

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE PROVIDING FOR THE ACQUISITION OF CERTAIN REAL ESTATE, VACANT LOT LOCATED ON THE EAST SIDE OF NORTH FARNSWORTH AVENUE NORTH OF BILTER ROAD, THROUGH EMINENT DOMAIN**

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

**SECTION 1:** That the Mayor and City Council of the City of Aurora find that it is necessary and in the public interest of the City of Aurora (hereinafter referred to as “City”) to (1) acquire fee simple title to certain real property generally located on the east side of North Farnsworth Avenue, north of Bilter Road, Aurora, Illinois, and which is legally described on **Exhibit A** attached hereto and made a part hereof (hereinafter referred to as the “Subject Property”). The Subject Property lies entirely within the corporate limits of the City, and is necessary, required, and needed by the City for purposes of improving the intersection of Farnsworth Avenue and Bilter Road, to be developed in accordance with the City’s plans for improving the intersection of Farnsworth Avenue and Bilter Road.

**SECTION 2:** That the Mayor, Corporation Counsel and/or their designees be and are authorized, empowered, and directed hereby to negotiate for and on behalf of the City with the owner or owners of the Subject Property for the purchase of fee simple title by the City and acquisition of related temporary easement rights.

**SECTION 3:** That in the event the Mayor, Corporation Counsel and/or their designees are unable to agree with the owner or owners, and other interested parties, of the Subject Property as to the compensation to be paid therefor, then fee simple title and related temporary easement rights in the Subject Property shall be acquired by the City through an eminent domain proceeding and, accordingly, special counsel to the City, Klein, Thorpe & Jenkins, Ltd., is authorized, empowered,

and directed hereby to institute such proceeding in any court of competent jurisdiction to acquire fee simple title and a temporary easement in the Subject Property for the City in accordance with the applicable eminent domain laws of the State of Illinois.

**SECTION 4:** That the City Clerk of the City of Aurora be and is directed hereby to publish this Ordinance in pamphlet form.

**SECTION 5:** That this Ordinance shall be in full force and effect from and after its passage, approval, and publication.

**ADOPTED** this \_\_\_\_ day of \_\_\_\_\_, 2026 pursuant to a roll call vote as follows:

**AYES:** \_\_\_\_\_

**NAYS:** \_\_\_\_\_

**ABSENT:** \_\_\_\_\_

**APPROVED** by me this \_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
John Laesch  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

**EXHIBIT A**  
**(Legal Description of the Subject Property)**

Route: Farnsworth Ave and Bilter Rd  
County: Kane  
Parcel No.: 0010  
Property Index No(s): 15-01-101-013

THAT PART OF LANDS DESCRIBED AS "PARCEL TWO" PER DOCUMENT 1118581, RECORDED ON JULY 12, 1968, BEING PART OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KAN COUNTY ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LANDS; THENCE ALONG THE NORTHERLY LINE OF SAID LANDS, NORTH 87 DEGREES 27 MINUTES 57 SECONDS EAST, 24.42 FEET TO A NON-TANGENTIAL CURVE THAT IS 75.00 FEET EAST OF AND PARALLEL WITH THE CENTERLINE CURVE OF FARNSWORTH AVENUE PER DOCUMENT 2007K088000, AS RECORDED ON AUGUST 23, 2007; THENCE 432.91 FEET ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 2,430.60 FEET, A CHORD BEARING OF SOUTH 17 DEGREES 51 MINUTES 30 SECONDS WEST AND A CHORD DISTANCE OF 432.34 FEET TO A POINT OF TANGENCY; THENCE SOUTH 22 DEGREES 57 MINUTES 38 SECONDS WEST, 154.76 FEET TO THE SOUTHERLY LINE OF SAID LANDS; THENCE ALONG SAID SOUTHERLY LINE, NORTH 87 DEGREES 07 MINUTES 56 SECONDS WEST, 26.62 FEET TO THE SOUTHWEST CORNER OF SAID LANDS AND THE EASTERLY RIGHT OF WAY LINE OF FARNSWORTH AVENUE PER DOCUMENT 1070870 AS RECORDED ON JUNE 6, 1966; THENCE ALONG SAID EASTERLY LINE NORTH 22 DEGREES 57 MINUTES 38 SECONDS EAST, 177.85 FEET TO A POINT OF CURVATURE; THENCE CONTINUING ALONG SAID EASTERLY LINE 408.23 FEET, BEING A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 2,342.01 FEET, A CHORD BEARING OF NORTH 17 DEGREES 58 MINUTES 02 SECONDS EAST AND A CHORD DISTANCE OF 407.72 FEET TO THE POINT OF BEGINNING.

Said parcel containing 0.328 acres or 14,295 square feet, more or less.