provide another path of ingress and egress to the Cherry Hills subdivision and provide traffic relief for Canterbury Road. The Downer Place extension to the north will terminate in a roundabout with a private drive extending north to service the assisted

living facility and tie to the existing Cherry Creek Drive. The City has previously planned and made provisions for extensions of Downer Place, Cherry Creek and a connecting to Orchard Road.

The 9 Ac tract, currently planned as single family, would theoretically support construction of 24 homes with a computed traffic count of 240 Vehicles/ day. However, the proposed development which includes a 60 units assisted living facility and 7 residential lots will generated 230 vehicles/day based on data from the Institute of Transportation Engineers (ITE). A majority of the traffic generated by the new development will enter and exit by way of Orchard Road and not pass through the Cherry Hills neighborhood. Traffic generated by the proposed development on Canterbury Road may be offset by reduced neighborhood traffic resulting from residents electing to use the Downer Place to access Orchard rather than Canterbury Road.

7. The applicable regulations of the zoning district in which the subject property is proposed to be or is located.

An Assisted Living Facility is planned for the northern 4+ Ac of the 9 Acre tract and will obtain residential R-4A zoning with a Special Use which will allow "Housing Services for the Elderly" per Aurora Zoning Use Ordinance –Table one, dated October 25, 2014 . The remaining 4+ acres shall be zoned as R1-S, single family residential as indicated in the Aurora Long Range Master Plan and include public R/W.

Development Data Table: Qualifying Statement

Description	Value	Unit	Description	Value	Unit
DST Project Number	2014.204		m) Total High-water Line for all Stormwater Detention/Retention Facilities	0	Linear Footage of Wet Bottom
Petitioner			n) Number of parking spaces provided (individually accessible)	1580	Linear Footage of Dry Bottom
Subdivision Name	Bickford of Aurora		i. surface parking lot	41	spaces
Subdivision Unit/Phase			perpendicular	41	spaces
Subdivision Lot Number			parallel	39	spaces
a) Tax/Parcel Identification Number(s) (PINS): 14-24-232-011 and 14-24-276-029			angled	0	spaces
b) Proposed land use(s): R1 (S) and R5 (S)			handicapped	2	spaces
			ii. enclosed	0	spaces
c) Total Property Size	9.05	Acres	iii. bike	0	racks
	394282.00	Square Feet	o) Number of buildings	6	
	142.877	Square Feet	i. Number of stories	1	stories
d) Total Lot Coverage (buildings and pavement)	36%	Percent	ii. Building Square Footage (average)	38,000	square feet
e) open space / landscaping	251,405	Square Feet	iii. Gross Floor Area of commercial use	N/A	GFA
	64%	Percent	iv. Building Foundation perimeter (Typical)	#####	Linear Footage
f) Proposed New Right-of-way	1,951	Acres	p) Total Number of Residential Dwelling Units	60	units
	84991	Square Feet	i. Gross Density	6.62	du/acre
	900	Linear Feet of Centerline	ii. Net Density	15.29	Net Density
g) Proposed New Easements	0.673	Acres	q) Land to be dedicated to the School District	N/A	Acres
	29313	Square Feet	r) Land to be dedicated to the Park District	N/A	Acres
h) Total Street Frontage (existing and proposed)	1,424	Linear Footage	s) Construction Value	\$7M-\$8M	Dollars
i) Building Foundation perimeter (Typical)	1,025.00	Linear Footage	t) New Jobs Created	40+/-	FTE
j) Total Perimeter Yard	1,301.00	Linear Footage	u) Site Disturbance	9.02	Acres
k) Buffer Yard	523.00	Linear Footage	v) School District	129	
l) Neighborhood Border	1162	Linear Footage	w) Park District	FVPD	

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CITY OF AURORA
PLANNING DIVISION

Proposed Use Detailed Table: Qualifying Statement					
Description	Value	Unit	Description	Value	Unit
a) Total Number of Residential Dwelling Units			j) Gasoline station, vehicle repair and service structures	N/A	GFA
i. Gross Density	60	units		N/A	No. of Service Bays
ii. Net Density	6.62	du/acre		N/A	No. of Bays
b) Number of Single Family Dwelling Units	15.7	Net Density	k) Car wash facilities	N/A	GFA
i. Gross Density	5	units	l) Personal service establishments	N/A	GFA
ii. Net Density	0.55	du/acre	m) Retail sales and services - Single-tenant Building	N/A	GFA
iii. Unit Square Footage (average)	3.93	Net Density	n) Retail sales and services - Multi-tenant Building	N/A	GFA
iv. Bedroom Mix	2,700	square feet	o) Retail, sale of bulky items	N/A	GFA
		% 1 bdr	p) Retail with outdoor display/sales	N/A	GFA
		% 2 bdr	q) Malls or shopping center	N/A	GFA
		% 3 bdr (20% std)	r) Recreational Facilities	N/A	GFA
		% 4 bdr (80% std)	s) Manufacturing and Industrial	N/A	GFA
c) Number of Single Family Corner Lots	0	units	t) Warehouse, storage or distribution facility	N/A	GFA
i. Gross Density	N/A	units	u) Electronic Data Storage Center	N/A	GFA
ii. Net Density	N/A	du/acre	v) Theater	N/A	Seats
iii. Unit Square Footage (average)	N/A	square feet	w) Sports stadium or arena, auditoriums.	N/A	Fixed Seats
iv. Bedroom Mix	N/A	% 1 bdr	x) Exhibition, convention, or conference center	N/A	GFA
		% 2 bdr (90% std)	y) Religious Institutions	N/A	Seats in Principal Sanctuary
		% 3 bdr (10% std)	z) Amusement park	N/A	GFA
		% 4 bdr	aa) Hospital building	N/A	GFA
d) Number of Multifamily Dwelling Units			ab) Medical clinic building	N/A	GFA
i. Gross Density	N/A	units	ac) Community facility	N/A	GFA
ii. Net Density	N/A	du/acre	ad) Grade school / middle schools	N/A	Classroom
iii. Unit Square Footage (average)	N/A	square feet	ae) High School	N/A	Fixed Seats
iv. Bedroom Mix	N/A	Efficency	af) College or university facility	N/A	Classroom
		% 1 bdr (40% std)	ag) Auditoriums	N/A	Fixed Seats
		% 2 bdr (50% std)	ah) Auditoriums	N/A	Classroom
		% 3 bdr (10% std)	ai) Residential Auditoriums	N/A	GFA
e) Number of Dormitories	N/A	GFA	aj) Residential Auditoriums	N/A	GFA
f) Hotels and motels	N/A	Guestrooms	ak) Business, trade or specialty school facility	N/A	Fixed Seats
		Guestrooms	al) Preschool or daycare	N/A	GFA
		Guestrooms	am) Library building	N/A	GFA
g) Lodging house rooming house or boarding house	N/A	Guestrooms	an) Museum, exhibition, or similar facility	N/A	GFA
h) Housing services for the elderly	60	du	ao) Funeral homes, mortuaries, and cremation facilities	N/A	GFA
i) Business or professional offices, including financial institutions		GFA			
j) Food and beverage establishments	N/A	Seats			

Development Data Table: Final Plan

Description	Value	Unit	Description	Value	Unit
a) Tax/Parcel Identification Number(s) (PINs): 14-24-232-011 and 14-24-276-029			j) Total Number of Residential Dwelling Units	60	units
b) Proposed land use(s): R1 (S) and R5 (S)			i. Gross Density	6.62	du/acre
			ii. Net Density	15.7	Net Density
c) Total Property Size	9.05	Acres	k) Number of Single Family Dwelling Units	5	units
	394,282	Square Feet		i. Gross Density	0.55
d) Total Lot Coverage (buildings and pavement)	142,877	Square Feet	ii. Net Density	3.93	Net Density
	36%	Percent	iii. Unit Square Footage (average)	2,700	square feet
e) Open space / landscaping	251,405	Square Feet	iv. Bedroom Mix	N/A	% 1 bdr
	64%	Percent		N/A	N/A
f) Land to be dedicated to the School District	N/A	Acres		20%	% 3 bdr
g) Land to be dedicated to the Park District	N/A	Acres		80%	% 4 bdr
h) Number of parking spaces provided (individually accessible)			l) Number of Single Family Corner Lots	0	units
				m) Number of Single Family Attached Dwelling Units	N/A
i. surface parking lot	41	spaces	i. Gross Density		N/A
perpendicular	41	spaces	ii. Net Density	N/A	Net Density
parallel	39	spaces	iii. Unit Square Footage (average)	N/A	square feet
angled	0	spaces	iv. Bedroom Mix	N/A	% 1 bdr
handicapped	0	spaces	N/A	N/A	% 2 bdr
ii. enclosed	0	spaces	N/A	N/A	% 3 bdr
iii. bike	0	racks	N/A	N/A	% 4 bdr
i) Number of buildings	6			N/A	units
i. Number of stories	1	stories	i. Gross Density	N/A	du/acre
ii. Building Square Footage (average)	38,000	square feet	ii. Net Density	N/A	Net Density
iii. Gross Floor Area of commercial use	N/A	GFA	iii. Unit Square Footage (average)	N/A	square feet
iv. Building Foundation perimeter (Typical)	1147	Linear Footage	iv. Bedroom Mix	N/A	Efficiency
				N/A	% 1 bdr

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Landscape Data Table: Landscape Plan		
Description	Value	Unit
a) Tax/Parcel Identification Number(s) (PINs): 14-24-232-011 and 14-24-276-029		
b) Total Property Size	9.05	Acres
	394,282	Square Feet
c) Total Lot Coverage (<i>buildings and pavement</i>)	142,877	Square Feet
	36%	Percent
d) open space / landscaping	251,405	Square Feet
	64%	Percent
e) Total Street Frontage (existing and proposed)	1,424	Linear Footage
f) Building Foundation perimeter (Typical)	1,025	Linear Footage
g) Total Perimeter Yard	1,301	Linear Footage
h) Buffer Yard	523	Linear Footage
i) Neighborhood Border	1,162	Linear Footage
j) Total High-water Line for all Stormwater Detention/Retention Facilities	-	Linear Footage of Wet Bottom
k) Number of Surface Parking Lot Spaces	1,580.00	Linear Footage of Dry Bottom
l) Total Number of Residential Dwelling Units	41	spaces
m) Total Number Single Family Corner Lots	60	units
	-	units

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Development Data Table: Final Plat		
<u>Description</u>	<u>Value</u>	<u>Unit</u>
a) Tax/Parcel Identification Number(s) (PINs): 14-24-232-011 and 14-24-276-029		
b) Subject Property Area	9.05	Acres
	394,282	Square Feet
c) Proposed New Right-of-way	1.951	Acres
	84,991	Square Feet
	900	Linear Feet of Centerline
D) Proposed New Easements	0.673	Acres
	29,313	Square Feet

PINNACLE CAPITAL AURORA, LLC
555 Corporate Woods Parkway
Vernon Hills, IL 60061

May 13, 2015

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CITY OF AURORA
PLANNING DIVISION

From: Jay Levin
PINNACLE CAPITAL AURORA, LLC
555 Corporate Woods Parkway
Vernon Hills, IL 60061
Phone: (847) 506-1000
Fax: (847) 634-2900
Email: jlevin@aportho.com

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: 9+/- Acres located at the SW corner of Galina and Orchard
with current P.I.N. 14-24-276-029 & 14-24-232-011

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 Eby Realty Group LLC or NHI-Bickford RE. LLC, and its representatives, to act as the owner's agent through the Rezoning, Special Use and Land Use Petition process with the City of Aurora for said property.

Signature: *Jay M. Santucci, Member* Date 05.21.15

Subscribed And Sworn To Before Me This 21 Day Of May, 2015

u *LSA*



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CITY OF AURORA
PLANNING DIVISION

LEGAL DESCRIPTION

BICKFORD OF AURORA

COA PROJECT NUMBER 2014.350/2015.204

THAT PART OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

LYING WEST OF THE WEST LINE OF ORCHARD ROAD, AS ESTABLISHED PER DOCUMENT 1287198, LYING EAST OF UNIT 1 CHERRY HILL ESTATES; LYING SOUTH OF THE CENTERLINE OF GALENA BOULEVARD AND LYING NORTH OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE NORTHEAST CORNER OF LOT 1 IN UNIT 3 CHERRY HILL ESTATES; THENCE EASTERLY PERPENDICULAR TO THE WEST LINE OF ORCHARD ROAD A DISTANCE OF 343.42 FEET TO SAID WEST LINE OF ORCHARD ROAD A DISTANCE OF 1254.71 FEET NORTHERLY OF THE NORTH LINE OF UNIT 7 SANS SOUCI AS MEASURED ALONG SAID WEST LINE OF ORCHARD ROAD, ALL IN KANE COUNTY, ILLINOIS;

EXCEPT THAT PART TAKEN BY KANE COUNTY DEPARTMENT OF TRANSPORTATION PER RIGHT OF WAY PLAT PREPARED BY CRAWFORD, MURPHY AND TILLY, INC. DATED JULY 14, 2003 AND AS DEPICTED IN SAID PLAT, A COPY OF WHICH WAS RECORDED FEBRUARY 6, 2014 AS DOCUMENT NO. 2014K006231, IN KANE COUNTY, ILLINOIS.

