

EXHIBIT "B"

MEMORANDUM OF AGREEMENT

For the Special Use for the property located at 303 N. Lake Street

Ministerios Adonai, petitioner for the Special Use permit for a Religious Institution (6400) located at 303 N. Lake Street granted by Ordinance Number _____, agrees to abide by all of the provisions of said Ordinance and with the following conditions of approval:

1. That the Petitioner provide parking spaces as required in the Off-Street Parking and Loading Section of the Bulk Restriction Section of the Aurora Zoning Ordinance (71 spaces). This requirement may be met with a combination of on-site parking spaces (42 spaces); parking spaces on a separate lot or parcel of land not over four hundred (400) feet from the entrance of the principal building (29 spaces); and/or a transfer of a portion of the parking requirement off-site to a separate parking lot not over one thousand two hundred (1200) feet driving distance from the entrance of the principal building with a shuttle service being provided by the Petitioner whenever the lot is utilized (29 spaces). A shuttle service plan must be on file with the City prior to an occupancy permit being issued for the property.

2. That any off-site parking utilized by the Petitioner to meet said parking requirement be secured with a 5 year lease agreement with the owner of the off-site parking facility. Said agreement(s) should include the days, hours and number of parking spaces that would be available to the Petitioner. The City will only accept lease agreements where the spaces being leased are in excess of those required by the Zoning Ordinance for the lessor's property use. The parking facilities must be maintained, striped and up to code, and the agreement should address responsibilities for maintenance and snow removal. Said agreement(s) must be on file with the City prior to an occupancy permit being issued for the property.

3. That the Special Use permit for a Religious Institution (6400) shall be allowed for five (5) years. After the five (5) years if the Petitioner desires to remain, they may request that the City review a new Special Use Petition. Said petition will be evaluated on the re-development plans for the area, and the ability for the site to meet the requirements of the Zoning Ordinance without variation.

This agreement shall be mutually binding upon the heirs, executors, administrators, successors, devisees and assigns of future owners.

As petitioner for the special use granted for the subject property, I sign this agreement with full knowledge of the contents of said Ordinance and with total understanding of my/our responsibilities to comply with conditions set forth in this agreement and within said Ordinance. I hereby affirm that I have the full legal capacity to sign this document.

WHEREAS, I/We do affix my/our signature(s) hereto and acknowledge receipt of a certified copy of Ordinance Number _____.

Dated this _____ day of _____, 20_____.

Signed: _____

Name: _____

Address: _____

Phone: _____

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

I, the undersigned, a Notary Public in and for the said County and State aforesaid, DO
HEREBY CERTIFY that _____, is known to me to be the same person whose name is
subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he
signed, sealed and delivered said instrument as his free and voluntary act, for the uses and purposes therein
set forth.

Given under my hand and notary seal this _____ day of _____, AD 20____.

Notary Public

My Commission Expires _____, 20____.