

March 23, 2010
ORDINANCE NO. 010-09

**AN ORDINANCE AMENDING CHAPTER 48 OF THE
AURORA CITY CODE IN REGARD TO A SPECIAL SANITARY SEWER
POPULATION EQUIVALENT (P.E.) USE FEE APPLICABLE TO THE FOX RIVER
CORRIDOR AREA OF THE CITY**

BE IT ORDAINED, by City Council of the City of Aurora, DuPage, Kane, Kendall and Will Counties, Illinois, as follows:

SECTION 1: That Chapter 48, Article III, Division I of the Aurora City Code is amended by adding a new Section 48-104 thereto, which shall read in its entirety as follows:

"Section 48-104. Special Sewer P.E. Use Fee in the City's Fox River Corridor Area

a) The City Council hereby finds as follows:

- 1) The City of Aurora has a population of more than 25,000 persons and is, therefore, a home rule unit under Section 6(a) of Article VII of the Illinois Constitution of 1970.
- 2) Subject to the limitations set forth in Section 6 of Article VII of the Illinois Constitution of 1970, a home rule unit may exercise any power and perform any function pertaining to its government and affairs for the protection of the public health, safety, morals and welfare.
- 3) Pursuant to Resolution No. R06-133, approved on March 28, 2006, the City entered into an Intergovernmental Agreement ("Agreement") with the Fox Metro Water Reclamation District for the construction of improvements to the combined storm and sanitary sewer system ("Improved System") serving the Fox River corridor area ("Corridor Area") of the City which area had been served by the said combined storm and sanitary sewer system ("Combined System").
- 4) Said Combined System was at capacity, and overflows would occur during periods of heavy rain.
- 5) As a result of the overflows of the Combined System, new construction and redevelopment, which increase the flows into said Combined System beyond the flows occurring prior to said new construction and redevelopment, could not take place without negatively impacting the environment and the health, safety and welfare of the residents of the City, and further overburdening said Combined System.
- 6) Said Improved System contemplated by the Agreement has been completed and has allowed and will continue to allow new construction and redevelopment to occur in the Corridor Area of the City in an environmentally safe manner.

- 7) That re-developments of existing buildings and the construction of new buildings within the Corridor Area of the City, which is graphically depicted in Exhibit A-1 attached to Ordinance No. 010-09 and made part hereof (the "Ordinance") and legally described in Exhibit A-2 attached to the Ordinance and made part hereto, including properties adjoining or contiguous to said area which are or will be connected to the Improved System, which take place after the completion of the Improved System and the enactment of the Ordinance, will have a benefit from the Improved System, and should, as part of the sewer connection/building permit process, pay their proportionate share of the costs of said Improved System.
 - 8) Pursuant to the Agreement, an additional twenty-two thousand five hundred (22,500) population equivalents (P.E.) were created within the Improved System for the benefit of the Corridor Area.
 - 9) That based on the cost for the Improved System, (inclusive of debt service costs in relation thereto), the cost per newly created P.E. within the Improved System for the benefit of the Corridor Area is hereby established as Eight Hundred and Forty and no/100 Dollars (\$840.00), unless otherwise provided for in any redevelopment agreement entered into by the City prior to the effective date of the Ordinance, in which case the cost per newly created P.E. for the property covered by any such redevelopment agreement shall be as set forth in said redevelopment agreement, with Five Hundred Seventy-One and 12/100 Dollars (\$571.12) of said per P.E. amount to be reimbursed to Fox Metro Water Reclamation District to cover half of the total Improved System project cost including debt service.
- b) For any redevelopment of an existing building or the construction of a new building within the Corridor Area, including properties adjoining or contiguous to said Corridor Area, or which are adjacent to a right of way that is part of the perimeter of the Corridor Area, and which are or will be connected to the Improved System, which occurs after _____, 2010, and requires a building permit (the "Post-System Improvement Development"), an additional fee of Eight Hundred Forty and no/100 Dollars (\$840.00) per P.E. is required (the "Fox River Corridor Area P.E. Use Fee"). The determination of the amount of said fee due and payable at the time of obtaining building permit shall be made by City staff using the pre-redevelopment/construction P.E. for the property in question and the post-redevelopment/construction P.E. for the property in question. In this regard, where a building existed on the property on March 28, 2006, but has since been demolished, the P.E. of said building, as opposed to the vacant land P.E., shall be used as the pre-redevelopment/construction P.E. for the property in question. The determination as required by this subsection shall be made in accordance with the following criteria:
- 1) The pre-redevelopment/construction P.E. and post development/construction P.E. shall be determined by the P.E. properly documented and on file with the City from previous permit applications or by plans of the existing and proposed building(s), submitted to the City by the developer, that identify the total P.E. for the property in question pursuant to a plumbing plan of the existing and proposed plumbing fixtures and outlets and/or residential use or any combination thereof.

Any such plans or documentation shall be prepared and signed/sealed by an Illinois licensed professional engineer or architect.

- 2) For Residential Occupancy Uses, the pre-redevelopment/construction P.E. and the post-redevelopment/construction P.E. shall be determined using the following P.E. amounts:

| <u>Type</u> | <u>P.E. per Unit</u> |
|---------------------------------|----------------------|
| Efficiency or Studio Unit | 1 |
| 1 Bedroom Unit | 1.5 |
| 2 Bedroom Unit | 3 |
| 3 Bedroom Unit | 3 |
| Single Family Detached Dwelling | 3.5 |
| Mobile Home | 2.25 |

- 3) For Non-Residential Occupancy Uses, the pre-redevelopment/construction P.E. and post-redevelopment/construction P.E. shall be determined by using the chart set forth in subsection (iii) below, based on the total number of Plumbing Outlet Units (hereinafter "POUs"). POUs for non-specific uses shall be determined based on the type and total number of plumbing fixtures as set forth in subsection (i) below. POUs for specific uses shall be based on the specific use as set forth in subsection (ii) below. The total POUs shall be the sum of the non-specific use POUs and the specific use POUs applicable to the non-residential occupancy use, rounded to the nearest whole number, with partial POUs of five-tenths (0.5) or greater being rounded up to the next highest whole number. For buildings that are divided into individual non-residential units, the total POUs shall be determined for each non-residential unit address individually and not for the building as an aggregate of the individual units.

(i) Non-Specific Uses

| <u>Plumbing Fixture Type</u> | <u>POUs</u> |
|--|-------------|
| Each outlet not specifically detailed herein (e.g. – lavatory, water closet, urinals, kitchen sink, drinking fountain) | 0.5 |
| Each public shower (each shower head) | 1.0 |
| Each automatic washing machine: 0-15 pounds capacity | 0.50 |
| more than 15 pounds but less than 26 pounds capacity | 0.75 |
| 26 pounds or more capacity | 1.00 |
| Each floor drain, open site drain, hub drain and trench drain (per trench drain outlet) | 0.2 |
| Each Motel/Hotel room bathroom group (one each - bathtub or shower, water closet and lavatory) | 0.5 |

(ii) Specific Uses

| <u>Use</u> | <u>POUs</u> |
|--|-------------|
| Restaurants and Theaters | |
| 0 – 50 seats | 0.5 |
| 51 – 100 seats | 1.0 |
| 101 – 200 seats | 2.0 |
| Each additional 50 seats or portion thereof | 0.5 |
| Car Wash Facilities | |
| Manual Car Wash (with re-circulation) | |
| Each enclosed bay (covered by a roof, with one or two bay doors) | 3.0 |
| Automatic Car Wash (with re-circulation) | |
| Each production line | 5.0 |
| Each Motel/Hotel room per room | 0.25 |

(iii)

| Total POU | PE | Total POU | PE |
|-----------|------|-----------|------|
| 0 | 0.0 | 46 | 42.3 |
| 1 | 0.2 | 47 | 43.2 |
| 2 | 0.5 | 48 | 44.2 |
| 3 | 0.9 | 49 | 45.1 |
| 4 | 1.4 | 50 | 46.0 |
| 5 | 1.9 | 51 | 46.9 |
| 6 | 2.4 | 52 | 47.8 |
| 7 | 3.0 | 53 | 48.8 |
| 8 | 3.6 | 54 | 49.7 |
| 9 | 4.3 | 55 | 50.6 |
| 10 | 5.0 | 56 | 51.5 |
| 11 | 5.7 | 57 | 52.4 |
| 12 | 6.5 | 58 | 53.4 |
| 13 | 7.3 | 59 | 54.3 |
| 14 | 8.1 | 60 | 55.2 |
| 15 | 8.9 | 61 | 56.1 |
| 16 | 9.7 | 62 | 57.0 |
| 17 | 10.6 | 63 | 58.0 |
| 18 | 11.5 | 64 | 58.9 |
| 19 | 12.4 | 65 | 59.8 |
| 20 | 13.4 | 66 | 60.7 |
| 21 | 14.3 | 67 | 61.6 |
| 22 | 15.3 | 68 | 62.6 |
| 23 | 16.3 | 69 | 63.5 |
| 24 | 17.3 | 70 | 64.4 |
| 25 | 18.4 | 71 | 65.3 |
| 26 | 19.4 | 72 | 66.2 |
| 27 | 20.5 | 73 | 67.2 |
| 28 | 21.6 | 74 | 68.1 |
| 29 | 22.7 | 75 | 69.0 |
| 30 | 23.8 | 76 | 69.9 |
| 31 | 24.9 | 77 | 70.8 |
| 32 | 26.1 | 78 | 71.8 |
| 33 | 27.2 | 79 | 72.7 |
| 34 | 28.4 | 80 | 73.6 |
| 35 | 29.6 | 81 | 74.5 |
| 36 | 30.8 | 82 | 75.4 |
| 37 | 32.0 | 83 | 76.4 |
| 38 | 33.3 | 84 | 77.3 |
| 39 | 34.5 | 85 | 78.2 |
| 40 | 35.8 | 86 | 79.1 |
| 41 | 37.1 | 87 | 80.0 |
| 42 | 38.4 | 88 | 81.0 |
| 43 | 39.6 | 89 | 81.9 |
| 44 | 40.5 | 90 | 82.8 |
| 45 | 41.4 | 91 | 83.7 |

- c) After the determination as required in subsection (b) has been made by City staff, and as part of the building permit issuance process, the Fox River Corridor Area P.E. Use Fee shall be charged as part of the building permit for any Post-System Improvement Development. For buildings or portions of buildings that are divided into individual non-residential units, the Fox River Corridor Area P.E. Use Fee shall be determined for the submitted permits/plumbing plans for the building and then each non-residential build-out will be subject to the Fox River Corridor Area P.E. Use Fee associated with the proposed increase, based on the POU's proposed with the final building permit. The Fox River Corridor Area P.E. Use Fee shall be based on the following formula:

$$\left\{ \left(\begin{array}{c} \text{Post Development or} \\ \text{Post Construction PE} \end{array} \right) - \left(\begin{array}{c} \text{Pre Development or} \\ \text{Pre Construction PE} \end{array} \right) \right\} \times \left(\begin{array}{c} \text{Dollar Amount As} \\ \text{Provided in Subsection} \\ \text{(b)Above} \end{array} \right) = \begin{array}{c} \text{Fox River Corridor} \\ \text{PE Use Fee} \end{array}$$

- d) The Fox River Corridor Area P.E. Use Fee shall be in addition to all other permit fees and/or connection charges for any Post-System Improvement Development. The maximum total P.E. associated with the building/property will perpetually be the sanitary load capacity associated with the site and no refund will be provided to the property owner by reduction of the P.E. thereafter.
- e) Where a redevelopment agreement entered into by the City, prior to the effective date of the Ordinance and this Section, provided for and contemplated the payment of the Fox River Corridor Area P.E. Use Fee, by the developer, at a future date, in regard to the redevelopment of existing buildings or the construction of new buildings that was to take place prior to the enactment of the Ordinance and this Section, (the "Pre-Fee Construction"), the Fox River Corridor Area P.E. Use Fee, as provided for by this Section, shall be applicable to said Pre-Fee Construction. In this regard, City staff shall calculate the applicable Fox River Corridor Area P.E. Use Fee for any such Pre-Fee Construction, and shall bill the appropriate party(ies) therefor.

SECTION 2: Exhibit A-1 and Exhibit A-2 attached hereto and made part hereof are the depiction of and legal description for, respectively, the Corridor Area as referenced in Section 1 of this Ordinance.

SECTION 3: That this Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as required by law.

PASSED by the City Council on the 23rd day of March, 2010, pursuant to a roll call vote as follows:

AYES: Aldermen Schuler, Garza, Kifowit, Lawrence,
Peters, Saville, Hart-Burns, Mervine, Keith,
Elmore, Irvin, O'Connor (12)

NAYS: (0)

ABSENT: (0)

APPROVED by the Mayor this 23rd day of March, 2010.

Thomas Schweser

Mayor

ATTEST:

Cheryl M. Donhoff
City Clerk

Published by me in pamphlet form this 23rd day of March, 2010.

Cheryl M. Donhoff
City Clerk

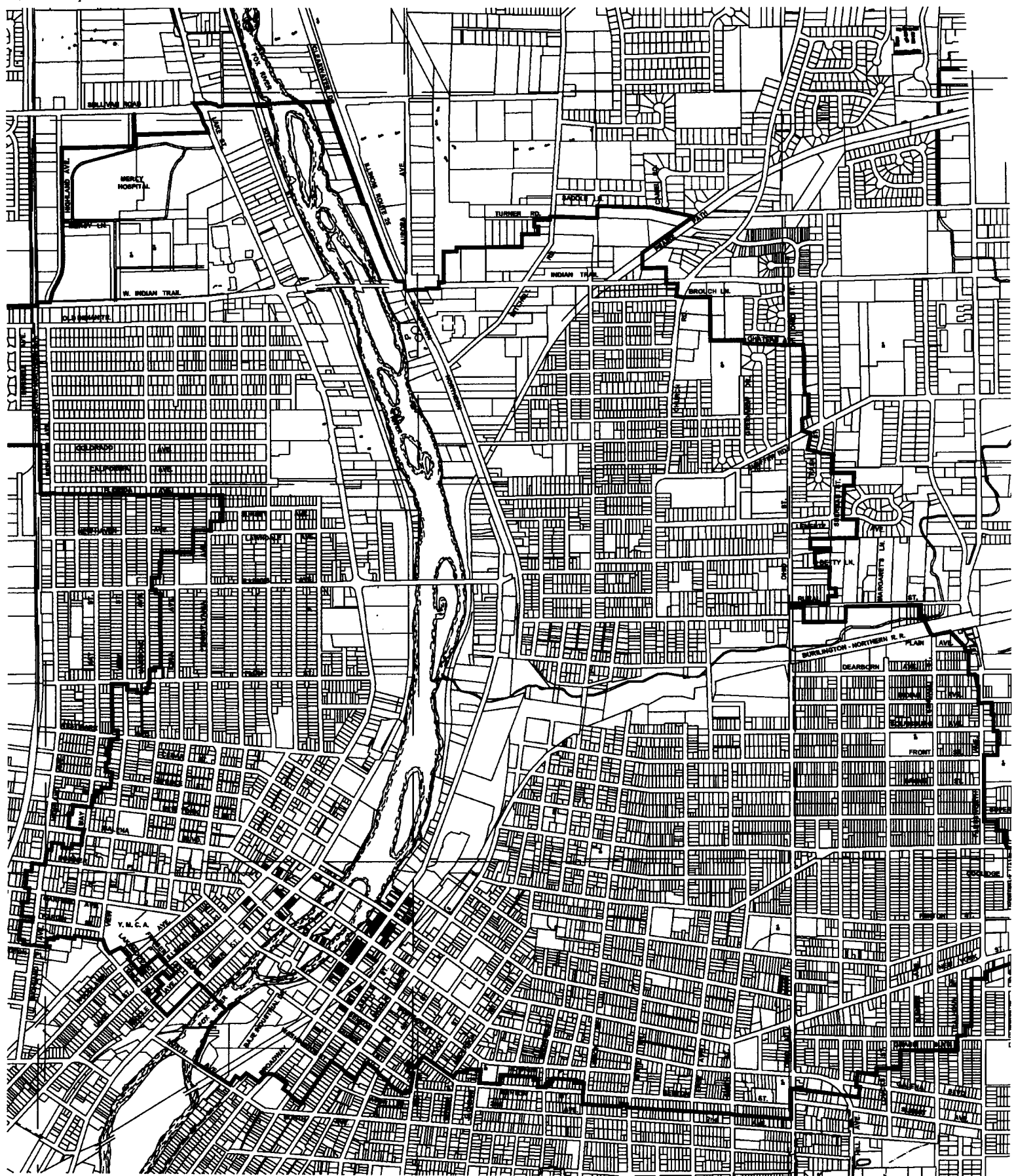


EXHIBIT A-2

Legal Description of the Fox River Corridor PE Use Fee Boundary

THAT PART OF SECTIONS 9, 10, 11, 14, 15, 16, 21, 22, 23, 24, 26, 27, AND 28 IN TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 8 IN PEARL GARDENS SECOND ADDITION; THENCE NORTH ALONG THE EAST LINE OF SAID PEARL GARDENS TO THE SOUTHWEST CORNER OF LOT 17 IN INDIAN TRAIL ESTATES; THENCE NORTH ALONG THE WEST LINE OF SAID INDIAN TRAIL ESTATES TO THE SOUTH LINE OF A PARCEL OF LAND WITH A P.I.N. OF 15-16-128-037; THENCE WEST ALONG THE SOUTH LINE OF SAID PARCEL TO THE SOUTHWEST CORNER OF A PARCEL WITH A P.I.N. OF 15-16-128-002; THENCE NORTH ALONG THE WEST LINE OF SAID PARCEL TO THE SOUTH LINE OF OLD INDIAN TRAIL; THENCE NORTHWESTERLY TO A POINT ON THE NORTH LINE OF OLD INDIAN TRAIL, SAID POINT ALSO BEING THE POINT OF CURVATURE ON THE SOUTH LINE OF LOT 19 IN HERITAGE GREEN SUBDIVISION; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 19, 105.0 FEET TO THE WEST LINE OF SAID LOT 19; THENCE NORTH ALONG A WEST LINE OF SAID HERITAGE GREEN SUBDIVISION TO THE NORTHWEST CORNER OF LOT 24 IN SAID HERITAGE GREEN; THENCE NORTHERLY TO THE SOUTHWEST CORNER OF LOT 84 IN SAID HERITAGE GREEN; THENCE NORTH ALONG THE WEST LINES OF LOTS 84, 83, 82, 81, 80, 79 AND 78 TO THE NORTH LINE OF SAID LOT 78; THENCE EAST ALONG SAID NORTH LINE, 118.88 FEET TO THE WEST LINE OF NANTUCKET ROAD; THENCE NORTHEASTERLY TO THE NORTHWEST CORNER OF LOT 36 IN SAID HERITAGE GREEN; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 36, 130.00 FEET TO THE EAST LINE OF SAID HERITAGE GREEN; THENCE SOUTH ALONG SAID EAST LINE TO THE CENTERLINE OF INDIAN TRAIL; THENCE EAST ALONG SAID CENTERLINE TO THE WEST LINE OF MERCY ACRES SUBDIVISION EXTENDED SOUTHERLY; THENCE NORTH ALONG SAID WEST LINE EXTENDED TO THE SOUTH LINE OF LOT 1 IN SAID MERCY ACRES; THENCE EAST, ALONG SAID SOUTH LINE AND SOUTH LINE EXTENDED, 176.77 FEET TO THE EAST LINE OF HIGHLAND AVENUE; THENCE NORTHERLY ALONG SAID EAST LINE, TO A POINT LYING 450 SOUTH OF THE SOUTH LINE OF SULLIVAN ROAD; THENCE EAST, PARALLEL WITH SAID SOUTH LINE 1060 FEET; THENCE NORTH PARALLEL TO THE EAST LINE OF HIGHLAND AVENUE TO A POINT LYING 293.26 FEET SOUTH OF THE SOUTH LINE OF SULLIVAN AVENUE; THENCE EAST ALONG A LINE, PARALLEL WITH SAID SOUTH LINE TO THE WESTERLY LINE OF LAKE STREET; THENCE NORTHERLY ALONG SAID WESTERLY LINE TO THE SOUTH LINE OF SULLIVAN ROAD; THENCE NORTHWESTERLY TO THE NORTHWEST CORNER OF ILLINOIS ROUTE 31 AND SULLIVAN ROAD; THENCE EASTERLY TO THE NORTHEAST CORNER OF ILLINOIS ROUTE 31 AND SULLIVAN ROAD; THENCE EASTERLY ALONG THE NORTH LINE OF SAID SULLIVAN ROAD TO THE EAST END OF SAID NORTH LINE; THENCE EASTERLY ACROSS THE FOX RIVER TO THE NORTHWEST CORNER OF PARCEL OWNED BY THE CITY OF AURORA WITH PIN 15-10-326-013; THENCE EAST ALONG THE NORTH LINE OF SAID PARCEL, AND ALONG THE NORTH LINE OF PARCEL OWNED BY THE CITY OF AURORA WITH PIN 15-10-326-001 TO THE WESTERLY LINE OF

CLEARWATER DRIVE; THENCE SOUTHERLY, ALONG SAID WESTERLY LINE TO THE NORTH LINE OF PARCEL OWNED BY GENEVA CONSTRUCTION WITH PIN 15-10-326-014; THENCE SOUTHEASTERLY TO THE NORTHEAST CORNER OF PARCEL OWNED BY GENEVA CONSTRUCTION DESCRIBED IN DOCUMENT 2002K019666; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID PARCEL, SAID PARCEL BEING THE SOUTHWESTERLY 35.0 FEET OF THE BURLINGTON NORTHERN & SANTA FE RAILWAY RIGHT OF WAY, TO THE NORTH LINE OF INDIAN TRAIL; THENCE EASTERLY ALONG SAID NORTH LINE TO THE WEST LINE OF ILLINOIS ROUTE 25; THENCE SOUTHERLY ALONG SAID WEST LINE TO THE SOUTH LINE OF SAID INDIAN TRAIL; THENCE EASTERLY ALONG SAID SOUTH LINE TO AN EAST LINE OF AURORA AVENUE, EXTENDED SOUTHERLY, SAID EAST LINE ALSO BEING A WEST LINE OF PROPERTY OWNED BY COMMONWEALTH EDISON WITH PIN 15-10-401-046; THENCE NORTH, ALONG SAID EAST LINE EXTENDED OF AURORA AVENUE, 80.00 FEET TO THE NORTH LINE OF INDIAN TRAIL; THENCE EAST ALONG SAID NORTH LINE TO THE WEST LINE OF PARCEL CONVEYED IN TRUSTEES DEED WITH DOCUMENT NUMBER 2005K021622; THENCE NORTH PARALLEL WITH SAID WEST LINE, 432.51 FEET TO A NORTH LINE OF SAID PARCEL; THENCE EAST ALONG SAID NORTH LINE, 185.0 FEET TO A WEST LINE OF SAID PARCEL; THENCE NORTH ALONG SAID WEST LINE, 50.0 FEET TO THE NORTH LINE OF SAID PARCEL; THENCE EAST ALONG SAID NORTH LINE AND ALONG THE NORTH LINE OF PARCEL OWNED BY INDIAN TRAIL BUSINESS CENTER PARTNERS WITH PIN 15-10-401-049, 400.0 FEET TO THE WEST LINE OF PARCEL DESCRIBED IN WARRANTY DEED 2005K046637 WITH PIN 15-10-401-029; THENCE EAST ALONG THE NORTH LINE OF SAID PARCEL, 513.0 FEET TO THE WEST LINE OF PARCEL DESCRIBED IN DEED 2004K133074 WITH PIN 15-10-401-028; THENCE NORTH ALONG SAID WEST LINE, 172.8 FEET TO THE NORTH LINE OF SAID PARCEL; THENCE EAST ALONG SAID NORTH LINE, 233.46 FEET TO THE EAST LINE OF PARCEL 2 DESCRIBED IN DEED 2005K069485 WITH PIN 15-10-401-071; THENCE NORTH ALONG SAID EAST LINE, 103.9 FEET TO THE NORTH LINE OF SAID PARCEL 2; THENCE WEST ALONG SAID NORTH LINE, 55.64 FEET TO THE WEST LINE OF PARCEL DESCRIBED IN DEED 2006K020572 WITH PIN 15-10-401-070; THENCE NORTH ALONG SAID WEST LINE TO THE SOUTH LINE OF TURNER ROAD; THENCE EAST ALONG SAID SOUTH LINE TO THE SOUTHWEST CORNER OF TURNER ROAD AND MITCHELL ROAD; THENCE NORTH TO THE NORTHWEST CORNER OF TURNER ROAD AND MITCHELL ROAD; THENCE EAST TO THE NORTHWEST CORNER OF PARCEL OWNED BY THE TURNER CLUB WITH PIN 15-10-476-007; THENCE EAST ALONG THE NORTH LINE OF SAID PARCEL, 641.12 FEET TO THE EAST LINE OF SECTION 10 TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE NORTH ALONG SAID EAST LINE TO THE SOUTH LINE OF CLOVERLEAF ESTATES SUBDIVISION SAID LINE ALSO BEING THE NORTH LINE OF THE COMMONWEALTH EDISON RIGHT OF WAY; THENCE EASTERLY ALONG SAID NORTH LINE TO A BEND IN SAID NORTH LINE, SAID BEND POINT ALSO BEING THE WESTERLY CORNER OF A PARCEL OF LAND CONVEYED BY DOCUMENT 2004K150975 AND RECORDED NOVEMBER 22, 2004; THENCE SOUTHEASTERLY ALONG SAID NORTH LINE, SAID LINE ALSO BEING THE SOUTH LINE OF THE PARCEL OF LAND DESCRIBED IN SAID DOCUMENT 2004K150975, TO THE NORTHERLY LINE OF A PARCEL OF LAND CONVEYED TO THE KANE COUNTY FOREST PRESERVE BY DOCUMENT 1882240 AND RECORDED DECEMBER 4, 1987; THENCE SOUTHWESTERLY ALONG SAID NORTHERLY LINE TO THE NORTHERLY

EXTENSION OF THE EASTERLY LINE OF A PARCEL OF LAND CONVEYED BY DOCUMENT 2003K218773 AND RECORDED ON DECEMBER, 22, 2003; THENCE SOUTH ALONG SAID NORTHERLY EXTENSION AND SAID EASTERLY LINE TO THE NORTHWEST CORNER OF A PARCEL OF LAND CONVEYED BY DOCUMENT 2001K130653 AND RECORDED DECEMBER 11, 2001; THENCE EASTERLY ALONG THE NORTH LINE OF SAID PARCEL, SAID LINE BEING 225 FEET NORTHERLY OF AND PARALLEL WITH THE SOUTH LINE OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE SOUTH ALONG THE EAST LINE OF SAID PARCEL TO THE SOUTH LINE OF EAST INDIAN TRAIL, SAID SOUTH LINE ALSO BEING THE NORTH LINE OF WHITELAND ADDITION; THENCE EAST ALONG SAID NORTH LINE TO THE EAST LINE OF SAID WHITELAND ADDITION; THENCE SOUTH ALONG SAID EAST LINE TO THE NORTH LINE OF ALYCE LANE; THENCE EASTERLY TO THE NORTHWEST CORNER OF LOT 6 IN L.F. BONIFAS SUBDIVISION; THENCE EASTERLY ALONG THE NORTH LINE OF SAID LOT 6 TO THE EAST LINE OF SAID SUBDIVISION; THENCE SOUTH ALONG SAID EAST LINE TO THE NORTHWEST CORNER OF THE NICHOLAS HERMES ELEMENTARY SCHOOL PROPERTY; THENCE EAST ALONG SAID NORTH LINE TO THE NORTHWEST CORNER OF LOT 6 IN PARK MEADOWS UNIT 3; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 6, 50.3 FEET TO THE WEST LINE OF ARBOR COURTS SUBDIVISION; THENCE SOUTH ALONG SAID WEST LINE TO THE SOUTHWEST CORNER OF SAID ARBOR COURTS SUBDIVISION; THENCE EAST ALONG THE SOUTH LINE OF SAID ARBOR COURTS SUBDIVISION TO THE SOUTHWEST CORNER OF T. MARVIN'S SUBDIVISION; THENCE EAST ALONG THE SOUTH LINE OF T. MARVIN'S SUBDIVISION TO THE SOUTHEAST CORNER OF SAID SUBDIVISION, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF TYLER'S GROVE SUBDIVISION; THENCE SOUTH ALONG THE EAST LINE OF SAID SUBDIVISION TO THE NORTH LINE OF BONIFAS SUBDIVISION; THENCE EAST ALONG SAID NORTH LINE TO THE EAST LINE OF THE WEST HALF OF LOT 1 IN SAID SUBDIVISION; THENCE SOUTH ALONG THE EAST LINES OF THE WEST HALF OF LOTS 1, 2 AND 3 OF SAID SUBDIVISION TO A POINT ON THE SOUTH LINE OF SAID SUBDIVISION, SAID POINT ALSO BEING THE NORTHEAST CORNER OF MICHAEL WOODS SUBDIVISION; THENCE SOUTH ALONG THE EAST LINE OF SAID SUBDIVISION TO THE NORTH LINE OF LOT 2 IN SAID SUBDIVISION; THENCE EAST ALONG SAID NORTH LINE TO THE NORTHEAST CORNER OF SAID LOT; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT AND THE EAST LINE OF LOT 1 IN SAID SUBDIVISION TO THE NORTH LINE OF LOT 8 IN PETERS CORNER SUBDIVISION; THENCE EAST ALONG SAID NORTH LINE TO THE NORTHEAST CORNER OF SAID LOT 8; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 8 TO THE SOUTHEAST CORNER OF SAID LOT 8; THENCE SOUTHWESTERLY ALONG THE SOUTH LINE OF SAID LOT 8 TO THE WEST LINE OF SAID PETERS CORNER SUBDIVISION; THENCE SOUTH ALONG SAID WEST LINE TO THE NORTH LINE OF SHEFFER ROAD; THENCE SOUTHEASTERLY TO THE NORTHWEST CORNER OF LOT 24 IN VALAYNA SUBDIVISION; THENCE SOUTHERLY ALONG THE WEST LINE OF LOTS 21, 22, 23 AND 24 IN SAID SUBDIVISION TO THE SOUTHWEST CORNER OF SAID LOT 21; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID LOT 21 TO THE SOUTHEAST CORNER OF SAID LOT 21; THENCE SOUTHEASTERLY TO THE SOUTHWEST CORNER OF LOT 6 IN VALAYNA SUBDIVISION; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID LOT 6 TO THE WEST LINE OF SHERMAN STREET; THENCE

SOUTH ALONG THE WEST LINE OF SHERMAN STREET TO THE SOUTH LINE OF FOREST AVE; THENCE EASTERLY TO THE NORTHWEST CORNER OF A PARCEL OF LAND CONVEYED BY DOCUMENT 2007K074621 AND RECORDED ON JULY 18, 2007; THENCE EAST ALONG THE NORTH LINE OF SAID PARCEL 285 FEET; THENCE SOUTH, PARALLEL TO THE EAST LINE OF SHERMAN AVE 178.03 FEET TO THE NORTH LINE OF LEHNERTZ AVENUE ESTATES; THENCE WEST ALONG SAID NORTH LINE TO THE EAST LINE OF LOT 1 OF LEHNERTZ AVENUE ESTATES; THENCE SOUTH ALONG THE EAST LINES, AND THE EAST LINES EXTENDED SOUTH, OF LOTS 1, 2, 3, 4 AND 5 OF LEHNERTZ AVENUE ESTATES TO THE SOUTH LINE OF LEHNERTZ AVENUE; THENCE EAST ALONG SAID SOUTH LINE TO THE WEST LINE OF LOT 31 OF LEHNERTZ AVENUE ESTATES; THENCE SOUTH ALONG SAID WEST LINE TO THE SOUTH LINE OF LOT 5 PER ASSESSOR'S PLAT FOR THE YEAR 1885; THENCE WEST ALONG SAID SOUTH LINE TO THE SOUTHWEST CORNER OF SAID LOT 5, SAID CORNER ALSO BEING THE SOUTHEAST CORNER OF O.N. SHEDD'S SUBDIVISION; THENCE WEST ALONG THE SOUTH LINE OF SAID SUBDIVISION TO THE SOUTHWEST CORNER OF LOT 20 OF BLOCK 1 IN O.N. SHEDD'S SUBDIVISION; THENCE SOUTH ALONG THE SOUTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 20 TO THE NORTH LINE OF A PARCEL OF LAND CONVEYED BY DOCUMENT 91K49590 AND RECORDED SEPTEMBER 10, 1991; THENCE EAST ALONG SAID NORTH LINE TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE SOUTH ALONG THE EAST LINE OF SAID PARCEL TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID PARCEL TO THE NORTHEASTERLY MOST CORNER OF A PARCEL OF LAND CONVEYED BY DOCUMENT 2003K121936 AND RECORDED ON JULY 21, 2003; THENCE SOUTH ALONG AN EAST LINE OF SAID PARCEL, 138.1 FEET THENCE EAST ALONG A NORTH LINE OF SAID PARCEL, 12 FEET; THENCE SOUTH ALONG AN EAST LINE OF SAID PARCEL, 70 FEET TO THE NORTH LINE OF A PARCEL OF LAND CONVEYED BY DOCUMENT 1999K000921 AND RECORDED JANUARY 5, 1999; THENCE EAST ALONG SAID NORTH LINE TO AN OLD CLAIM LINE AS DESCRIBED IN SAID DOCUMENT, SAID LINE ALSO BEING THE WEST LINE OF LOT 11 PER THE 1867 ASSESSOR'S MAP; THENCE SOUTH ALONG SAID CLAIM LINE TO THE NORTHWEST CORNER OF A PARCEL OF LAND CONVEYED BY DOCUMENT 91K02936, AND RECORDED JANUARY 16, 1991; THENCE EAST ALONG THE NORTH LINE OF SAID PARCEL 100 FEET TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE SOUTH ALONG THE EAST LINE OF SAID PARCEL, 100 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE WEST ALONG THE SOUTH LINE OF SAID PARCEL, 100 FEET TO THE WEST LINE OF SAID LOT 11; THENCE SOUTH ALONG SAID WEST LINE TO THE NORTH LINE OF RURAL STREET; THENCE WEST ALONG SAID NORTH LINE TO THE EAST LINE OF OHIO STREET; THENCE SOUTH TO THE SOUTHEAST CORNER OF OHIO STREET AND RURAL STREET; THENCE EAST ALONG THE SOUTH LINE OF RURAL STREET 183 FEET; THENCE SOUTH, PARALLEL WITH THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, 227 FEET TO THE NORTH LINE OF A PARCEL OF LAND CONVEYED BY DOCUMENT 2004K077213 AND RECORDED ON JUNE 11, 2004; THENCE EAST ALONG SAID NORTH LINE TO THE NORTHEAST CORNER OF SAID PARCEL, SAID CORNER ALSO BEING THE SOUTHEAST CORNER OF A PARCEL OF LAND CONVEYED BY DOCUMENT 2006K058301 AND RECORDED ON MAY 31, 2006; THENCE NORTH ALONG THE EAST LINE OF SAID PARCEL 227.07 FEET TO THE

SOUTH LINE OF RURAL STREET; THENCE EAST ALONG THE SOUTH LINE OF RURAL STREET TO THE WEST LINE OF A PARCEL OF LAND CONVEYED BY DOCUMENT 2007K077804 AND RECORDED ON JULY 26, 2007; THENCE SOUTHERLY ALONG SAID WEST LINE AND THE WEST LINE EXTENDED SOUTH TO THE NORTH LINE OF SYNDICATE SUBDIVISION OF BLOCKS 1 AND 2 OF OAK PARK ADDITION; THENCE NORTHEASTERLY ALONG THE NORTH LINE OF SAID SUBDIVISION TO THE NORTHERLY CORNER OF A PARCEL OF LAND CONVEYED BY DOCUMENT 1595666 AND RECORDED ON DECEMBER 12, 1981; THENCE SOUTHEASTERLY ALONG THE EASTERLY LINE OF SAID PARCEL TO THE NORTH LINE OF PLAIN AVENUE; THENCE SOUTH TO THE NORTHWEST CORNER OF LOT 7 IN BLOCK 2 OF SAID SUBDIVISION; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 7 TO THE EAST LINE OF SAID LOT 7; THENCE SOUTH ALONG SAID EAST LINE AND THE EAST LINE OF LOT 28, BLOCK 2 OF SAID SUBDIVISION TO THE SOUTHEAST CORNER OF SAID LOT 28; THENCE SOUTH TO THE NORTHEAST CORNER OF LOT 4, BLOCK 8 OF OAK PARK ADDITION; THENCE EAST ALONG THE SOUTH LINE OF DEARBORN AVENUE TO A POINT THAT IS 16 FEET EAST OF THE NORTHWEST CORNER OF LOT 1 IN SAID BLOCK; THENCE SOUTHEASTERLY TO A POINT ON THE SOUTH LINE OF SAID LOT 1 THAT IS 48 FEET EASTERLY OF THE SOUTHWEST CORNER OF SAID LOT 1; THENCE EAST ALONG SAID SOUTH LINE TO THE WEST LINE OF FARNSWORTH AVENUE; THENCE SOUTH ALONG SAID WEST LINE TO THE SOUTHWEST CORNER OF INDIAN AVENUE AND FARNSWORTH AVENUE; THENCE EAST TO THE SOUTHEAST CORNER OF INDIAN AVENUE AND FARNSWORTH AVENUE; THENCE EAST ALONG THE SOUTH LINE OF INDIAN AVENUE TO THE NORTHEAST CORNER OF LOT 13 IN BLOCK 10 OF MOUNT PLEASANT ADDITION; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 13 TO THE NORTH LINE OF LOT 10 IN BLOCK 3 OF IOWA ADDITION TO AURORA; THENCE EAST ALONG SAID NORTH LINE TO THE EAST LINE OF SAID LOT 10; THENCE SOUTH ALONG SAID EAST LINE AND SAID EAST LINE EXTENDED TO THE SOUTH LINE OF SOLFISBURG AVENUE; THENCE WEST ALONG SAID SOUTH LINE TO THE EAST LINE OF FARNSWORTH AVENUE; THENCE SOUTH ALONG THE EAST LINE OF FARNSWORTH AVENUE TO THE NORTHWEST CORNER OF LOT 29 IN BLOCK ONE OF MEADOW ELMS ADDITION; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 29 TO THE WEST LINE OF LOT 27 IN SAID BLOCK; THENCE SOUTH ALONG SAID WEST LINE TO THE SOUTH LINE OF SAID LOT 27; THENCE EAST ALONG THE SOUTH LINE OF LOTS 27, 26 AND 25 IN SAID BLOCK TO THE NORTHEAST CORNER OF LOT 38 IN SAID BLOCK; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT TO THE NORTH LINE OF LIBERTY STREET; THENCE SOUTHEAST TO THE SOUTHEAST CORNER OF LIBERTY STREET AND VERMONT AVENUE; THENCE EAST ALONG THE SOUTH LINE OF LIBERTY STREET TO THE WEST LINE OF HILLSIDE AVENUE; THENCE SOUTH ALONG THE WEST LINE OF HILLSIDE AVENUE TO THE SOUTHEAST CORNER OF LOT 1 IN BLOCK 3 OF HIGH VIEW ADDITION; THENCE EASTERLY TO THE NORTHWEST CORNER OF A PARCEL OF LAND CONVEYED BY DOCUMENT 2007K092101 AND RECORDED ON SEPTEMBER, 2007; THENCE EASTERLY ALONG THE NORTH LINE OF SAID PARCEL 165 FEET TO THE NORTHEAST CORNER OF SAID PARCEL THENCE SOUTH 132 FEET TO THE SOUTHEAST CORNER OF A PARCEL OF LAND CONVEYED BY DOCUMENT 2005K002777 AND RECORDED ON JANUARY 6, 2005; THENCE WEST ALONG THE SOUTH LINE OF SAID PARCEL, 165 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE WEST TO THE NORTHEAST CORNER OF LOT

15 IN SAID BLOCK 3; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 15 TO THE WEST LINE OF SAID LOT 15; THENCE SOUTH ALONG SAID WEST LINE, AND THE WEST LINE EXTENDED, TO THE SOUTH LINE OF COOLIDGE AVENUE; THENCE EAST ALONG SAID SOUTH LINE TO THE WEST LINE OF HILLSIDE AVENUE; THENCE SOUTH ALONG SAID WEST LINE TO THE NORTHEAST CORNER OF LOT 4 IN BLOCK 4 OF HIGH VIEW ADDITION; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 4 TO THE WEST LINE OF SAID LOT 4; THENCE SOUTH ALONG THE WEST LINE OF LOTS 4, 5, 6, 7, 8 AND 9 OF SAID BLOCK TO THE SOUTH LINE OF HIGH VIEW ADDITION; THENCE WEST ALONG SAID SOUTH LINE TO THE WEST LINE OF A PARCEL OF PROPERTY WITH A P.I.N. OF 15-24-308-041; THENCE SOUTH ALONG THE WEST LINE OF SAID PARCEL TO THE SOUTH LINE OF SAID PARCEL; THENCE EASTERLY ALONG SAID SOUTH LINE TO THE NORTHWEST CORNER OF A PARCEL OF LAND CONVEYED BY DOCUMENT 2001K07572 AND RECORDED ON OCTOBER 15, 2001; THENCE SOUTH ALONG THE WEST LINE, AND THE WEST LINE EXTENDED SOUTH, OF SAID PARCEL TO THE SOUTH LINE OF NEW YORK STREET; THENCE SOUTHWESTERLY ALONG THE SOUTH LINE OF NEW YORK STREET TO THE NORTHEAST CORNER OF LOT 373 OF OGDEN GARDENS; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 373 TO THE CENTER OF A VACATED ALLEY; THENCE SOUTHWESTERLY ALONG THE CENTER OF THE VACATED ALLEY TO THE EAST LINE OF FARNSWORTH AVENUE; THENCE SOUTH ALONG SAID EAST LINE TO THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 37 IN BLOCK 4 OF WASHINGTON HEIGHTS ADDITION TO AURORA; THENCE WEST ALONG SAID EASTERLY EXTENSION AND SAID NORTH LINE TO THE WEST LINE OF LOT 37; THENCE SOUTH ALONG THE WEST LINE OF LOTS 25 THRU 37, INCLUSIVE, TO THE SOUTH LINE OF LOT 18 IN SAID ADDITION; THENCE WEST ALONG SAID SOUTH LINE TO THE WEST LINE OF LOT 20 IN SAID BLOCK; THENCE SOUTH ALONG SAID WEST LINE TO THE NORTH LINE OF GRAND BOULEVARD; THENCE WEST ALONG SAID NORTH LINE TO THE WEST LINE OF CALHOUN STREET; THENCE SOUTH ALONG SAID WEST LINE TO THE NORTH LINE OF LOT 18 IN BLOCK 8 OF ARLINGTON HEIGHTS ADDITION TO AURORA; THENCE WEST ALONG THE NORTH LINE OF LOTS 18 AND 7 OF SAID BLOCK TO THE EAST LINE OF KENDALL STREET; THENCE WEST TO THE NORTHEAST CORNER OF LOT 17 IN BLOCK 7 OF SAID ADDITION; THENCE WEST ALONG THE NORTH LINE OF LOTS 17 AND 7 IN SAID BLOCK TO THE EAST LINE OF SUMNER AVENUE; THENCE WEST TO THE NORTHEAST CORNER OF LOT 16 IN BLOCK 6 OF SAID ADDITION; THENCE WEST ALONG THE NORTH LINE OF LOT 6 TO THE EAST LINE OF LOT 7 IN SAID BLOCK; THENCE SOUTH ALONG THE EAST LINE OF LOTS 7 THROUGH 12, INCLUSIVE, TO THE SOUTH LINE OF SAID LOT 12; THENCE WEST ALONG SAID SOUTH LINE TO THE EAST LINE OF LOUCKS STREET; THENCE WEST TO THE NORTHEAST CORNER OF LOT 19 IN BLOCK 5 OF SAID ADDITION; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 19 TO THE WEST LINE OF SAID LOT 19; THENCE SOUTH ALONG THE WEST LINE OF LOTS 19 AND 20 IN SAID BLOCK TO THE NORTH LINE OF MAIN STREET ADDITION; THENCE NORTHWESTERLY ALONG THE NORTH LINE OF MAIN STREET ADDITION TO THE EAST LINE OF LOT 9 IN BLOCK 4 OF MAIN STREET ADDITION; THENCE SOUTH ALONG THE EAST LINE AND THE EAST LINE EXTENDED SOUTH, OF SAID LOT 9, TO THE SOUTH LINE OF GALENA BOULEVARD; THENCE SOUTHEAST ALONG SAID SOUTH LINE TO THE EAST LINE OF THE WEST HALF OF LOT 8 IN BLOCK 7 OF MAIN STREET ADDITION; THENCE SOUTH ALONG SAID EAST LINE TO THE SOUTH LINE

OF MAIN STREET ADDITION; THENCE NORTHWESTERLY ALONG SAID SOUTH LINE AND SAID SOUTH LINE EXTENDED, TO THE WEST LINE OF OHIO STREET; THENCE SOUTH ALONG SAID WEST LINE TO THE SOUTH LINE OF LOT 1 IN BLOCK 2 OF SYLVANUS TOWN'S ADDITION TO AURORA; THENCE WESTERLY ALONG THE SOUTH LINE OF LOTS 1 THROUGH 10, INCLUSIVE AND THE SOUTH LINE OF LOT 12 IN SAID BLOCK TO THE EAST LINE OF SMITH STREET; THENCE WESTERLY TO THE SOUTHEAST CORNER OF LOT 1 IN BLOCK ONE OF SAID ADDITION; THENCE WESTERLY ALONG THE SOUTH LINE OF LOTS 1 THROUGH 5, INCLUSIVE, AND THE SOUTH LINE OF LOT 7 IN SAID BLOCK, TO THE EAST LINE OF EAST AVENUE; THENCE WEST TO THE SOUTHEAST CORNER OF A PARCEL OF LAND CONVEYED BY DOCUMENT 96K015313 AND RECORDED ON MARCH 4, 1996; THENCE WESTERLY, PARALLEL TO THE SOUTH LINE OF BENTON STREET TO THE NORTHEAST CORNER OF LOT 12 IN TRAUTENS ADDITION TO AURORA; THENCE WESTERLY ALONG THE NORTH LINE OF LOTS 12 THROUGH 22, INCLUSIVE, TO THE EAST LINE OF STATE STREET; THENCE WESTERLY TO THE NORTHEAST CORNER OF LOT 1 IN HABBENS ADDITION TO AURORA; THENCE NORTHERLY ALONG THE WEST LINE OF STATE STREET, 37 FEET; THENCE WESTERLY PARALLEL WITH THE NORTHERLY LINE OF HABBEN'S ADDITION TO A POINT 66 FEET EAST OF THE EAST LINE OF BLOCK 2 OF HACKNEY'S ADDITION; THENCE SOUTH PARALLEL WITH SAID EAST LINE TO THE NORTH LINE OF HABBENS ADDITION; THENCE WESTERLY TO THE SOUTHEAST CORNER OF THE NORTH HALF OF SAID BLOCK 2; THENCE WESTERLY ALONG THE SOUTH LINE OF THE NORTH HALF OF SAID BLOCK 2 AND SAID SOUTH LINE EXTENDED TO THE WEST LINE OF UNION STREET; THENCE NORTH ALONG SAID WEST LINE TO THE NORTH LINE OF THE SOUTH 90 FEET OF LOT 2 IN BLOCK O OF ANDERSONS ADDITION; THENCE WEST ALONG SAID NORTH LINE AND THE NORTH LINE OF THE SOUTH 90 FEET OF LOT 3 IN SAID BLOCK TO THE WEST LINE OF SAID LOT 3; THENCE NORTH ALONG SAID WEST LINE TO THE SOUTH LINE OF THE NORTHERLY 132 FEET OF SAID BLOCK; THENCE WESTERLY ALONG SAID SOUTH LINE TO THE NORTHEAST CORNER OF LOT 9 IN A. HARD'S SUBDIVISION; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID LOT 9, 41 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID LOT 9, 44 FEET; THENCE SOUTHERLY PARALLEL TO THE EAST LINE OF SAID LOT 9, 43.25 FEET; THENCE WESTERLY PARALLEL TO THE NORTH LINE OF SAID LOT 9 TO THE EAST LINE OF SPENCER STREET; THENCE SOUTHERLY ALONG SAID EAST LINE TO THE NORTH LINE OF BENTON STREET; THENCE WEST ALONG SAID NORTH LINE TO THE EAST LINE OF LOT 12 IN SAID HARD'S SUBDIVISION; THENCE NORTH ALONG SAID EAST LINE, 92 FEET TO THE NORTH LINE OF SAID LOT 12; THENCE WEST ALONG SAID NORTH LINE, 66 FEET TO THE EAST LINE OF LOT 13 IN SAID HARD'S SUBDIVISION; THENCE NORTH ALONG SAID EAST LINE TO THE NORTH LINE OF SAID LOT 13; THENCE WEST ALONG THE NORTH LINE OF LOTS 13 AND 14 IN SAID SUBDIVISION TO THE SOUTHEAST CORNER OF LOT 1 IN BURDSALL AND BRUCES ADDITION; THENCE WESTERLY ALONG THE SOUTH LINE OF LOTS 1 THROUGH 6, INCLUSIVE, TO THE NORTHWEST CORNER OF LOT 9 IN SAID ADDITION; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 9 TO THE NORTH LINE OF BENTON STREET; THENCE WEST ALONG SAID NORTH LINE TO THE EAST LINE OF JACKSON STREET; THENCE NORTH ALONG SAID EAST LINE TO THE EASTERLY EXTENSION OF LOT 1 IN MERRITT AND TOWNS SUBDIVISION; THENCE WESTERLY ALONG SAID

EASTERLY EXTENSION AND THE NORTH LINE OF SAID LOT 1 TO THE WEST LINE OF SAID LOT 1; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 1 TO THE SOUTH LINE OF LOT 6 IN SAID SUBDIVISION; THENCE WEST ALONG SAID SOUTH LINE TO THE EAST LINE OF ANDERSON STREET; THENCE SOUTH ALONG SAID EAST LINE TO THE NORTH LINE OF BENTON STREET; THENCE NORTHWESTERLY ALONG SAID NORTH LINE TO THE WEST LINE OF 5TH STREET EXTENDED NORTHERLY; THENCE SOUTHERLY ALONG SAID WEST LINE AND SAID WEST LINE EXTENDED TO THE NORTHERLY LINE OF THE SOUTHERLY 45 FEET OF LOTS 1 AND 2 IN BLOCK 1 IN JENK'S ADDITION TO AURORA; THENCE NORTHWESTERLY ALONG SAID NORTHERLY LINE TO THE WEST LINE OF SAID LOT 2 THENCE SOUTHWESTERLY ALONG SAID WEST LINE TO THE NORTH LINE OF LOT 10 IN SAID BLOCK; THENCE SOUTHEASTERLY ALONG SAID NORTH LINE TO THE EAST LINE OF SAID LOT 10; THENCE SOUTHWESTERLY ALONG SAID EAST LINE TO THE SOUTH LINE OF THE NORTH 66 FEET OF LOT 11 IN SAID BLOCK, SAID LINE BEING THE SOUTH LINE OF A PARCEL OF LAND CONVEYED BY DOCUMENT 2006K130444 AND RECORDED ON NOVEMBER 30, 2006; THENCE SOUTHEASTERLY ALONG SAID SOUTH LINE TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE SOUTHEASTERLY TO THE NORTH CORNER OF LOT 10 IN THE COUNTY CLERK'S SUBDIVISION OF LOTS 10 AND 11; THENCE SOUTH ALONG THE WEST LINE OF FIFTH STREET TO A LINE THAT IS 47.4 FEET SOUTH OF THE NORTHEAST CORNER OF LOT 5 IN CLARK STREET SUBDIVISION; THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID LOT, 67.25 FEET; THENCE SOUTHERLY AT AN ANGLE OF 92 DEGREES 43 MINUTES 30 SECONDS TO THE LAST DESCRIBED LINE, 36.12 FEET ; THENCE WESTERLY, PARALLEL TO SAID SOUTH LINE TO THE EAST LINE OF A PARCEL OF LAND CONVEYED BY DOCUMENT 2000K012015 AND RECORDED ON FEBRUARY 16, 2000; THENCE NORTH ALONG SAID EAST LINE TO THE NORTH LINE OF SAID PARCEL; THENCE NORTHWESTERLY ALONG SAID NORTH LINE TO A WESTERLY LINE OF SAID PARCEL; THENCE SOUTH ALONG SAID WESTERLY LINE TO THE SOUTH LINE OF SAID CLARK STREET SUBDIVISION; THENCE NORTHWESTERLY ALONG SAID SOUTH LINE TO THE WEST LINE OF CLARK STREET SUBDIVISION; THENCE NORTHERLY TO THE NORTHEAST CORNER OF LOT 3 IN MILLERS SUBDIVISION OF PART OF D.K. TOWNS ADDITION TO AURORA; THENCE NORTHWESTERLY ALONG THE NORTH LINE OF SAID LOT 3 TO THE EAST LINE OF 4TH STREET; THENCE NORTHWESTERLY TO THE NORTHEAST CORNER OF LOT 2 IN BLOCK 12 OF JENKS ADDITION TO AURORA; THENCE NORTHWESTERLY ALONG THE NORTH LINE OF SAID LOT 2 AND THE NORTH LINE EXTENDED, TO THE WEST LINE OF AN ADJACENT ALLEY; THENCE SOUTH ALONG SAID WEST LINE TO THE SOUTH LINE OF THE NORTHERLY 80 FEET OF LOT 4 IN SAID BLOCK 12; THENCE NORTHWESTERLY ALONG SAID SOUTH LINE TO THE EAST LINE OF LINCOLN AVENUE; THENCE NORTHWESTERLY TO THE SOUTHERLY MOST CORNER OF LOT 5 IN BLOCK 11 OF JENKS ADDITION TO AURORA; THENCE NORTHWESTERLY ALONG THE SOUTH LINE OF SAID LOT 5 AND SAID SOUTH LINE EXTENDED TO THE WEST LINE OF AND ADJACENT ALLEY; THENCE SOUTHERLY ALONG SAID WEST LINE TO THE NORTH LINE OF LOT 8 IN JAMES ROBINSON'S SUBDIVISION OF PART OF BLOCK 4 OF TOWN'S ADDITION TO EAST AURORA; THENCE NORTHWESTERLY ALONG SAID NORTH LINE TO THE EAST LINE OF LASALLE STREET; THENCE WESTERLY TO THE SOUTHEAST CORNER OF LOT 4 IN BLOCK 2 OF E.W. ALLEN'S SUBDIVISION; THENCE NORTHWESTERLY ALONG THE SOUTH LINE OF PARCEL

WITH PIN OF 15-27-103-018 TO THE WEST LINE OF SAID PARCEL; THENCE NORTHEASTERLY ALONG SAID WEST LINE TO THE SOUTHERLY LINE OF PARCEL WITH PIN 15-27-103-017; THENCE NORTHWESTERLY ALONG SAID SOUTHERLY LINE AND ALONG SOUTHERLY LINE OF PARCEL WITH PIN 15-27-103-009 TO THE EAST LINE OF BROADWAY AVENUE. THENCE WESTERLY TO THE NORTHEAST CORNER OF LOT 4 IN BLOCK 3 OF SAID E.W. ALLEN'S SUBDIVISION; THENCE SOUTH ALONG THE WEST LINE OF BROADWAY AVENUE TO THE NORTHEAST CORNER OF LOT 2 OF SAID BLOCK 3; THENCE NORTHWESTERLY ALONG THE NORTH LINE OF SAID LOT 2 AND THE WESTERLY EXTENSION OF SAID NORTH LINE TO THE WEST LINE OF ROSEWOOD AVENUE; THENCE SOUTHERLY ALONG SAID WEST LINE TO THE NORTH LINE OF LOT 2 IN BLOCK 5 OF SAID E.W. ALLEN'S SUBDIVISION; THENCE WESTERLY ALONG SAID NORTH LINE 79 FEET THENCE SOUTHWESTERLY TO A POINT ON THE NORTH LINE OF NORTH AVENUE SAID POINT LYING 55 FEET WESTERLY OF THE WEST LINE OF ROSEWOOD AVENUE; THENCE NORTHWESTERLY ALONG SAID NORTH LINE TO THE EAST BANK OF THE FOX RIVER; THENCE NORTHERLY ALONG SAID EAST BANK TO THE INTERSECTION OF THE NORTH LINE OF LOT 6 IN HALLS ADDITION TO AURORA EXTENDED SOUTHEASTERLY; THENCE NORTHWESTERLY ALONG SAID NORTH LINE EXTENDED AND SAID NORTH LINE TO THE EAST LINE OF RIVER STREET; THENCE NORTHWESTERLY TO THE SOUTHWESTERLY CORNER OF RIVER STREET AND CROSS STREET; THENCE SOUTHWESTERLY ALONG THE WEST LINE OF RIVER STREET TO THE NORTH LINE OF GALE STREET; THENCE NORTHWESTERLY ALONG SAID NORTH LINE TO EAST LINE OF THE WEST HALF OF LOTS 9 AND 10 IN BLOCK 7 OF HALLS ADDITION TO WEST AURORA; THENCE NORTHEASTERLY ALONG SAID EAST LINE TO THE NORTHERLY LINE OF SAID LOT 9; THENCE NORTHWESTERLY ALONG SAID NORTH LINE TO THE EAST LINE OF LOT 13 IN SAID BLOCK; THENCE NORTHEASTERLY ALONG THE EAST LINE OF LOTS 13 AND 14 IN SAID BLOCK TO THE NORTH LINE OF SAID LOT 14; THENCE NORTHWESTERLY ALONG SAID NORTH LINE TO THE EAST LINE OF LAKE STREET; THENCE NORTHEASTERLY ALONG SAID EAST LINE TO THE WESTERLY CORNER OF LOT 17 IN SAID BLOCK; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE TO THE SOUTHERLY CORNER OF SAID LOT; THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF LOT 17 AND 18 IN SAID BLOCK TO THE NORTHEASTERLY LINE OF SAID LOT 18; THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY LINE TO THE EAST LINE OF LAKE STREET; THENCE NORTHWESTERLY TO THE SOUTHWESTERLY CORNER OF LAKE STREET AND FRAZIER COURT; THENCE NORTHWESTERLY ALONG THE SOUTHERLY LINE OF FRAZIER COURT TO THE WEST LINE OF THE EASTERLY HALF OF LOT 4 IN BLOCK 5 OF HOLBROOKS'S ADDITION TO WEST AURORA; THENCE SOUTHWESTERLY ALONG THE WEST LINE OF THE EASTERLY HALF OF LOTS 3 AND 4 IN SAID BLOCK TO THE NORTH LINE OF LOT 2 IN SAID BLOCK; THENCE SOUTHWESTERLY ALONG THE WEST LINE OF THE EAST HALF OF THE NORTHERLY 66 FEET OF SAID LOT 2 TO THE SOUTH LINE OF SAID NORTHERLY 66 FEET; THENCE WESTERLY ALONG SAID SOUTH LINE TO THE WEST LINE OF THE EASTERLY 185 FEET OF SAID LOT 2; THENCE SOUTHWESTERLY ALONG SAID WEST LINE TO THE NORTHERLY LINE OF THE SOUTHERLY 34 FEET OF SAID LOT 2 THENCE SOUTHEASTERLY ALONG SAID NORTHERLY LINE TO THE SOUTHEASTERLY LINE OF THE WESTERLY 75 FEET OF THE EASTERLY 185 FEET OF SAID LOT 2 THENCE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY LINE TO

THE SOUTH LINE OF THE NORTHERLY 16.5 FEET OF THE ALLEY LYING ADJACENT TO SAID LOT 2; THENCE NORTHWESTERLY ALONG SAID SOUTH LINE TO THE SOUTHEASTERLY LINE OF WOODLAWN AVENUE; THENCE NORTHWESTERLY TO THE NORTHWESTERLY LINE OF WOODLAWN AVENUE. THENCE NORTHEASTERLY TO THE POINT OF INTERSECTION OF THE SOUTHWESTERLY LINE OF THE NORTHEASTERLY 88.77 FEET OF LOT 14 IN SAID BLOCK 5 AND THE NORTHWESTERLY LINE OF WOODLAWN AVENUE; THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE 194.10 FEET; THENCE SOUTHWESTERLY TO A POINT ON THE NORTHEASTERLY LINE OF GALE STREET LOCATED 232.21 FEET NORTHWESTERLY OF THE INTERSECTION OF SAID NORTHEASTERLY LINE OF GALE STREET WITH THE NORTHWESTERLY LINE OF WOODLAWN AVENUE; THENCE NORTHERLY ALONG THE NORTHEASTERLY LINE OF GALE STREET TO THE EASTERLY EXTENSION OF THE NORTHERLY LINE OF LOT 1 IN BELL AND GALE BUSINESS PARK ; THENCE WESTERLY ALONG SAID EASTERLY EXTENSION TO THE NORTHEASTERLY CORNER OF SAID LOT 1; THENCE WESTERLY, SOUTHERLY AND EASTERLY ALONG THE BOUNDARY OF SAID LOT 1 TO THE NORTH LINE OF KENSINGTON PLACE; THENCE WESTERLY ALONG SAID NORTH LINE TO THE EAST LINE OF THE WESTERLY 75 FEET OF THE SOUTHERLY 60 FEET OF LOT 4 IN BLOCK 8 OF THEODORE LAKE'S SECOND ADDITION TO AURORA; THENCE NORTHERLY ALONG SAID EAST LINE TO THE NORTH LINE OF SAID SOUTHERLY 60 FEET; THENCE WESTERLY ALONG SAID NORTH LINE TO THE WEST LINE OF SAID LOT 4 THENCE NORTH ALONG SAID WEST AND THE WEST LINE OF LOT 1 IN SAID BLOCK TO THE SOUTH LINE OF HARDIN STREET; THENCE EAST ALONG SAID SOUTH LINE TO THE WEST LINE OF HIGHLAND AVENUE; THENCE NORTH ALONG SAID WEST LINE TO THE NORTH LINE OF HARDIN STREET; THENCE WEST ALONG SAID NORTH LINE TO THE WEST LINE OF LOT 4 IN BLOCK 5 OF SAID SUBDIVISION; THENCE NORTH ALONG SAID WEST LINE TO THE SOUTH LINE OF LOT 1 IN SAID BLOCK; THENCE EAST ALONG SAID SOUTH LINE TO THE EAST LINE OF THE WESTERLY 65 FEET OF SAID LOT 1; THENCE NORTH ALONG THE SAID EAST LINE AND SAID EAST LINE EXTENDED TO THE NORTH LINE OF GARFIELD AVENUE; THENCE WEST ALONG SAID NORTH LINE TO THE WEST LINE OF LOT 2 IN COTTRELL'S SUBDIVISION; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 2 AND THE WEST LINE OF LOT 1 IN SAID SUBDIVISION TO THE SOUTH LINE OF LOT 1 IN BLOCK 3 OF THEODORE LAKE'S SECOND ADDITION TO AURORA; THENCE WEST ALONG SAID SOUTH LINE TO THE WEST LINE OF THE EASTERLY 174 FEET OF SAID LOT 1; THENCE NORTH ALONG SAID WEST LINE TO THE NORTH LINE OF THE SOUTHERLY 60 FEET OF SAID LOT 1; THENCE EAST ALONG SAID NORTH LINE 74.9 FEET; THENCE NORTH TO A POINT ON THE SOUTH LINE OF DOWNER PLACE, SAID POINT BEING 101.1 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT 1; THENCE EASTERLY ALONG THE SOUTH LINE OF DOWNER PLACE TO THE SOUTHEAST CORNER OF DOWNER PLACE AND HIGHLAND AVENUE. THENCE NORTH ALONG THE EAST LINE OF HIGHLAND AVENUE TO THE SOUTH LINE OF THE NORTHERLY 105 FEET OF LOT 2 IN BLOCK 1 OF THEODORE LAKE'S SECOND ADDITION TO AURORA; THENCE EAST ALONG SAID SOUTH LINE TO THE EAST LINE OF THE WESTERLY 65 FEET OF SAID LOT; THENCE NORTH ALONG SAID EAST LINE TO THE SOUTH LINE OF LOT 1 IN SAID BLOCK; THENCE EAST ALONG SAID SOUTH LINE TO THE WEST LINE OF LOT 8 IN BLOCK 3 OF BREESE AND HIND'S ADDITION; THENCE SOUTH ALONG SAID WEST LINE TO THE SOUTH LINE OF THE NORTH 198 FEET OF

SAID LOT 8; THENCE EAST ALONG SAID SOUTH LINE TO THE EAST LINE OF SAID LOT 8 THENCE NORTH ALONG SAID EAST LINE TO THE SOUTH LINE OF GALENA BOULEVARD; THENCE EAST ALONG SAID SOUTH LINE TO THE SOUTHWEST CORNER OF GALENA BOULEVARD AND MAY STREET; THENCE NORTHERLY TO THE NORTHWEST CORNER OF MAY STREET AND GALENA BOULEVARD; THENCE WEST ALONG THE NORTH LINE OF GALENA BOULEVARD TO THE WEST LINE OF LOT 1 IN BLOCK 21 OF HOYT'S EXTENDED ADDITION TO AURORA; THENCE NORTH ALONG SAID WEST LINE TO THE SOUTH LINE OF THE NORTH 116.85 FEET; THENCE EAST, PARALLEL WITH THE NORTH LINE OF SAID LOT 1, 28 FEET; THENCE NORTH, PARALLEL WITH THE WEST LINE OF SAID LOT 1, 116.85 FEET TO THE SOUTH LINE OF NEW YORK STREET; THENCE EAST ALONG SAID SOUTH LINE TO THE SOUTHEAST CORNER OF NEW YORK STREET AND MAY STREET; THENCE NORTH ALONG THE EAST LINE OF MAY STREET TO NORTH LINE OF THE SOUTH 90.10 FEET OF LOT 10 IN BLOCK 19 IN HOYT'S ADDITION TO WEST AURORA; THENCE EAST ALONG SAID NORTH LINE TO THE EAST LINE OF THE WEST 43 FEET OF SAID LOT 10; THENCE NORTH ALONG SAID EAST LINE AND SAID EAST LINE EXTENDED TO THE CENTER LINE OF AN ADJACENT ALLEY; THENCE EAST ALONG SAID CENTER LINE TO THE SOUTHERLY EXTENSION OF THE EAST LINE OF THE WESTERLY 44 FEET OF LOT 2 IN SAID BLOCK; THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND SAID EAST LINE TO THE SOUTH LINE OF THE NORTHERLY 82 FEET OF SAID LOT 2; THENCE EAST ALONG SAID SOUTH LINE AND THE SOUTH LINE OF THE NORTHERLY 82 FEET OF LOT 3 IN SAID BLOCK TO THE EAST LINE OF THE WEST HALF OF SAID LOT 3; THENCE NORTH ALONG SAID EAST LINE, 11.5 FEET TO THE SOUTH LINE OF THE NORTH 70.5 FEET OF SAID LOT 3; THENCE EAST ALONG SAID SOUTH LINE AND THE SOUTH LINE OF THE NORTH 70.5 FEET OF LOT 4 IN SAID BLOCK TO THE EAST LINE OF THE WEST HALF OF SAID LOT 4; THENCE NORTH ALONG SAID EAST LINE TO THE SOUTH LINE OF SPRUCE STREET; THENCE NORTH TO THE SOUTHEAST CORNER OF THE WESTERLY 45 FEET OF THE EASTERLY 145 FEET OF LOT 6 OF THE ASSESSOR'S SUBDIVISION OF THE SOUTH PART OF BLOCK 12 OF HOYT'S ADDITION TO AURORA; THENCE NORTH ALONG THE EAST LINE OF SAID WESTERLY 45 FEET TO THE NORTH LINE OF SAID LOT 6 THENCE WEST ALONG SAID NORTH LINE TO THE WEST LINE OF LOT 3 IN SAID SUBDIVISION; THENCE NORTH ALONG SAID WEST LINE TO THE SOUTH LINE OF LOT 2 IN SAID SUBDIVISION; THENCE WEST ALONG SAID SOUTH LINE TO THE WEST LINE SAID LOT 2; THENCE NORTH ALONG SAID WEST LINE TO THE SOUTH LINE OF BLOCK 12 OF HOYT'S ADDITION TO AURORA; THENCE EAST ALONG SAID SOUTH LINE TO THE CENTERLINE ON A VACATED ALLEY; THENCE NORTH ALONG SAID CENTERLINE TO THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 7 IN SAID BLOCK; THENCE WEST ALONG SAID EXTENSION AND THE NORTH LINE OF SAID LOT 7 TO THE EAST LINE OF THE WEST 126.6 FEET OF LOT 6 IN SAID BLOCK; THENCE NORTH ALONG SAID EAST LINE TO THE NORTH LINE OF SAID LOT 6 THENCE EAST ALONG SAID NORTH LINE AND SAID NORTH LINE EXTENDED TO THE EAST LINE OF THE WESTERLY 15 FEET OF AN ADJACENT VACATED ALLEY; THENCE NORTH ALONG SAID EAST LINE TO THE SOUTH LINE OF WEST PARK PLACE; THENCE EAST ALONG SAID SOUTH LINE TO THE SOUTHERLY EXTENSION OF THE EAST LINE OF THE WESTERLY 75 FEET OF LOTS 20 AND 21 IN BLOCK 9 OF HOYT'S ADDITION TO WEST AURORA; THENCE NORTH ALONG SAID EXTENSION AND SAID EAST LINE TO THE NORTH LINE OF THE SOUTH 6 FEET OF SAID LOT 20;

THENCE WEST ALONG SAID NORTH LINE TO THE EAST LINE OF AN ADJACENT ALLEY; THENCE NORTH ALONG SAID EAST LINE TO THE SOUTH LINE OF PLUM STREET; THENCE EAST ALONG SAID SOUTH LINE TO THE SOUTHEAST CORNER OF PLUM STREET AND VIEW STREET; THENCE SOUTH ALONG THE EAST LINE OF VIEW STREET TO SOUTH LINE OF THE NORTHERLY 22 FEET OF LOT 3 IN BLOCK 10 OF HOYT'S ADDITION TO WEST AURORA; THENCE EAST ALONG SAID SOUTH LINE TO THE EAST LINE OF THE WESTERLY 132 FEET OF SAID LOT 3; THENCE SOUTH ALONG SAID EAST LINE TO THE SOUTH LINE OF SAID LOT 3 THENCE EAST ALONG SAID SOUTH LINE TO THE EAST LINE OF SAID LOT 3; THENCE EAST TO THE SOUTHWEST CORNER OF LOT 4 IN SAID BLOCK; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 4 TO THE EAST LINE OF THE WESTERLY 58 FEET OF SAID LOT 4; THENCE NORTH ALONG SAID EAST LINE TO THE SOUTH LINE OF LOT 1 IN SAID BLOCK; THENCE EAST ALONG SAID SOUTH LINE TO THE EAST LINE OF THE WESTERLY 91 FEET OF SAID LOT 1; THENCE NORTH ALONG SAID EAST LINE TO THE SOUTH LINE OF PLUM STREET; THENCE NORTH TO THE NORTHEAST CORNER OF PLUM STREET AND HAMMOND AVENUE; THENCE NORTH ALONG THE EAST LINE OF HAMMOND AVENUE TO THE SOUTH LINE OF THE NORTH 40 FEET OF LOT 21 IN BLOCK 1 OF HAMMOND'S ADDITION TO AURORA; THENCE EAST ALONG SAID SOUTH LINE TO THE WEST LINE OF THE EASTERLY 10 FEET OF SAID LOT; THENCE NORTH ALONG SAID WEST LINE TO THE NORTH LINE OF SAID LOT; THENCE EAST TO THE NORTHEAST CORNER OF SAID LOT; THENCE EAST ALONG A LINE LYING 6 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF LOT 20 IN SAID BLOCK TO THE EAST LINE OF SAID HAMMOND'S ADDITION; THENCE NORTH ALONG SAID EAST LINE TO THE SOUTH LINE OF LOT 1 IN SAID BLOCK; THENCE WEST ALONG SAID SOUTH LINE TO THE WEST LINE OF THE EASTERLY 55 FEET OF SAID LOT 1; THENCE NORTH ALONG SAID WEST LINE TO THE SOUTH LINE OF ILLINOIS AVENUE; THENCE WEST ALONG SAID SOUTH LINE TO THE SOUTHERLY EXTENSION OF THE EAST LINE OF HAMMOND AVENUE; THENCE NORTH ALONG SAID SOUTHERLY EXTENSION TO THE NORTHEAST CORNER OF ILLINOIS AVENUE AND HAMMOND AVENUE; THENCE NORTH ALONG THE EAST LINE OF HAMMOND AVENUE TO THE NORTH LINE OF LOT 12 IN BLOCK 12 OF BAKER MORTON ADDITION TO AURORA; THENCE EAST ALONG SAID NORTH LINE TO THE EAST BOUNDARY LINE OF SAID SUBDIVISION; THENCE NORTH AND EAST ALONG SAID BOUNDARY LINE TO THE SOUTH LINE OF LOT 16 IN BLOCK 2 OF HIGHLAND ADDITION TO AURORA; THENCE EAST ALONG SAID SOUTH LINE TO THE WEST LINE OF IOWA AVENUE; THENCE EAST TO THE SOUTHWEST CORNER OF LOT 31 IN BLOCK 1 OF HIGHLAND ADDITION TO AURORA; THENCE EAST ALONG SAID SOUTH LINE TO THE EAST LINE OF SAID LOT; THENCE NORTH ALONG THE EAST LINE OF LOTS 31, 30, 27, 26, 23 AND 22 IN SAID BLOCK TO THE NORTH LINE OF LOT 21 IN SAID BLOCK; THENCE EAST ALONG SAID NORTH LINE TO THE WEST LINE OF PENNSYLVANIA AVENUE; THENCE EAST TO THE NORTHEAST CORNER OF PENNSYLVANIA AVENUE AND LAWNDALE AVENUE; THENCE NORTH ALONG THE EAST LINE OF PENNSYLVANIA AVENUE TO THE NORTH LINE OF LOT 7 IN BLOCK 6 OF RIDDLE HIGHLANDS ADDITION TO AURORA; THENCE EAST ALONG THE NORTH LINE OF LOTS 7, 6 AND 5 IN SAID BLOCK TO THE EAST LINE OF LOT 10 IN SAID BLOCK; THENCE NORTH ALONG SAID EAST LINE TO THE SOUTH LINE OF SUNSET AVENUE; THENCE NORTH TO THE SOUTHEAST CORNER OF LOT 27 IN BLOCK 11 OF RIDDLE HIGHLANDS SUBDIVISION; THENCE NORTH ALONG THE EAST LINE OF SAID

LOT TO THE NORTH LINE OF SAID SUBDIVISION; THENCE WESTERLY ALONG SAID NORTH LINE TO THE NORTHEAST CORNER OF HIGHLAND ADDITION TO AURORA; THENCE WEST ALONG THE NORTH LINE OF SAID ADDITION TO THE NORTHEAST CORNER OF BAKER-MORTON ADDITION; THENCE WEST ALONG THE NORTH LINE OF BAKER-MORTON ADDITION TO THE EAST LINE OF THE BURLINGTON NORTHERN RAILROAD RIGHT OF WAY; THENCE NORTH ALONG SAID EAST LINE TO THE NORTHWEST CORNER OF LOT 57 OF BISHOP PARK SUBDIVISION, UNIT 2; THENCE WEST TO THE SOUTHEAST CORNER OF A PARCEL OF LAND CONVEYED BY DOCUMENT 1815549 AND RECORDED ON DECEMBER 31, 1986; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID PARCEL 489.6 FEET TO THE POINT OF BEGINNING.

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TO: Mayor Thomas J. Weisner

FROM: Dan Feltman, P.E.
New Development Coordinator

DATE: March 4, 2010

SUBJECT: An Ordinance Amending Chapter 48 of the Aurora City Code in regard to a Special Sanitary Sewer Population Equivalent Use Fee applicable to the Fox River Corridor area of the City

Buildings, Grounds and Infrastructure Committee

PURPOSE:

As a result of the Intergovernmental Agreement with Fox Metro Water Reclamation District to provide sanitary sewer upgrades for the Fox River Corridor Area, the City agreed to institute a Use Fee for parcels that benefit from said improvements.

DISCUSSION:

The City of Aurora, in cooperation with Fox Metro Water Reclamation District constructed sanitary sewer improvements within the Fox River Corridor to increase capacity and allow for future development. Per Resolution 06.133, the City executed the Intergovernmental Agreement with Fox Metro in which the terms and conditions were agreed regarding cost sharing for said improvements. In addition, the City agreed to execute a recapture fee to recover the improvement costs and reimburse Fox Metro.

RECOMMENDATIONS:

Approve the Ordinance referenced above to institute the use fee.

Forwarded to BGI Committee for consideration


Mayor's Office Initials & Date

Alderman. John S. "Whitey" Peters, Chairperson
Alderman. Rick Lawrence, Committee Member
Alderman. Richard C. Irvin, Committee Member
Alderman. Scheketa Hart-Burns, Alternate

Chuck Nelson, Asst. Chief of Staff
Ken Schroth, P.E.
Cheryl Vonhoff, City Clerk
Steve Andras, P.E.

R E C O M M E N D A T I O N

TO: THE COMMITTEE OF THE WHOLE

FROM: THE BUILDINGS, GROUNDS AND INFRASTRUCTURE COMMITTEE

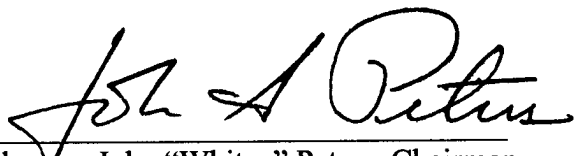
The Buildings, Grounds and Infrastructure Committee At Their Regular Meeting On

Monday, March 8, 2010 Recommended Approval Of An Ordinance Amending Chapter 48 of the Aurora City Code in regard to a Special Sanitary Sewer Population Equivalent Use Fee applicable to the Fox River Corridor area of the City.

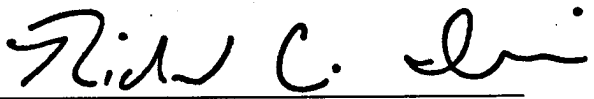
VOTE: 2-0-1

Alderman Lawrence Abstained

Submitted By


Alderman John "Whitey" Peters, Chairman

Alderman Rick Lawrence



Alderman Richard Irvin

Alderman Scheketa Hart-Burns, Alternate

Dated This 9th Day Of March 2010