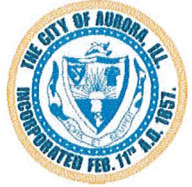


# City of Aurora

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: 400 Mercy Lane

Parcel Number(s): '15-09-400-026', '15-09-400-013', '15-09-400-015', '15-09-400-049', '15-09-400-051', '15-09-400-052', '15-09-400-063'

### Petition Request

Requesting Approval of a Final Plat for INC Subdivision, Located North of West Indian Trail and East of Mercy Lane

### Attachments Required

(a digital file of all documents is also required)

#### Digital Copy of:

Development Tables Excel Worksheet - digital only

(Document 1-0)

Word Document of: Legal Description (Format Guidelines 2-1)

#### Two Paper and PDF Copies of:

Final Plat (Format Guidelines 2-5)

Plat Exhibit

#### One Paper and PDF Copies of:

Qualifying Statement (Format Guidelines 2-1)

Plat of Survey (Format Guidelines 2-1)

Legal Description (Format Guidelines 2-1)

Letter of Authorization (Format Guidelines 2-2)

**Petition Fee: \$512.48**

**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: *Dalila Alegria*

Date 10.06.2021

Print Name and Company: Dalila Alegria, INC Board, NFP.

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.

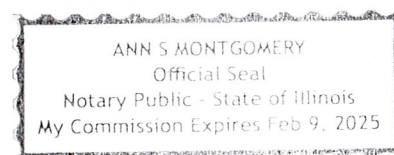
Given under my hand and notary seal this 6th day of October, 2021.

State of Illinois

County of Kane

Notary Signature *Ann S. Montgomery*

NOTARY PUBLIC SEAL



## Filing Fee Worksheet

**Project Number:** 2021.203

**Petitioner:** INC Board., NFP

**Number of Acres:** 12.86

**Number of Street Frontages:** 0.00

**Non-Profit** Yes

**Linear Feet of New Roadway:** 0

**New Acres Subdivided (if applicable):** 12.86

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

### Filing Fees Due at Land Use Petition:

Request(s):	Final Plat Revision	\$	512.48
		\$	-

**Total:** **\$512.48**

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

Verified By:

Date:

RECEIVED  
OCT 15 2021  
CITY OF AURORA  
PLANNING & ZONING DIVISION





Planning and Zoning Division, 44 E Downer PL, Aurora, IL 60505  
phone (630) 256-3080 fax (630) 256-3081 email COAPlanning@aurora-il.org



## Project Contact Information Sheet

**Project Number:** 2021.203

**Petitioner Company (or Full Name of Petitioner):** INC Board., NFP

### Owner

First Name: INC Board, NFP Initial: \_\_\_\_\_ Last Name: \_\_\_\_\_ Title: 0  
Company Name: INC Board, NFP  
Job Title: Executive Director  
Address: 400 Mercy Lane  
City: Aurora State: IL Zip: 60506  
Email Address: dalila@incboard.org Phone No.: 630-892-5456 Mobile No.: \_\_\_\_\_

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

Relationship to Project: Attorney  
Company Name: Mickey, Wilson, Weiler, Renzi, Lenert & Julien, P.C.  
First Name: Peter Initial: K. Last Name: Wilson Title: Mr.  
Job Title: Attorney  
Address: 140 S Municipal Dr., STE A  
City: Sugar Grove State: IL Zip: 60554  
Email Address: PKW@mickeywilson.com Phone No.: 630-801-9699 ex 104 Mobile No.: \_\_\_\_\_

### Additional Contact #1

Relationship to Project: Attorney  
Company Name: Mickey, Wilson, Weiler, Renzi, Lenert & Julien, P.C.  
First Name: Brandon Initial: \_\_\_\_\_ Last Name: Riissman Title: \_\_\_\_\_  
Job Title: Attorney  
Address: 140 S Municipal Dr., STE A  
City: Sugar Grove State: IL Zip: 60554  
Email Address: bmr@mickeywilson.com Phone No.: 630-801-9699 ex 124 Mobile No.: \_\_\_\_\_

### Additional Contact #2

Relationship to Project: Engineer  
Company Name: Engineering Enterprises, Inc.  
First Name: Mark Initial: \_\_\_\_\_ Last Name: Scheller Title: \_\_\_\_\_  
Job Title: \_\_\_\_\_  
Address: 52 Wheeler Rd.  
City: Sugar Grove State: IL Zip: 60554  
Email Address: mscheller@eeiweb.com Phone No.: 630-466-6700 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.: \_\_\_\_\_



## **Qualifying Statement**

### **Brief Narrative**

The Petitioner, INC. Board, NFP, is proposing a subdivision that would result in seven (7) separate parcels being reconfigured and divided into three (3) separate lots or parcels. The Petitioner desires to subdivide the parcels to ameliorate concerns surrounding current lot configuration and to reconfigure the parcels so that current buildings are each located on its own separate lot. No new development is contemplated with the subdivision.

### **Effect of Subdivision on Current Standards**

The proposed subdivision will not have an immediate impact on the public health, safety, morals, comfort or general welfare as no new development is contemplated with the subdivision. Currently, two of the three proposed parcels are improved with existing structures, the use of which will not change. The third, vacant parcel may be transferred in the future and developed at that time.

The proposed subdivision will have a beneficial impact on the use and enjoyment of other properties in the general area as it will result in more defined lot lines, which are commensurate with existing structures and current uses of the redefined, subdivided parcels.

The proposed subdivision will not impact property values within the neighborhood as no change to the current use of the parcels is contemplated at this time.

The proposed subdivision will facilitate the orderly development and improvement of the surrounding property as the subdivision will result in new lot lines that are placed in line with current existing structure.

The proposed subdivision will not have an impact on current utilities, access roads, drainage and/or other necessary facilities.

The proposed subdivision will not have an impact on ingress and egress as it relates to traffic congestion in the public streets as the lots are only currently accessible through a private drive and no new uses will occur. Moreover, the proposed subdivision contemplates the addition of additional access to the third, vacant parcel.

The proposed subdivision will not be impacted by the applicable regulations of the zoning district in which the subject property is located.

No variances, modifications or exceptions from the City's Codes and Ordinances are requested with Petitioner's petition.





*"A Community Mental Health Funding Alliance"*

*Townships of: Aurora - Batavia - Big Rock - Blackberry - Kaneville - Sugar Grove - Virgil*

September 20, 2021

From: Dalila Alegria, Executive Director  
INC Board, NFP  
400 Mercy Lane, PO Box 935  
Aurora, IL 60507  
Phone: 630-829-5456  
Email: [dalila@incboard.org](mailto:dalila@incboard.org)



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

Re: Authorization Letter for Mercy Lane Subdivision

To whom it may concern:

As the Executive Director of the record owner of the above stated property, I hereby affirm that I have full legal capacity to authorize Mickey, Wilson, Weiler, Renzi, Lenert & Julien, P.C., and its representatives, to act as the owner's agent through the INC Board, NFP Subdivision Land Use Petition process with the City of Aurora for said property.

Signature: *Dalila Alegria*  
Dalila Alegria, Executive Director

Date 09.20.2021

Subscribed And Sworn to Before Me This \_\_\_\_\_ Day of September, 2021

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

PO Box 935, 400 Mercy Lane, Aurora IL 60507-0935 • 630-892-5456 • [www.incboard.org](http://www.incboard.org)

Staff: Dalila Alegria, Executive Director  
email: [dalila@incboard.org](mailto:dalila@incboard.org)

Colleen Balija, Operations Manager  
email: [colleen@incboard.org](mailto:colleen@incboard.org)

Ann Montgomery, Administrative Assistant  
email: [ann@incboard.org](mailto:ann@incboard.org)



**Legal Description of Existing Parcels**



**PARCEL 1:**

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF SULLIVAN ROAD WITH THE EAST LINE OF HIGHLAND AVENUE; THENCE SOUTH 01 DEGREES 03 MINUTES WEST ALONG THE EAST LINE OF HIGHLAND AVENUE, 1480.0 FEET; THENCE SOUTH 89 DEGREES 28 MINUTES EAST PARALLEL WITH THE SOUTH LINE OF SULLIVAN ROAD, 1233.73 FEET FOR THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 28 MINUTES EAST 311.14 FEET; THENCE SOUTH 01 DEGREES 03 MINUTES WEST 700 FEET; THENCE NORTH 89 DEGREES 28 MINUTES WEST 58.86 FEET; THENCE NORTH 01 DEGREES 03 MINUTES EAST, 518 FEET; THENCE NORTH 89 DEGREES 28 MINUTES WEST 252.28 FEET; THENCE NORTH 01 DEGREES 03 MINUTES EAST 182.0 FEET TO THE POINT OF BEGINNING, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

**PARCEL 2:**

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF SULLIVAN ROAD WITH THE EAST LINE OF HIGHLAND AVENUE; THENCE SOUTH 01 DEGREES 03 MINUTES WEST ALONG SAID EAST LINE OF HIGHLAND AVENUE, FOR 1480.0 FEET; THENCE SOUTH 89 DEGREES 28 MINUTES EAST ALONG A LINE PARALLEL TO SAID SOUTH LINE OF SULLIVAN ROAD FOR 1544.87 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES 28 MINUTES EAST ALONG THE LAST DESCRIBED LINE FOR 206.00 FEET; THENCE SOUTH 01 DEGREES 03 MINUTES WEST ALONG A LINE PARALLEL TO SAID EAST LINE OF HIGHLAND AVENUE FOR 340.00 FEET; THENCE NORTH 89 DEGREES 28 MINUTES WEST ALONG A LINE PARALLEL TO SAID SOUTH LINE OF SULLIVAN ROAD FOR 206.00 FEET; THENCE NORTH 01 DEGREES 03 MINUTES EAST ALONG A LINE PARALLEL TO SAID EAST LINE OF HIGHLAND AVENUE FOR 340.00 FEET TO THE POINT OF BEGINNING, IN THE CITY OF AURORA, KANE COUNTY ILLINOIS.

**PARCEL 3:**

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE NORTHERLY EXTENSION OF THE EAST LINE OF HIGHLAND AVENUE, AS DEDICATED BY DOCUMENT 1120230, WITH THE CENTER LINE OF SULLIVAN ROAD; THENCE SOUTH 01 DEGREES 03 MINUTES 00 SECONDS WEST ALONG SAID NORTHERLY EXTENSION, 33.00 FEET TO THE SOUTH LINE OF SAID SULLIVAN ROAD, SAID POINT BEING ALSO THE NORTHEAST CORNER OF SAID HIGHLAND AVENUE; THENCE CONTINUING SOUTH 01 DEGREES 03 MINUTES 00 SECONDS WEST ALONG SAID EAST LINE OF HIGHLAND

AVENUE, 1480.00 FEET; THENCE SOUTH 89 DEGREES 26 MINUTES 14 SECONDS EAST, PARALLEL WITH SAID CENTER LINE OF SULLIVAN ROAD, 1750.87 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01 DEGREES 03 MINUTES 00 SECONDS WEST, PARALLEL WITH AFORESAID EAST LINE OF HIGHLAND AVENUE FOR 131.06 FEET; THENCE SOUTH 89 DEGREES 26 MINUTES 14 SECONDS EAST, PARALLEL WITH SAID CENTER LINE OF SULLIVAN ROAD, 283.58 FEET TO THE POINT OF INTERSECTION WITH A LINE CONSTRUCTED 210.00 FEET WESTERLY OF, AND PARALLEL WITH THE WEST LINE, AS MONUMENTED AND OCCUPIED, OF THE GEORGE ACRES, BEING A SUBDIVISION OF PART OF SECTION 10, SAID TOWNSHIP AND RANGE; THENCE NORTH 01 DEGREES 12 MINUTES 36 SECONDS EAST ALONG SAID PARALLEL LINE, 131.06 FEET; THENCE NORTH 89 DEGREES 26 MINUTES 14 SECONDS WEST, PARALLEL WITH SAID CENTER LINE OF SULLIVAN ROAD, 283.95 FEET TO THE POINT OF BEGINNING, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

PARCEL 4:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF SULLIVAN ROAD WITH THE EAST LINE OF HIGHLAND AVENUE; THENCE SOUTH 01 DEGREES 03 MINUTES WEST ALONG THE EAST LINE OF HIGHLAND AVENUE, 1480.0 FEET; THENCE SOUTH 89 DEGREES 26 MINUTES 14 SECONDS EAST PARALLEL WITH SAID SOUTH LINE OF SULLIVAN ROAD, 1544.87 FEET; THENCE SOUTH 01 DEGREES 03' WEST PARALLEL WITH SAID EAST LINE OF HIGHLAND AVENUE, 340.00 FEET; THENCE SOUTH 89 DEGREES 26 MINUTES 14 SECONDS EAST PARALLEL WITH SAID SOUTH LINE OF SULLIVAN ROAD, 489.00 FEET; TO THE POINT OF BEGINNING AT THE POINT OF INTERSECTION WITH A LINE CONSTRUCTED 210.00 FEET WESTERLY OF, AND PARALLEL WITH, THE WEST LINE, AS MONUMENTED AND OCCUPIED, OF THE GEORGE ACRES, BEING A SUBDIVISION OF PART OF SECTION 10. SAID TOWNSHIP AND RANGE; THENCE NORTH 89 DEGREES 26 MINUTES 14 SECONDS WEST, PARALLEL WITH SAID SOUTH LINE OF SULLIVAN ROAD, 283.00 WEST, PARALLEL WITH SAID SOUTH LINE OF SULLIVAN ROAD, 283.00 FEET; THENCE NORTH 01 DEGREES 03 MINUTES EAST, PARALLEL WITH SAID EAST LINE OF HIGHLAND AVENUE, 208.94 FEET; THENCE SOUTH 89 DEGREES 26 MINUTES 14 SECONDS EAST, PARALLEL WITH SAID SOUTH LINE OF SULLIVAN ROAD, 283.58 FEET TO SAID PARALLEL LINE CONSTRUCTED 210.00 FEET WESTERLY OF THE GEORGE ACRES; THENCE SOUTH 01 DEGREES 12 MINUTES 36 SECONDS WEST, ALONG SAID PARALLEL LINE, 208.95 FEET TO THE POINT OF WEST, ALONG SAID PARALLEL LINE, 208.95 FEET TO THE POINT OF BEGINNING, CONTAINING 1.359 ACRES, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

PARCEL 5:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF SULLIVAN ROAD WITH THE EAST LINE OF HIGHLAND AVENUE; THENCE SOUTH 01 DEGREES 03' WEST ALONG THE EAST LINE OF HIGHLAND AVENUE, 1480.0 FEET; THENCE SOUTH 89 DEGREES 28' EAST PARALLEL WITH THE SOUTH LINE OF SULLIVAN ROAD, 1544.87 FEET; THENCE SOUTH 01 DEGREES 03 MINUTES WEST PARALLEL WITH THE EAST LINE OF HIGHLAND AVENUE, 340.0 FEET FOR THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 28 MINUTES EAST, 484.0 FEET; THENCE SOUTH 01 DEGREES 03 MINUTES WEST, 360.0 FEET; THENCE NORTH 89 DEGREES 28 MINUTES WEST, 484.0 FEET; THENCE NORTH 01 DEGREES 03 MINUTES EAST, 360.0 FEET TO THE POINT OF BEGINNING, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS. ALSO THAT PART OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF SULLIVAN ROAD WITH THE EAST LINE OF HIGHLAND AVENUE; THENCE SOUTH 01 DEGREES 03 MINUTES WEST ALONG THE EAST LINE OF HIGHLAND AVENUE, FOR 1480.0 FEET; THENCE SOUTH 89 DEGREES 28 MINUTES EAST ALONG A LINE PARALLEL TO SAID SOUTH LINE OF SULLIVAN ROAD FOR 1544.87 FEET; THENCE SOUTH 01 DEGREES 03 MINUTES WEST ALONG A LINE PARALLEL TO SAID EAST LINE OF HIGHLAND AVENUE FOR 340.00 FEET; THENCE SOUTH 89 DEGREES 28 MINUTES EAST ALONG A LINE PARALLEL TO SAID SOUTH LINE OF SULLIVAN ROAD FOR 484.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES 28 MINUTES EAST ALONG THE LAST DESCRIBED LINE FOR 168.92 FEET; THENCE SOUTH 01 DEGREES 13 MINUTES 37 SECONDS WEST 360.00 FEET; THENCE NORTH 89 DEGREES 28 MINUTES WEST ALONG A LINE PARALLEL TO SAID SOUTH LINE OF SULLIVAN ROAD FOR 168.92 FEET; THENCE NORTH 01 DEGREES 03 MINUTES EAST ALONG A LINE PARALLEL TO SAID EAST LINE OF HIGHLAND AVENUE FOR 360.00 FEET TO THE POINT OF BEGINNING, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS. EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL: THAT PART OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF SULLIVAN ROAD WITH THE EAST LINE OF HIGHLAND AVENUE; THENCE SOUTH 01 DEGREES 03 MINUTES 00 SECONDS WEST ALONG THE EAST LINE OF HIGHLAND AVENUE, 1480.0 FEET; THENCE SOUTH 89 DEGREES 26 MINUTES 14 SECONDS EAST PARALLEL WITH THE SOUTH LINE OF SULLIVAN ROAD, 1544.87 FEET EAST ALONG A LINE PARALLEL TO SAID SOUTH LINE OF SULLIVAN ROAD FOR 1544.87 FEET; THENCE SOUTH 01 DEGREES 03' WEST ALONG A LINE PARALLEL TO SAID EAST LINE OF HIGHLAND AVENUE FOR 340.00 FEET; THENCE SOUTH 89 DEGREES 26 MINUTES 14 SECONDS EAST PARALLEL WITH THE SOUTH LINE OF SULLIVAN ROAD, 484.00 FEET; THENCE CONTINUING SOUTH 89 DEGREES 26 MINUTES 14 SECONDS EAST PARALLEL WITH SAID SOUTH LINE OF SULLIVAN ROAD, 5.00 FEET TO THE POINT OF BEGINNING AT THE POINT OF INTERSECTION WITH A LINE CONSTRUCTED 210.00 FEET WESTERLY OF, AND PARALLEL WITH, THE WEST LINE, AS MONUMENTED AND OCCUPIED, OF THE



GEORGE ACRES, BEING A SUBDIVISION OF PART OF SECTION 10, SAID TOWNSHIP AND RANGE; THENCE SOUTH 89 DEGREES 26 MINUTES 14 SECONDS EAST PARALLEL WITH SAID SOUTH LINE OF SULLIVAN ROAD, 163.9 FEET; THENCE SOUTH 1 DEGREES 03 MINUTES 00 SECONDS WEST PARALLEL WITH SAID EAST LINE OF HIGHLAND AVENUE, 360.00 FEET; THENCE NORTH 89 DEGREES 26 MINUTES 14 SECONDS WEST PARALLEL WITH SAID SOUTH LINE OF SULLIVAN ROAD, 164.92 FEET TO THE POINT OF INTERSECTION WITH SAID PARALLEL LINE CONSTRUCTED 210.00 FEET WESTERLY OF THE WEST LINE OF SAID SUBDIVISION; THENCE NORTH 01 DEGREES 12 MINUTES 36 SECONDS EAST ALONG SAID PARALLEL LINE 360.00 FEET TO THE POINT OF BEGINNING, IN THE CITY OF AURORA , KANE COUNTY, ILLINOIS.

PARCEL 6:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF SULLIVAN ROAD WITH THE EAST LINE OF HIGHLAND AVENUE; THENCE SOUTH 01 DEGREES 03 MINUTES WEST ALONG THE EAST LINE OF HIGHLAND AVENUE, 1480.0 FEET; THENCE SOUTH 89 DEGREES 28 MINUTES EAST PARALLEL WITH THE SOUTH LINE OF SULLIVAN ROAD, 1233.73 FEET; THENCE SOUTH 01 DEGREES 03 MINUTES WEST PARALLEL WITH THE EAST LINE OF HIGHLAND AVENUE, 182 FEET FOR THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 28 MINUTES EAST 252.28 FEET; THENCE SOUTH 01 DEGREES 03 MINUTES WEST 518 FEET; THENCE NORTH 89 DEGREES 28 MINUTES WEST 252.28 FEET; THENCE NORTH 01 DEGREES 03 MINUTES EAST 518 FEET TO THE POINT OF BEGINNING, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.