



CITY OF AURORA, ILLINOIS

ORDINANCE NO. 015-076
DATE OF PASSAGE November 24, 2015

An Ordinance Annexing Territory located at 2065 Bilter Road to the City of Aurora, Illinois 60502

WHEREAS, the City of Aurora has a population of more than 25,000 persons and is, therefore, a home rule unit under subsection (a) of Section 6 of Article VII of the Illinois Constitution of 1970; and

WHEREAS, subject to said Section, 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; and

WHEREAS, City of Aurora is the owner of record of the real estate legally described on Exhibit "A", attached hereto; and

WHEREAS, by petition dated July 31, 2015, the above-named owner petitioned the City of Aurora to annex the real property legally described on said Exhibit "A" to the City of Aurora, in accordance with the provisions of Section 7-1-8 of the Illinois Municipal Code (65 ILCS(1994) 5/7-1-8); and

WHEREAS, the above-named party, as owner of record of the real estate legally described on said Exhibit "A", requested that the property be zoned pursuant to the provisions of Ordinance Number 3100, being the Aurora Zoning Ordinance and the Zoning Map attached thereto; and

WHEREAS, the corporate authorities of the City of Aurora have determined that the property is contiguous to the City of Aurora and is not within the corporate limits of any other municipality and that the petition in all other respects conforms to the requirements of law; and

WHEREAS, due statutory notice has been given to those entities listed in the affidavit and Annexation Notification List attached hereto as Exhibit "C", being the County and City Election Commissions, County Auditor, Township Board, Township Highway Commissioner, any Fire Protection District and any Public Library District in which the real property legally described on said Exhibit "A" is located.

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NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Aurora, Illinois, as follows:

Section One: That the City Council of the City of Aurora, Illinois finds as fact all of the preamble recitals of this Ordinance.

Section Two: That all Ordinances or part of Ordinances in conflict herewith are hereby repealed insofar as any conflict exists.

Section Three: That any section, phrase or paragraph of this Ordinance that is construed to be invalid, void or unconstitutional shall not affect the remaining sections, phrases or paragraphs of this Ordinance which shall remain in full force and effect.

Section Four: That the real estate described on Exhibit "A", attached hereto and incorporated herein by reference as if fully set forth, be, and the same is hereby annexed to the City of Aurora, Illinois.

Section Five: That the property to the far side of any adjacent public right-of-way within said annexed area, and the same is, hereby also annexed to the City of Aurora, Illinois.

Section Six: That the corporate limits of the City of Aurora, and the same are, hereby extended to include the territory hereby annexed to the City of Aurora, Illinois.

Section Seven: That the real estate legally described on said Exhibit "A" is hereby placed in the R-1 One-Family Dwelling District zoning classification of Ordinance Number 3100, being the Aurora Zoning Ordinance and the Zoning Map attached thereto, pursuant to Section 3.2-8 of said Ordinance.

Section Eight: That the City Clerk of the City of Aurora is hereby authorized and directed to file with the applicable County Recorder of Deeds a certified copy of the Ordinance, together with an accurate plat of the territory annexed, which plat shall be certified as to its correctness and attached hereto as Exhibit "B".

Section Nine: That this Ordinance shall be in full force and effect, and shall be controlling, upon its passage and approval.

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PASSED AND APPROVED on November 24, 2015

AYES 12 NAYS 0 NOT VOTING ABSENT

ATTEST:

Wendy M. Lambidge
City Clerk

[Signature]
Mayor

EXHIBIT "A"
LEGAL DESCRIPTION
For the property located at 2065 Bilter Road

Parcel Number(s):15-01-200-032

Commonly known as: 2065 Bilter Road located in Kane County.

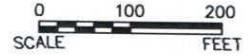
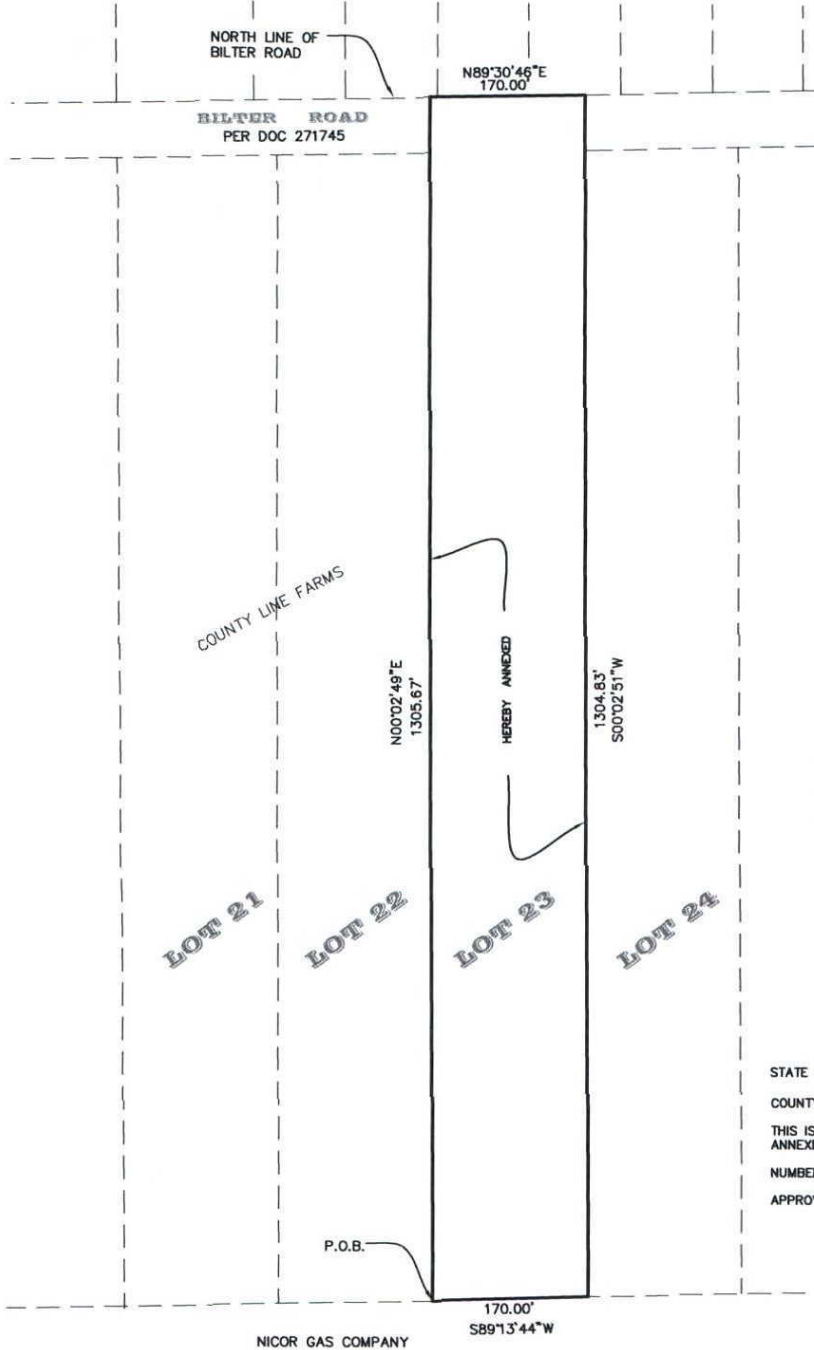
THAT PART OF COUNTY LINE FARMS SUBDIVISION, RECORDED APRIL 15, 1926 AS DOCUMENT NUMBER 271745, BEING A SUBDIVISION OF THE NORTHEAST AND SOUTHEAST QUARTERS OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 23 IN SAID COUNTY LINE FARMS SUBDIVISION: THENCE NORTH 00 DEGREES 02 MINUTES 49 SECONDS EAST (assumed), ALONG THE WEST LINE OF SAID LOT 23 AND SAID WEST LINE EXTENDED TO THE NORTH LINE OF BILTER ROAD; THENCE NORTH 89 DEGREES 30 MINUTES 46 SECONDS EAST, ALONG SAID NORTH LINE, 170.00 FEET TO THE EAST LINE OF SAID LOT 23 EXTENDED NORTH; THENCE SOUTH 00 DEGREES 02 MINUTES 51 SECONDS WEST, ALONG SAID EAST LINE EXTENDED NORTH AND THE EAST LINE OF SAID LOT 23, 1304.83, FEET TO THE SOUTHEAST CORNER OF SAID LOT 23; THENCE SOUTH 89 DEGREES 13 MINUTES 44 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 23, 170.00 FEET TO THE POINT OF BEGINNING.

PLAT OF ANNEXATION

TO THE
CITY OF AURORA
KANE COUNTY, ILLINOIS

THAT PART OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 8 EAST OF
THE THIRD PRINCIPAL MERIDIAN

City Resolution: _____ Passed On: _____



THAT PART OF COUNTY LINE FARMS SUBDIVISION, RECORDED APRIL 15, 1926 AS DOCUMENT NUMBER 271745, BEING A SUBDIVISION OF THE NORTHEAST AND SOUTHEAST QUARTERS OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 23 IN SAID COUNTY LINE FARMS SUBDIVISION; THENCE NORTH 00 DEGREES 02 MINUTES 49 SECONDS EAST (assumed), ALONG THE WEST LINE OF SAID LOT 23 AND SAID WEST LINE EXTENDED TO THE NORTH LINE OF BILTER ROAD; THENCE NORTH 89 DEGREES 30 MINUTES 46 SECONDS EAST, ALONG SAID NORTH LINE, 170.00 FEET TO THE EAST LINE OF SAID LOT 23 EXTENDED NORTH; THENCE SOUTH 00 DEGREES 02 MINUTES 51 SECONDS WEST, ALONG SAID EAST LINE EXTENDED NORTH AND THE EAST LINE OF SAID LOT 23, 1304.83 FEET TO THE SOUTHEAST CORNER OF SAID LOT 23; THENCE SOUTH 89 DEGREES 13 MINUTES 44 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 23, 170.00 FEET TO THE POINT OF BEGINNING.

COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF KANE)

I, THE UNDERSIGNED, AS THE RECORDER OF DEEDS FOR
NO. _____ COUNTY DO HEREBY CERTIFY THAT INSTRUMENT
NO. _____ WAS FILED FOR RECORD IN THE
RECORDER'S OFFICE OF _____ COUNTY, ILLINOIS, ON
THE ____ DAY OF _____ A.D., 20____
AT _____ O'CLOCK ____ M.

RECORDER OF DEEDS

PLEASE TYPE/PRINT NAME

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE SURVEYED THE ABOVE-DESCRIBED PROPERTY, AND THAT THIS PLAT WAS PREPARED FOR THE PURPOSE OF ANNEXATION TO THE CITY OF AURORA, AND THAT THIS PLAT OF ANNEXATION ACCURATELY DEPICTS SAID PROPERTY.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF SEPTEMBER, A.D., 2015.

MARK G. SCHELLER
PROFESSIONAL LAND SURVEYOR #3581
(EXPIRES 11-30-16)

ENGINEERING ENTERPRISES, INC.
52 WHEELER ROAD
SUGAR GROVE, ILL. 60554

CITY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF KANE)

THIS IS TO CERTIFY THAT THE ABOVE PLAT CORRECTLY REPRESENTS THE TERRITORY ANNEXED TO THE CITY OF AURORA, KANE COUNTY, ILLINOIS, BY ORDINANCE

NUMBER _____, A PROPER ORDINANCE PASSED AND
APPROVED BY THE AURORA CITY COUNCIL ON _____, 20____

CITY CLERK



EXISTING CITY OF AURORA
CORPORATE LIMITS

Development Data Table: Easement		
Description	Value	Unit
a) Tax/Parcel Identification Number(s) (PINA): 15-01-200-032		
b) Subject Property being Annexed	5.06±	Acres
	221,825 SF	Square Feet

Engineering Enterprises, Inc.
CONSULTING ENGINEERS
52 Wheeler Road
Sugar Grove, Illinois 60554
630.466.6700 / www.eeiweb.com

CITY OF AURORA
44 E. DOWNER PL.
AURORA, IL 60506

NO.	DATE	REVISIONS
1	9/1/15	PER CITY REVIEW

DATE: SEPT. 1, 2015
PROJECT NO. AU1502
FILE NO AU1502-ANNEX
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