

## ORDINANCE NUMBER 20 - 32

### **AN ORDINANCE OF THE VILLAGE OF EAST DUNDEE, COOK AND KANE COUNTIES, ILLINOIS APPROVING AN AMENDMENT TO THE BOUNDARIES OF THE VILLAGE OF EAST DUNDEE DOWNTOWN AND DUNDEE CROSSING BUSINESS DEVELOPMENT DISTRICT AND APPROVING AN AMENDED BUSINESS DISTRICT PLAN IN RELATION THERETO, RECONFIRMING THE BLIGHTED AREA FINDING THEREIN, IMPOSING A RETAILERS' OCCUPATION TAX AND SERVICE OCCUPATION TAX THEREIN AND AMENDING PREVIOUSLY APPROVED ORDINANCES RELATED THERETO**

**WHEREAS**, the Village of East Dundee ("Village") is a home rule unit of local government pursuant to Section 6 of Article VII of the Constitution of the State of Illinois, and has the authority to exercise any power and perform any function pertaining to its government and affairs; 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**, Section 11-74.3-1(1) of the Illinois Business District Development and Redevelopment Law, 65 ILCS 5/11-74.3-1, *et seq.* ("Law") allows a municipality to determine that it is "essential to the economic and social welfare of the municipality that business districts be developed, redeveloped, improved, maintained, and revitalized, that jobs and opportunity for employment be created within the municipality, and that, if blighting conditions are present, blighting conditions be eradicated by assuring opportunities for development or redevelopment, encouraging private investment, and attracting sound and stable business and commercial growth;" and

**WHEREAS**, following notice and a public hearing, on September 29, 2008, the Village President and Board of Trustees adopted Ordinance 08-57, entitled "An Ordinance Designating Village of East Dundee Illinois Route 72 and Illinois Route 25 Business District and Impose a Retailers' Occupation Tax and Service Occupation Tax Therein," which created a business district, which was expanded following a notice and a public hearing on March 7, 2011, in Ordinance 11-12, which was expanded following notice and a public hearing, and renamed as the "Downtown and Dundee Crossing Business Development District," on March 18, 2013, in Ordinance 13-05, and which had an increase in the Business District Retailers' Occupation Tax and Business District Service Occupation Tax imposed therein on March 30, 2015, Ordinance 15-16 (which collectively, and as otherwise amended from time to time, is the "Business District"), and each of which Ordinances approved, or amended, a business district plan for the Business District pursuant to the Law (which, as amended from time to time, is the "Business District Plan") and which Ordinances imposed, or amended, a Business District Retailers' Occupation Tax upon all persons engaged in the business of selling tangible personal property at retail within the Business District at the current rate of three-quarters percent (0.75%) of the gross receipts of sales made in the course of said business, pursuant to and in accordance with 65 ILCS 5/11-74.3-6, and imposing a

Business District Service Occupation Tax upon all persons engaged in the business of making sales of service within the Business District who, as an incident to making those sales of service, transfer tangible personal property within the Business District, either in the form of tangible personal property or real estate, as an incident to a sale of service, at the current rate of three-quarters percent (0.75%) of the selling price of tangible personal property so transferred, pursuant to and in accordance with 65 ILCS 5/11-74.3-6; and

**WHEREAS**, based upon a request of, and information supplied by, the owners of certain of the property legally described and depicted in **EXHIBITS A-1** and **A-2**, respectively, attached hereto and made a part hereof ("Additional Property"), the Village President and Board of Trustees have determined that the Additional Property should be added to the boundaries of the Business District and that the Business District Plan should be amended to take into account the addition of the Additional Property to the boundaries of the Business District; and

**WHEREAS**, on July 6, 2020, the Village President and Board of Trustees approved Ordinance 20-27, entitled "An Ordinance of the Village of East Dundee, Cook and Kane Counties, Illinois Proposing an Amendment to the Boundaries of the Village of East Dundee Downtown and Dundee Crossing Business Development District and the Approval of an Amended Business District Plan in Relation Thereto and the Scheduling of a Public Hearing in Connection Therewith," setting forth the procedures for a public hearing ("Hearing") on whether the boundaries of the Business District should be amended by adding the Additional Property to the Business District, so that the Business District boundaries would be as legally described and depicted as set forth in **EXHIBITS B-1** and **B-2**, respectively, attached hereto and made a part hereof, and whether an amendment to the Business District Plan, attached hereto as **EXHIBIT C** and made a part hereof ("Plan Amendment"), should be approved; and

**WHEREAS**, on August 26 and September 2, 2020, public notice of the Hearing was published in the *Daily Herald*, a newspaper of general circulation within the Village, as required by 65 ILCS 5/11-74.3-2(b), and a copy of the publisher's certificate relative to the public notice of the Hearing is attached hereto as **EXHIBIT D** and made part hereof; and

**WHEREAS**, on September 14, 2020, the Hearing was held; there were no alternate proposals or bids for any proposed conveyance, lease, mortgage or other disposition by the Village of land or rights in land owned by the Village and located within the boundaries of the Business District as proposed to be amended; Village staff and Village consultants presented the proposed amendment to the boundaries of the Business District, and presented the Plan Amendment in relation thereto; all interested persons were given an opportunity to be heard in relation to the proposed amendment to the boundaries of the Business District and the approval of the Plan Amendment in relation thereto; all persons desiring to submit written objections were given an opportunity to do so and to be heard on said objections; and the Village President and Board of Trustees heard and determined all protests and objections; all as required by

65 ILCS 5/11-74.3-2(c); and

**WHEREAS**, on September 14, 2020, the Hearing was finally adjourned; and

**WHEREAS**, the Village President and Board of Trustees find that the Business District, as amended to add the Additional Property thereto ("Amended Business District"), on the whole has not been subject to growth and development through investment by private enterprises and would not reasonably be anticipated to be developed or redeveloped without the adoption of the Business District Plan, as amended by the Plan Amendment (together the "Amended Business District Plan"); and

**WHEREAS**, the Village President and Board of Trustees find and determine that the Amended Business District Plan conforms to the comprehensive plan of the Village; and

**WHEREAS**, the Village President and Board of Trustees find and determine that the Amended Business District remains a "blighted area" as defined in the Law, as set forth in the Amended Business District Plan; and

**WHEREAS**, it is in the best interests of the Village that the boundaries of the Business District be amended to add the Additional Property thereto, and that the Business District Plan be amended as set forth in the Plan Amendment, pursuant to the Law;

**NOW, THEREFORE, BE IT ORDAINED BY THE VILLAGE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF EAST DUNDEE, COOK AND KANE COUNTIES, ILLINOIS, AS FOLLOWS:**

**SECTION 1: Incorporation.** That the recitals above shall be and are hereby incorporated in this Section 1 as if restated herein.

**SECTION 2: Findings and Determinations.** That the Village President and Board of Trustees find and determine as follows:

- A. That the Amended Business District has not been subject to growth and development through investment by private enterprises and would not reasonably be anticipated to be developed or redeveloped without the adoption of the Amended Business District Plan;
- B. That the Amended Business District Plan conforms to the comprehensive plan of the Village; and
- C. That the Amended Business District remains a "blighted area" as defined in the Law.

**SECTION 3: Amended Boundaries.** That the boundaries of the Business District are hereby amended to add the Additional Property thereto, with said Amended Business District being legally described and depicted as set forth in **EXHIBITS B-1** and **B-2**, respectively, attached hereto and made a part hereof.

**SECTION 4: Blighted Area Finding.** That the Amended Business District remains a “blighted area” as defined in the Law.

**SECTION 5: Plan Amendment Approval.** That the Plan Amendment, attached hereto as **EXHIBIT C** and made part hereof, is hereby approved, and the Business District Plan is hereby amended in accordance therewith.

**SECTION 6: Authority Under the Law.** That, in promoting development and redevelopment within the Amended Business District, the Village President and Board of Trustees may exercise those powers as set forth in the Law.

**SECTION 7: Business District Sales Taxes.** That the three-quarters percent (0.75%) Business District Retailers’ Occupation Tax and the three-quarters percent (0.75%) Business District Service Occupation Tax (together the “Business District Sales Taxes”), as imposed within the Business District pursuant to Village-adopted Ordinances, shall remain in full force and effect within the boundaries of the Amended Business District. The Business District Sales Taxes shall be collected and enforced by the Illinois Department of Revenue in the same manner as all retailers’ occupation taxes and service occupation taxes imposed in the Village. The proceeds of the Business District Sales Taxes shall be deposited into a special fund of the Village which was previously created and designated as the “Illinois Route 72 and Illinois Route 25 Business District Tax Allocation Fund” and which is now known as the “Dundee Crossing Business District Tax Allocation Fund.”

**SECTION 8: Amendments to Designating Ordinance.** That Ordinance 13-05, adopted March 18, 2013, entitled “An Ordinance Approving a Second Amendment to the Illinois Route 72 and Illinois Route 25 Business Development District Development Plan, as Amended, Designating Expanded Boundaries as a Part of the Illinois Route 72 and Illinois Route 25 Business District, as Amended, and Imposing a Retailers’ Occupation Tax and Service Occupation Tax Therein” (“Designating Ordinance”), is amended as follows:

- A. The legal description in **EXHIBIT B** to the Designating Ordinance, is amended to read as set forth in **EXHIBIT B-1** attached hereto, and is supplemented by the addition of the street addresses, property identification numbers and street location therein; and
- B. The map, as set forth in **EXHIBIT C** to the Designating Ordinance, is amended to read as set forth in **EXHIBIT B-2** attached hereto; and

- C. The Business District Plan in **EXHIBIT D** to the Designating Ordinance is supplemented as set forth in **EXHIBIT C** attached hereto.

**SECTION 9: Filing.** The Village Administrator, or her designee, is hereby directed to file a certified copy of this Ordinance with the Illinois Department of Revenue, on or before October 1, 2020, along with such other additional information, as required by the Illinois Department of Revenue, to allow the Illinois Department of Revenue to add the Additional Property from the list of properties that are subject to the Business District Sales Taxes.

**SECTION 10: Severability.** That if any Section, paragraph or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such Section, paragraph or provision shall not affect any of the remaining provisions of this Ordinance.

**SECTION 11: Repeal.** That all ordinances, resolutions, motions or parts thereof in conflict with this Ordinance shall be and the same are hereby repealed, and all parts of the Designating Ordinance, Ordinance 15-16, Ordinance 11-12 and Ordinance 08-57 not in conflict with this Ordinance shall remain in effect.

**SECTION 12: Effect.** That this Ordinance shall be in full force and effect upon its adoption, approval and publication in pamphlet form as provided by law.

**ADOPTED** this 14th day of September, 2020 pursuant to a roll call vote as follows:

AYES: Trustees Lynam, Selep, Wood, Mahony, Andresen, Kunze and President Miller

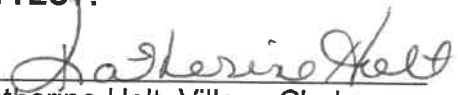
NAYES: None

ABSENT: None

**APPROVED** by me this 14th day of September, 2020.

  
\_\_\_\_\_  
Lael Miller, Village President

**ATTEST:**

  
\_\_\_\_\_  
Katherine Holt, Village Clerk

Published in pamphlet form this 14th day of September, 2020 under the authority of the Village President and Board of Trustees.

Recorded in the Village records on September 14, 2020.

**EXHIBIT A-1**

**ADDITIONAL PROPERTY LEGAL DESCRIPTION**

(attached)

THAT PART OF SECTION 25, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE EAST LINE OF GATEWAY SUBDIVISION, BEING A SUBDIVISION OF PART OF SECTION 25, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED MAY 8, 1989 AS DOCUMENT NO. 1972329 WITH THE SOUTHWESTERLY LINE OF PARCEL 0002 ACQUIRED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION IN CONDEMNATION CASE ED 92 0015 BY ORDER DATED APRIL 22, 1993 AND AS SHOWN ON DOCUMENT 96K009367 AS ILLINOIS ROUTE 72, HIGGINS ROAD; THENCE SOUTH 61 DEGREES 53 MINUTES 27 SECONDS EAST ALONG SAID SOUTHWESTERLY LINE, 491.05 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY 654.45 FEET ALONG SAID SOUTHWESTERLY LINE, BEING A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 22,706.63 FEET AND WHOSE CHORD BEARS OF SOUTH 61 DEGREES 03 MINUTES 54 SECONDS EAST 654.43 FEET TO A BEND POINT IN SAID SOUTHWESTERLY LINE; THENCE SOUTH 37 DEGREES 44 MINUTES 46 SECONDS EAST ALONG THE SOUTHWESTERLY LINE OF SAID ILLINOIS ROUTE 72 A DISTANCE OF 160.60 FEET TO A BEND POINT IN SAID SOUTHWESTERLY LINE; THENCE NORTH 23 DEGREES 44 MINUTES 02 SECONDS EAST ALONG SAID SOUTHWESTERLY LINE 61.34 FEET TO A POINT ON A CURVE; THENCE SOUTHEASTERLY 280.08 FEET ALONG SAID SOUTHWESTERLY LINE, NON TANGENT TO THE LAST DESCRIBED COURSE, BEING A CURVE TO THE RIGHT, HAVING A RADIUS OF 22,706.63 FEET AND WHOSE CHORD BEARS OF SOUTH 59 DEGREES 31 MINUTES 40 SECONDS EAST 280.08 FEET TO A BEND POINT; THENCE SOUTH 59 DEGREES 09 MINUTES 16 SECONDS EAST ALONG SAID SOUTHWESTERLY LINE, NON TANGENT TO THE LAST DESCRIBED CURVE, 490.70 FEET; THENCE SOUTH 30 DEGREES 50 MINUTES 06 SECONDS WEST, DEPARTING FROM SAID SOUTHWESTERLY LINE 223.12 FEET; THENCE SOUTH 24 DEGREES 01 MINUTES 52 SECONDS WEST 311.97 FEET; THENCE NORTH 59 DEGREES 09 MINUTES 53 SECONDS WEST 822.05 FEET; THENCE NORTH 61 DEGREES 03 MINUTES 20 SECONDS WEST 122.51 FEET; THENCE SOUTH 08 DEGREES 53 MINUTES 49 SECONDS WEST 565.95 FEET; THENCE NORTH 81 DEGREES 06 MINUTES 11 SECONDS WEST 874.66 FEET TO A POINT ON SAID EAST LINE OF SAID GATEWAY SUBDIVISION; THENCE NORTH 08 DEGREES 31 MINUTES 15 SECONDS EAST ALONG THE LAST DESCRIBED LINE 1448.17 FEET TO THE POINT OF BEGINNING, TOGETHER WITH ALL THAT PART OF ILLINOIS ROUTE 72 (HIGGINS ROAD) LYING NORTH OF AND ADJACENT TO ABOVE DESCRIBED PROPERTIES, NOT PREVIOUSLY ANNEXED TO THE VILLAGE OF EAST DUNDEE, ALL IN KANE COUNTY, ILLINOIS.

Street Addresses: 1030 and 1040 East Main Street, East Dundee, Illinois 60118

General Location: Approximately forty-two (42) acres of property on the south side of Illinois Route 72 in the vicinity of Christina Drive, in the Village of East Dundee, Kane County, Illinois

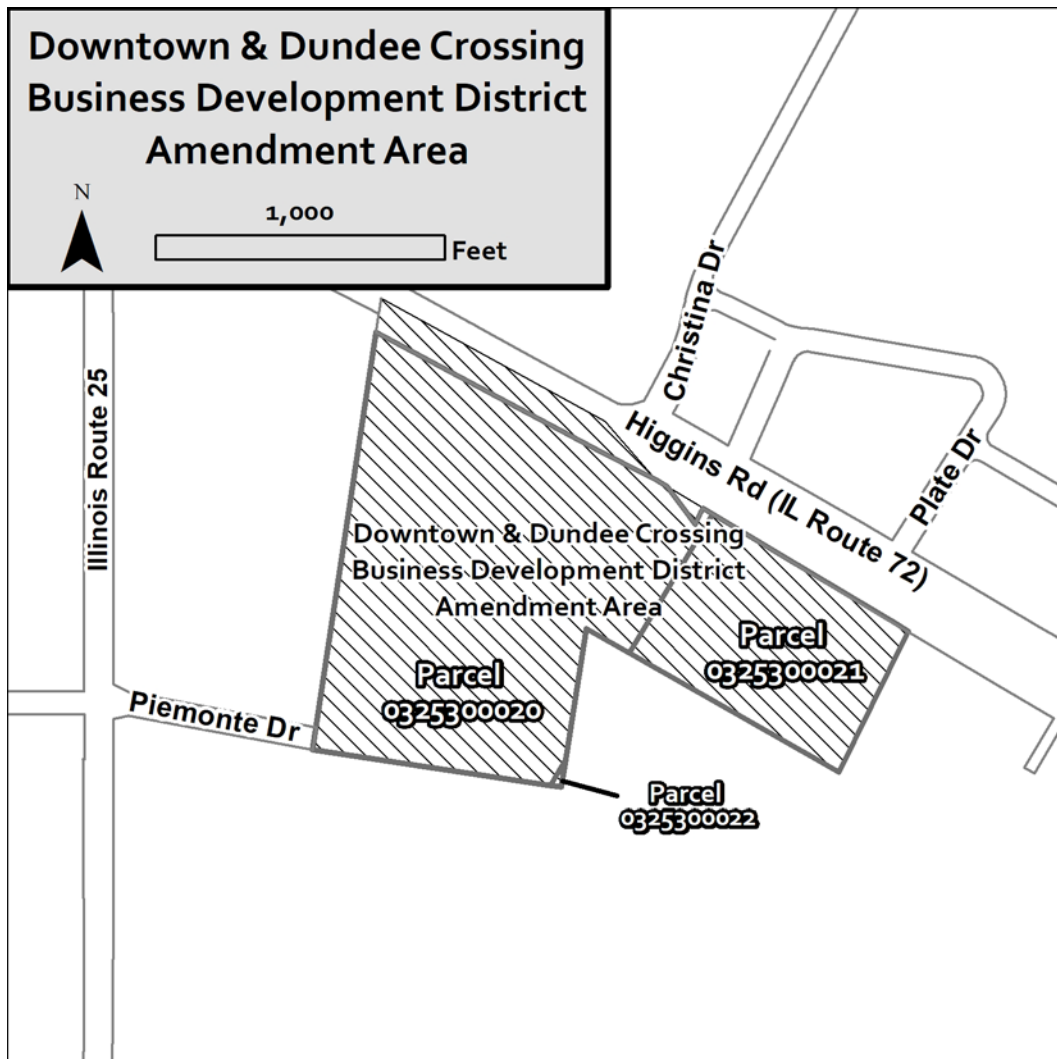
Property Identification Numbers ("PINs"): 03-25-300-020, 03-25-300-021 and 03-25-300-022



**EXHIBIT A-2**

**ADDITIONAL PROPERTY MAP**

(attached)



**EXHIBIT B-1**

**LEGAL DESCRIPTION, PERMANENT TAX INDEX NUMBERS (P.I.N.S),  
COMMON ADDRESSES AND STREET LOCATION FOR THE BUSINESS DISTRICT,  
AS AMENDED BY THE ADDITION OF THE ADDITIONAL PROPERTY TO THE  
BUSINESS DISTRICT  
(THE AMENDED BUSINESS DISTRICT)**

**Legal Description:**

THAT PART OF THE SOUTH HALF OF SECTION 23, SOUTHWEST QUARTER OF SECTION 24, SECTION 25, AND THE EAST HALF OF SECTION 26, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO THAT PART OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE WESTERLY CORNER OF OUTLOT NO. 2 IN SCHOCK'S SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER AND SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED AS DOCUMENT NO. 733097, IN PLAT BOOK NO. 31 ON PAGE 40; THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY LINE OF SAID OUTLOT NO. 2, FOR A DISTANCE OF 241.5 FEET TO A POINT OF CURVATURE; THENCE CONTINUING NORTHEASTERLY ALONG SAID NORTHWESTERLY LINE, BEING A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 222.0 FEET, FOR AN ARC DISTANCE OF 127.04 FEET, TO A POINT, ALSO BEING A POINT WHICH IS 28.16 FEET SOUTHWESTERLY FROM THE NORTHERLY POINT OF CURVATURE ON SAID NORTHWESTERLY LINE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 222.0 FEET; THENCE EASTERLY A DISTANCE OF 113.36 FEET TO A POINT ON THE EAST LINE OF SAID OUTLOT NO. 2 THAT IS 277.76 FEET SOUTHERLY OF, MEASURED ALONG SAID EAST LINE, THE NORTHERLY CORNER OF SAID OUTLOT NO. 2; THENCE SOUTHERLY ALONG SAID EAST LINE TO A POINT OF INTERSECTION WITH THE NORTHWESTERLY EXTENSION OF THE NORTHEASTERLY LINE OF LOT 7 IN BLOCK 3 OF FOX RIVER BLUFFS UNIT NO. 1, BEING A SUBDIVISION OF PARTS OF SECTION 23 AND 26, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED AS DOCUMENT NO. 288688, IN PLAT BOOK NO. 26 ON PAGE 11; THENCE SOUTHEASTERLY ALONG SAID NORTHWESTERLY EXTENSION TO THE NORTHWESTERLY CORNER OF SAID LOT 7; THENCE SOUTHEASTERLY ALONG NORTHERLY LINES OF LOTS 7 THROUGH 10 IN SAID BLOCK 3, TO THE NORTHWESTERLY CORNER OF LOT 11 IN SAID BLOCK 3; THENCE SOUTHWESTERLY ALONG THE WESTERLY LINE OF SAID LOT 11, FOR A DISTANCE OF 20 FEET; THENCE SOUTHEASTERLY PARALLEL WITH AND 20 FEET SOUTHWESTERLY FROM THE NORTHERLY LINE OF SAID LOT 11 TO A POINT ON THE EASTERLY LINE OF SAID LOT 11; THENCE NORTHEASTERLY ALONG THE EASTERLY LINE OF SAID LOT 11, 20 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 11; THENCE SOUTHEASTERLY TO THE

NORTHWESTERLY CORNER OF LOT 8 IN BLOCK 2 OF SAID FOX RIVER BLUFFS UNIT NO. 1 SUBDIVISION; THENCE ALONG THE NORTHERLY LINES OF LOTS 8 THROUGH 14 IN SAID BLOCK 2 TO THE NORTHEASTERLY CORNER OF SAID LOT 14; THENCE SOUTHEASTERLY TO THE NORTHWESTERLY CORNER OF LOT 5 IN BLOCK 1 IN SAID FOX RIVER BLUFFS UNIT NO. 1 SUBDIVISION; THENCE SOUTHEASTERLY ALONG THE NORTHERLY LINES OF LOTS 5 THROUGH 8 IN SAID BLOCK 1; THENCE CONTINUING ALONG THE LAST DESCRIBED COURSE THROUGH THE VACATED RIGHT OF WAY OF ROBERT AVENUE TO A POINT ON THE WESTERLY LINE OF LOT 1 IN SAID BLOCK 11; THENCE NORTHEASTERLY ALONG SAID WESTERLY LINE TO THE NORTHERLY CORNER OF SAID LOT 1; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID FOX RIVER BLUFFS UNIT NO. 1 SUBDIVISION, TO THE SOUTHEASTERLY CORNER OF BLOCK 6 IN SAID FOX RIVER BLUFFS UNIT NO. 1, ALSO BEING THE SOUTHEASTERLY CORNER OF NORTH GATE MANOR UNIT NO. 1, BEING A RE-SUBDIVISION OF PART OF BLOCKS 5, 6, 7, 8, AND 9 IN SAID FOX RIVER BLUFFS UNIT NO. 1, RECORDED AS DOCUMENT NO. 934519, IN PLAT BOOK NO. 43 ON PAGE 9; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID NORTH GATE MANOR UNIT NO. 1 TO THE NORTHEASTERLY CORNER OF SAID NORTH GATE MANOR UNIT NO. 1, ALSO BEING A POINT ON THE SOUTHERLY LINE OF THE THIRD ADDITION TO BONNIE DUNDEE TERRACE, BEING A SUBDIVISION OF PART OF LOTS 19 AND 20 OF BONNIE DUNDEE TERRACE AND ALSO PART OF THE EAST HALF OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED AS DOCUMENT NO. 789404, IN PLAT BOOK NO. 32 ON PAGE 34; THENCE EASTERLY ALONG SAID SOUTHERLY LINE TO THE SOUTHEASTERLY CORNER OF SAID THIRD ADDITION TO BONNIE DUNDEE TERRACE, ALSO BEING THE SOUTHWESTERLY CORNER OF BONNIE DUNDEE TERRACE, BEING A SUBDIVISION OF PART OF THE EAST HALF OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED AS DOCUMENT NO. 716650, IN PLAT BOOK NO. 30 ON PAGE 43; THENCE CONTINUING EASTERLY ALONG THE SOUTHERLY LINE OF SAID BONNIE DUNDEE TERRACE TO THE SOUTHEASTERLY CORNER OF SAID BONNIE DUNDEE TERRACE; THENCE CONTINUING EASTERLY ALONG THE PROLONGATION OF THE LAST DESCRIBED LINE TO A POINT OF INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF ILLINOIS STATE ROUTE 25; THENCE NORTHERLY ALONG SAID EASTERLY RIGHT OF WAY LINE OF ILLINOIS STATE ROUTE 25 TO A POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY LINE OF BALMORAL DRIVE, ALSO BEING THE SOUTHERLY LINE OF THE 4TH ADDITION TO BONNIE DUNDEE TERRACE, UNIT NO. 1, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 24, RECORDED AS DOCUMENT NO. 876034; THENCE EASTERLY ALONG THE SAID SOUTHERLY LINE OF SAID 4TH ADDITION TO BONNIE DUNDEE TERRACE, UNIT NO. 1, A DISTANCE OF 150.0 FEET TO THE SOUTHEASTERLY CORNER OF SAID 4TH ADDITION TO BONNIE DUNDEE TERRACE, UNIT NO. 1, ALSO BEING A POINT ON THE WESTERLY RIGHT OF WAY LINE OF DUNBAR LANE, ALSO BEING THE WESTERLY LINE OF THE 4TH ADDITION TO BONNIE DUNDEE TERRACE, UNIT NO. 3, BEING A SUBDIVISION OF

PART OF THE SOUTHWEST QUARTER OF SAID SECTION 24, RECORDED AS DOCUMENT NO. 1414348; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID 4TH ADDITION TO BONNIE DUNDEE TERRACE, UNIT NO. 3, A DISTANCE OF 301.81 FEET TO THE SOUTHWESTERLY CORNER OF SAID 4TH ADDITION TO BONNIE DUNDEE TERRACE, UNIT NO. 3, ALSO BEING THE NORTHWESTERLY CORNER OF DUNBAR TOWNHOME CONDOMINIUMS, ACCORDING TO THE PLAT OF SURVEY OF DUNBAR TOWNHOME CONDOMINIUMS, RECORDED AS DOCUMENT NO. 1836260; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID DUNBAR TOWNHOME CONDOMINIUMS A DISTANCE OF 249.93 FEET TO A CORNER OF SAID DUNBAR TOWNHOME CONDOMINIUMS, THENCE WESTERLY ALONG A NORTHERLY LINE OF SAID DUNBAR TOWNHOME CONDOMINIUMS A DISTANCE OF 30.0' TO THE NORTHWESTERLY CORNER OF SAID DUNBAR TOWNHOME CONDOMINIUMS; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID DUNBAR TOWNHOME CONDOMINIUMS A DISTANCE OF 170.0 FEET TO THE SOUTHWESTERLY CORNER OF SAID DUNBAR TOWNHOME CONDOMINIUMS; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID DUNBAR TOWNHOME CONDOMINIUMS, A DISTANCE OF 212.5 FEET TO THE SOUTHEASTERLY CORNER OF SAID DUNBAR TOWNHOME CONDOMINIUMS, ALSO BEING A POINT ON THE WESTERLY LINE OF PROPERTY CONVEYED TO EAST DUNDEE CEMETERY BOARD BY DEED DATED FEBRUARY 27, 1956 AND RECORDED MARCH 6, 1956, IN BOOK 1783, PAGE 587 AS DOCUMENT NO. 802497, AS RECORDED IN DOCUMENT NO. 97K030734; THENCE SOUTHERLY ALONG THE SAID WESTERLY LINE 340.80 FEET TO THE SOUTHWESTERLY CORNER OF SAID CEMETERY PROPERTY; THENCE WESTERLY 377.98 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 24, BEING 820.25 FEET NORTH OF THE SOUTHWEST CORNER OF SAID SECTION 24; THENCE SOUTH ALONG THE WEST LINE OF SAID SECTION 24, A DISTANCE OF 820.25 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 24, ALSO BEING THE NORTHWEST CORNER OF SAID SECTION 25; THENCE CONTINUING SOUTH ALONG THE WEST LINE OF SAID SECTION 25 A DISTANCE OF 892.98 FEET (13.53 CHAINS) TO A POINT ON THE CENTERLINE OF ILLINOIS STATE ROUTE 72; THENCE SOUTHEASTERLY ALONG SAID CENTERLINE OF ILLINOIS STATE ROUTE 72 A DISTANCE OF 761.64 FEET (11.54 CHAINS) , TO A POINT OF THE INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE WESTERLY LINE OF LOT 5 IN TERRA BUSINESS PARK SUBDIVISION, BEING A SUBDIVISION OF PART OF SAID SECTION 24 AND SAID SECTION 25, RECORDED AS DOCUMENT NO. 2007K124883; THENCE NORTHERLY ALONG SAID SOUTHERLY EXTENSION TO THE SOUTHWESTERLY CORNER OF SAID LOT 5 IN TERRA BUSINESS PARK; THENCE CONTINUING NORTH ALONG SAID WESTERLY LINE OF LOT 5 IN TERRA BUSINESS PARK, TO A POINT OF INTERSECTION WITH THE PROPOSED ZONING LINE PARALLEL TO AND 300 FEET NORTHERLY OF THE SOUTHWESTERLY LINE OF SAID LOT 5 IN TERRA BUSINESS PARK, AS DEPICTED ON SHEET 3 OF SAID DOCUMENT NO. 2007K124883; THENCE SOUTHEASTERLY ALONG SAID PROPOSED ZONING LINE TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY OF CHRISTINA DRIVE; THENCE SOUTHEASTERLY ALONG THE PROLONGATION OF THE LAST DESCRIBED LINE

TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY OF CHRISTINA DRIVE, ALSO BEING A POINT ON THE WESTERLY LINE OF LOT 1 IN SAID TERRA BUSINESS PARK; THENCE NORTHERLY AND SOUTHEASTERLY ALONG THE WESTERLY AND NORTHEASTERLY LINES OF SAID LOT 1, TO THE EASTERLY CORNER OF SAID LOT 1, ALSO BEING A POINT ON THE NORTHWESTERLY LINE OF ROCK ROAD INDUSTRIAL PHASE 2, BEING A SUBDIVISION OF THE NORTH HALF OF SAID SECTION 25, RECORDED AS DOCUMENT NO. 1987463; THENCE SOUTHEASTERLY ALONG THE PROLONGATION OF THE SAID NORTHEASTERLY LINE OF LOT 1 OF TERRA BUSINESS PARK TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF PLATE DRIVE, ALSO BEING A POINT ON THE NORTHWESTERLY LINE OF LOT 1 IN DUNDALE RESUBDIVISION, BEING A RESUBDIVISION OF LOTS 11 THRU 17, BOTH INCLUSIVE, AND 19 IN ROCK ROAD INDUSTRIAL PHASE 2, BEING A SUBDIVISION OF PART OF THE NORTH HALF OF SAID SECTION 25, RECORDED AS DOCUMENT NO. 98K048294; THENCE NORTHEASTERLY, EASTERLY AND SOUTHWESTERLY ALONG THE NORTHWESTERLY, NORTHERLY AND SOUTHEASTERLY LINE OF SAID LOT 1 IN DUNDALE RESUBDIVISION; TO A POINT OF INTERSECTION WITH THE NORTHWESTERLY EXTENSION OF THE NORTHEASTERLY LINE OF LOT 1 IN ROCK ROAD INDUSTRIAL PHASE II RESUBDIVISION III, BEING A RESUBDIVISION OF LOTS 1 AND 18 IN ROCK ROAD INDUSTRIAL PHASE II, BEING A SUBDIVISION OF PART OF THE NORTH QUARTER OF SAID SECTION 25, RECORDED AS DOCUMENT NO. 1999K102208; THENCE SOUTHEASTERLY ALONG SAID NORTHWESTERLY EXTENSION OF THE NORTHEASTERLY LINE OF LOT 1 IN ROCK ROAD INDUSTRIAL PHASE II RESUBDIVISION III, TO A POINT OF TANGENCY ON THE NORTHEASTERLY LINE OF SAID LOT 1; THENCE CONTINUING SOUTHEASTERLY ALONG SAID NORTHEASTERLY LINE, TO THE EASTERLY CORNER OF SAID LOT 1, ALSO BEING THE NORTHERLY CORNER OF LOT 3 IN BLOCK 2 OF ROCK ROAD INDUSTRIAL UNIT 2-A, BEING A RESUBDIVISION OF BLOCKS 1 AND 2 AND ROCK ROAD COURT IN ROCK ROAD INDUSTRIAL SUBDIVISION UNIT 2, BEING A SUBDIVISION OF PART OF THE NORTH HALF OF SAID SECTION 25, RECORDED AS DOCUMENT NO. 1944631; THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF SAID LOT 3 OF BLOCK 2, A DISTANCE OF 198.49 FEET TO THE WESTERLY CORNER OF SAID LOT 3 OF BLOCK 2, ALSO BEING THE NORTHERLY CORNER OF BLOCK 3 IN ROCK ROAD INDUSTRIAL SUBDIVISION UNIT 2, BEING A SUBDIVISION OF PART OF THE NORTH HALF OF SAID SECTION 25, RECORDED AS DOCUMENT NO. 1680608; THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF SAID BLOCK 3 OF ROCK ROAD INDUSTRIAL SUBDIVISION UNIT 2, A DISTANCE 702.61 FEET TO THE EASTERLY CORNER OF SAID BLOCK 3 OF ROCK ROAD INDUSTRIAL SUBDIVISION UNIT 2; THENCE CONTINUING SOUTHEASTERLY ALONG THE PROLONGATION OF THE LAST DESCRIBED LINE, TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY OF ROCK ROAD DRIVE, ALSO BEING A POINT ON THE NORTHWESTERLY LINE OF LOT 12 IN ROCK ROAD BUSINESS PARK, BEING A SUBDIVISION AND RESUBDIVISION OF PART OF THE EAST HALF OF SAID SECTION 25, RECORDED AS DOCUMENT NO. 2004K059309; THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY LINE OF LOT 12, TO THE

NORTHERLY CORNER OF SAID LOT 12; THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF SAID LOT 12 AND LOT 11 OF SAID ROCK ROAD BUSINESS PARK A DISTANCE OF 944.29 FEET, TO A CORNER; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID LOT 11, A DISTANCE OF 6.71 FEET, TO A CORNER OF SAID LOT 11; THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF SAID LOT 11 TO THE EASTERLY CORNER OF SAID LOT 11, ALSO BEING A POINT ON THE WESTERLY RIGHT OF WAY OF COMMONWEALTH DRIVE; THENCE CONTINUING SOUTHEASTERLY ALONG THE PROLONGATION OF THE LAST DESCRIBED LINE TO THE INTERSECTION WITH THE EASTERLY RIGHT OF WAY OF COMMONWEALTH DRIVE, ALSO BEING THE EAST LINE OF SAID SECTION 25; THENCE NORTH ALONG SAID EAST LINE TO THE INTERSECTION WITH THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE EAST ALONG SAID NORTH LINE TO A POINT OF INTERSECTION WITH THE SOUTHEASTERLY RIGHT OF WAY LINE OF HEALY ROAD; THENCE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE TO A POINT OF INTERSECTION WITH THE SOUTHWESTERLY RIGHT OF WAY LINE OF ILLINOIS STATE ROUTE 72; THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY RIGHT OF WAY TO A POINT OF INTERSECTION WITH THE WESTERLY LINE OF GATEWAY SUBDIVISION, BEING A SUBDIVISION OF PART OF SECTION 25, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED AS DOCUMENT NO. 1972329; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID GATEWAY SUBDIVISION AND ALSO ALONG THE EASTERLY LINE OF SATURN RESUBDIVISION, BEING A RESUBDIVISION OF LOT 2 IN RESUBDIVISION OF PART OF GATEWAY SUBDIVISION RESUBDIVISION OF LOT 2, RECORDED AS DOCUMENT NO. 93K77117, AND ALSO ALONG THE EASTERLY LINE OF GATEWAY SUBDIVISION RESUBDIVISION OF LOT 2, BEING A RESUBDIVISION OF LOT 2 OF SAID GATEWAY SUBDIVISION, RECORDED AS DOCUMENT NO. 93K77115 TO THE SOUTHEAST CORNER OF SAID GATEWAY SUBDIVISION; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID GATEWAY SUBDIVISION TO THE SOUTHEAST CORNER OF SAID GATEWAY SUBDIVISION; THENCE NORTHERLY ALONG THE WESTERLY LINE OF LOT 1 IN SAID GATEWAY SUBDIVISION TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE WESTERLY ACROSS THE ILLINOIS ROUTE 25 RIGHT OF WAY TO THE SOUTHEAST CORNER OF J & D ANDERSON SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED AS DOCUMENT NO. 1999K038155; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID J & D ANDERSON SUBDIVISION, FOR A DISTANCE OF 225.38 FEET TO THE SOUTHWEST CORNER OF LOT 1 IN SAID J & D ANDERSON SUBDIVISION, ALSO BEING THE SOUTHEAST CORNER OF J & D ANDERSON FIRST RESUBDIVISION, BEING A RESUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SAID SECTION 26, RECORDED AS DOCUMENT NO. 1999K033599; THENCE CONTINUING WESTERLY ALONG THE SOUTHERLY LINE OF SAID J & D ANDERSON FIRST RESUBDIVISION, FOR A DISTANCE OF 356.03 FEET TO THE SOUTHWESTERLY

CORNER OF SAID J & D ANDERSON FIRST RESUBDIVISION; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID J & D ANDERSON FIRST RESUBDIVISION, FOR A DISTANCE OF 227.42 FEET TO A CORNER OF SAID J & D ANDERSON FIRST RESUBDIVISION; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID J & D ANDERSON FIRST RESUBDIVISION, FOR A DISTANCE OF 135.72 FEET TO A CORNER OF SAID J & D ANDERSON SUBDIVISION; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID J & D ANDERSON FIRST RESUBDIVISION, FOR A DISTANCE OF 161.12 FEET TO THE NORTHWEST CORNER OF SAID J & D ANDERSON FIRST RESUBDIVISION; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID J & D ANDERSON FIRST RESUBDIVISION TO A POINT OF INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE WESTERLY LINE OF LOT 33 IN FOX RIVER BLUFFS UNIT NO. 7, BEING A SUBDIVISION OF THE EAST HALF OF SECTION 26, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED AS DOCUMENT NO. 326522, IN PLAT BOOK NO. 26 ON PAGE 25; THENCE NORTHERLY ACROSS THE RICHARDSON ROAD RIGHT OF WAY, ALONG SAID SOUTHERLY EXTENSION TO THE SOUTHWEST CORNER OF SAID LOT 33; THENCE CONTINUING NORTHERLY ALONG THE WESTERLY LINE OF SAID LOT 33, FOR A DISTANCE OF 160 FEET TO THE NORTHWEST CORNER OF SAID LOT 33, ALSO BEING A POINT ON THE SOUTH LINE OF THE NORTHEAST CORNER OF SAID SECTION 26; THENCE WEST ALONG SAID SOUTH LINE, FOR A DISTANCE OF 624.9 FEET TO A CORNER OF SAID FOX RIVER BLUFFS UNIT NO. 7; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID FOX RIVER BLUFFS UNIT NO. 7 AND ALSO THE EASTERLY LINE OF FOX RIVER BLUFFS UNIT NO. 2, BEING A SUBDIVISION OF PART OF SECTIONS 23 AND 26, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED AS DOCUMENT NO. 326520, IN PLAT BOOK NO. 26 ON PAGE 26, FOR A DISTANCE OF 947.4 FEET TO AN ANGLE POINT ON THE EASTERLY LINE OF SAID FOX RIVER BLUFFS UNIT NO. 2; THENCE NORTHWESTERLY ALONG THE EASTERLY LINE OF SAID FOX RIVER BLUFFS UNIT NO. 2, FOR A DISTANCE OF 735.7 FEET TO AN ANGLE POINT ON THE EASTERLY LINE OF SAID FOX RIVER BLUFFS UNIT NO. 2; THENCE NORTHEASTERLY ALONG THE EASTERLY LINES OF SAID FOX RIVER BLUFFS UNIT NO. 2 AND THE RESERVE UNIT II, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED AS DOCUMENT NO. 95K012550, FOR A DISTANCE OF 373.11 FEET TO THE SOUTHWESTERLY CORNER OF HERITAGE MERCHANT PARK, BEING A RESUBDIVISION OF LOT 60 IN THE RESERVE OF UNIT III, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SAID SECTION 26, RECORDED AS DOCUMENT NO. 96K002872; THENCE CONTINUING NORTHEASTERLY ALONG THE WESTERLY LINE OF SAID HERITAGE MERCHANT PARK, FOR A DISTANCE OF 65.73 FEET TO AN ANGLE POINT ON THE WESTERLY LINE OF SAID HERITAGE MERCHANT PARK; THENCE NORTHERLY ALONG SAID WESTERLY LINE, FOR A DISTANCE OF 155.95 FEET TO THE NORTHWEST CORNER OF SAID HERITAGE MERCHANT PARK; THENCE NORTHERLY ACROSS THE ILLINOIS ROUTE 72 RIGHT OF WAY TO THE SOUTHERLY CORNER OF LOT 1 IN BLOCK 11



OF SAID FOX RIVER BLUFFS UNIT NO. 1; THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID BLOCK 11 TO THE WESTERLY CORNER OF SAID BLOCK 11; THENCE CONTINUING NORTHWESTERLY ACROSS VACATED ROBERT LANE RIGHT OF WAY TO THE SOUTHEASTERLY CORNER OF BLOCK 1 IN SAID FOX RIVER BLUFFS UNIT NO. 1; THENCE CONTINUING NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID BLOCK 1 TO THE SOUTHWESTERLY CORNER OF SAID BLOCK 1; THENCE CONTINUING NORTHWESTERLY ACROSS HOWARD AVENUE RIGHT OF WAY TO THE SOUTHEASTERLY CORNER OF BLOCK 2 IN SAID FOX RIVER BLUFFS UNIT NO. 1; THENCE CONTINUING NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID BLOCK 2 TO THE SOUTHWESTERLY CORNER OF SAID BLOCK 2; THENCE CONTINUING NORTHWESTERLY ACROSS KING AVENUE RIGHT OF WAY TO THE SOUTHEASTERLY CORNER OF BLOCK 3 IN SAID FOX RIVER BLUFFS UNIT NO. 1; THENCE CONTINUING NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID BLOCK 3 TO THE SOUTHWESTERLY CORNER OF SAID BLOCK 3; THENCE WESTERLY TO THE SOUTHEASTERLY CORNER OF OUTLOT NO. 2 IN SAID SCHOCK'S SUBDIVISION; THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID OUTLOT NO. 2, TO THE POINT OF BEGINNING, IN THE VILLAGE OF EAST DUNDEE, KANE AND COOK COUNTY, ILLINOIS. LOTS 1 AND 3 IN SPRINGWATER SUBDIVISION RECORDED DECEMBER 22, 1986 AS DOCUMENT NO. 1813419 BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF EAST DUNDEE, KANE COUNTY, ILLINOIS. LOTS 2, 3, AND 4 IN DUNRIDGE SUBDIVISION RECORDED JUNE 1, 1993 AS DOCUMENT NO. 93K38569 BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF EAST DUNDEE, KANE COUNTY, ILLINOIS. THAT PART OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF BLOCK 6 OF THE PLAT OF EAST DUNDEE; THENCE EASTERLY AT RIGHT ANGLES TO THE EASTERLY LINE OF SAID BLOCK 6, 33 FEET; THENCE NORTHERLY PARALLEL WITH THE EASTERLY LINE OF SAID BLOCK 6, 1.5 FEET TO THE NORTHERLY LINE OF STATE ROUTE NO. 68; THENCE NORTHEASTERLY ALONG SAID NORTHERLY LINE, 150 FEET FOR THE POINT OF BEGINNING; THENCE NORTHERLY PARALLEL WITH THE EASTERLY LINE 7 OF SAID BLOCK 6, 150 FEET; THENCE EASTERLY PARALLEL WITH THE NORTHERLY LINE OF SAID ROUTE NO. 68, 60 FEET; THENCE SOUTHERLY PARALLEL WITH THE EASTERLY LINE OF SAID BLOCK 6, 150 FEET TO THE NORTHERLY LINE OF SAID STATE ROUTE NO. 68; THENCE WESTERLY ALONG SAID NORTHERLY LINE, 60 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF DUNDEE, KANE COUNTY, ILLINOIS. THAT PART OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE MOST WESTERLY CORNER OF SCHOCK'S SUBDIVISION, BEING A PART OF THE SOUTHWEST QUARTER AND SOUTHEAST QUARTER OF SAID SECTION 23; THENCE

NORTHEASTERLY ALONG THE WESTERLY LINE OF SAID SCHOCK'S SUBDIVISION, A DISTANCE OF 33 FEET TO THE NORTHEASTERLY RIGHT OF WAY LINE OF STATE ROUTE 72; THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 161.35 FEET; THENCE NORTHEASTERLY ALONG A LINE THAT FORMS AN ANGLE OF 90 DEGREES 38 MINUTES TO THE RIGHT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, 159.7 FEET, THIS LINE HEREINAFTER REFERRED TO AS LINE "A"; THENCE NORTHWESTERLY ALONG A LINE THAT FORMS AN ANGLE OF 77 DEGREES 38 MINUTES TO THE LEFT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, 20 FEET FOR THE POINT OF BEGINNING; THENCE SOUTHEASTERLY ALONG THE LAST DESCRIBED COURSE, 20 FEET; THENCE SOUTHWESTERLY ALONG AFORESAID LINE "A", 142.7 FEET; THENCE NORTHWESTERLY AT RIGHT ANGLES WITH THE LAST DESCRIBED COURSE, 19.54 FEET; THENCE NORTHWESTERLY 25 FEET TO A POINT ON A LINE THAT IS PARALLEL WITH AND 37.22 FEET NORTHWESTERLY OF AFORESAID LINE "A"; THENCE NORTHEASTERLY ALONG A LINE, IF EXTENDED WOULD INTERSECT THE POINT OF BEGINNING, 20 FEET; THENCE NORTHEASTERLY ALONG A LINE THAT FORMS AN ANGLE OF 173 DEGREES 17 MINUTES 20 SECONDS TO THE RIGHT WITH THE LAST DESCRIBED COURSE, 47.94 FEET; THENCE NORTHEASTERLY ALONG A LINE THAT FORMS AN ANGLE OF 11 DEGREES 46 MINUTES 50 SECONDS TO THE RIGHT WITH PROLONGATION OF THE LAST DESCRIBED COURSE, 63.24 FEET TO THE POINT OF BEGINNING, IN THE VILLAGE OF EAST DUNDEE, KANE COUNTY, ILLINOIS. THAT PART OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWESTERLY CORNER OF OUTLOT 1 IN SCHOCK'S SUBDIVISION, A SUBDIVISION OF PART OF SAID SECTION 23; THENCE NORTH 60 DEGREES 43 MINUTES WEST, ALONG THE NORTHERLY LINE OF HIGGINS ROAD, ALSO KNOWN AS STATE ROUTE 72, 88.52 FEET FOR THE POINT OF BEGINNING; THENCE NORTH 29 DEGREES 15 MINUTES 15 SECONDS EAST, 194.95 FEET, TO THE SOUTHERLY LINE OF LANDS OWNED BY THE VILLAGE OF WEST DUNDEE, ALSO KNOWN AS THE SOUTHWESTERLY LINE OF SPRINGWATER SUBDIVISION; THENCE NORTH 50 DEGREES 47 MINUTES 55 SECONDS WEST, ALONG SAID SOUTHERLY LINE, 110.96 FEET, TO THE SOUTHEASTERLY LINE OF STATE ROUTE 63, NOW KNOWN AS STATE ROUTE 68; THENCE SOUTH 58 DEGREES 41 MINUTES 25 SECONDS WEST, ALONG SAID SOUTHEASTERLY LINE, 45.74 FEET; THENCE SOUTH 47 DEGREES 46 MINUTES EAST, 63.2 FEET; THENCE SOUTH 29 DEGREES 52 MINUTES WEST, 160.0 FEET TO THE NORTHERLY LINE OF HIGGINS ROAD, ALSO KNOWN AS ILLINOIS STATE ROUTE 72; THENCE SOUTH 60 DEGREES 43 MINUTES EAST ALONG SAID NORTHERLY LINE, 71.83 FEET, TO THE POINT OF BEGINNING, AND (EXCEPTING THEREFROM THAT PROPERTY CONVEYED FOR ROAD PURPOSES BY WARRANTY DEED DATED JANUARY 27, 1976 AND RECORDED MARCH 9, 1976 AS DOCUMENT NUMBER 1356036 AND EXCEPTING THEREFROM THAT PROPERTY CONVEYED FOR ROAD PURPOSES BY WARRANTY DEED DATED OCTOBER 18, 1984 AND RECORDED DECEMBER 27, 1984 AS DOCUMENT NUMBER 1706529, AND SAID EXCEPTIONS ARE SET

FORTH ON THE PLAT OF HIGHWAY RECORDED JULY 31, 1964 AS DOCUMENT NUMBER 1690012) IN THE VILLAGE OF EAST DUNDEE, KANE COUNTY, ILLINOIS. THAT PART OF OUTLOT NO. 1 OF SCHOCK'S SUBDIVISION, BEING A PART OF THE SOUTHWEST QUARTER AND OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID OUTLOT; THENCE NORTH 84 DEGREES 52 MINUTES WEST ALONG THE NORTHERLY LINE OF SAID OUTLOT, 141.75 FEET TO A NORTHWEST CORNER OF SAID OUTLOT; THENCE SOUTH 22 DEGREES 28 MINUTES WEST ALONG A WESTERLY LINE OF SAID OUTLOT, 116.20 FEET; THENCE SOUTH 68 DEGREE 08 MINUTES EAST, 136.97 FEET TO THE EASTERLY LINE OF SAID OUTLOT; THENCE NORTH 21 DEGREES 52 MINUTES EAST ALONG SAID EASTERLY LINE, 157 FEET TO THE POINT OF BEGINNING, IN THE VILLAGE OF EAST DUNDEE, KANE COUNTY, ILLINOIS. THAT PART OF OUTLOT NO. 1 OF SCHOCK'S SUBDIVISION, BEING A PART OF THE SOUTHWEST QUARTER AND OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID OUTLOT NO. 1; THENCE SOUTH 21 DEGREES 52 MINUTES WEST ALONG THE EASTERLY LINE OF SAID OUTLOT, 157 FEET FOR THE POINT OF BEGINNING; THENCE SOUTH 21 DEGREES 52 MINUTES WEST ALONG SAID EASTERLY LINE, 135 FEET; THENCE NORTHWESTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, 138.38 FEET TO THE WESTERLY LINE OF SAID OUTLOT; THENCE NORTH 22 DEGREES 28 MINUTES EAST ALONG SAID WESTERLY LINE, 135 FEET TO A POINT 116.20 FEET SOUTH 22 DEGREES 28 MINUTES WEST OF THE NORTHWEST CORNER OF SAID OUTLOT; THENCE SOUTH 68 DEGREES 08 MINUTES EAST, 136.97 FEET TO THE POINT OF BEGINNING, IN THE VILLAGE OF EAST DUNDEE, KANE COUNTY, ILLINOIS. THAT PART OF OUTLOT NO. 1 OF SCHOCK'S SUBDIVISION, BEING A PART OF THE SOUTHWEST QUARTER AND OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID OUTLOT NO.1; THENCE SOUTH 21 DEGREES 52 MINUTES WEST ALONG THE EASTERLY LINE OF SAID OUTLOT, 292 FEET FOR THE POINT OF BEGINNING; THENCE NORTH 68 DEGREES 08 MINUTES WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, 138.38 FEET TO THE WESTERLY LINE OF SAID OUTLOT; THENCE SOUTH 22 DEGREES 28 MINUTES WEST ALONG SAID WESTERLY LINE, 64.8 FEET TO AN ANGLE POINT IN SAID WESTERLY LINE; THENCE SOUTH 42 DEGREES 33 MINUTES WEST, 74.76 FEET; THENCE SOUTH 68 DEGREES 08 MINUTES EAST, 160.59 FEET TO THE EASTERLY LINE OF SAID OUTLOT; THENCE NORTHEASTERLY ALONG SAID EASTERLY LINE, BEING ALONG A CURVE TO THE LEFT, 46.6 FEET TO A POINT OF CURVATURE IN SAID LINE; THENCE NORTH 21 DEGREES 52 MINUTES EAST ALONG SAID EASTERLY LINE, 88.4 FEET TO THE POINT OF BEGINNING, IN THE VILLAGE OF EAST DUNDEE, KANE COUNTY, ILLINOIS. THAT PART OF OUTLOT NO. 1 OF SCHOCK'S SUBDIVISION, BEING A PART OF THE SOUTHWEST QUARTER AND OF THE

SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEASTERLY CORNER OF SAID OUTLOT NO. 1; THENCE SOUTHWESTERLY ALONG THE EASTERLY LINE OF SAID OUTLOT NO. 1; BEING ALSO THE WESTERLY LINE OF LINDEN AVENUE, A DISTANCE OF 380.33 FEET TO A POINT OF CURVE IN SAID WESTERLY LINE; THENCE SOUTHWESTERLY ALONG SAID WESTERLY LINE, BEING ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 162.0 FEET AND TANGENT TO THE LAST DESCRIBED COURSE, A DISTANCE OF 47.07 FEET TO THE POINT OF BEGINNING; THENCE NORTH 68 DEGREES 08 MINUTES WEST, 158.67 FEET; THENCE SOUTH 42 DEGREES 33 MINUTES WEST, 35.37 FEET; THENCE SOUTHERLY 134.48 FEET TO A POINT IN THE WESTERLY LINE OF LINDEN AVENUE THAT IS 155.22 FEET (MEASURED ALONG SAID WESTERLY LINE) FROM THE SOUTHEASTERLY CORNER OF SAID OUTLOT NO.1; THENCE NORTHEASTERLY ALONG THE EASTERLY LINE OF OUTLOT NO. 1; BEING ALSO THE WESTERLY LINE OF LINDEN AVENUE, 125.39 FEET TO A POINT OF CURVE IN SAID WESTERLY LINE; THENCE NORTHEASTERLY ALONG SAID WESTERLY LINE, BEING ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 162.0 FEET AND TANGENT TO THE LAST DESCRIBED COURSE, 66.22 FEET TO THE POINT OF BEGINNING, BEING SITUATED IN THE VILLAGE OF EAST DUNDEE, KANE COUNTY, ILLINOIS. THAT PART OF THE EAST HALF OF SECTION 22, THE WEST HALF OF SECTION 23, AND THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWESTERLY CORNER OF LOT 2 IN DUNRIDGE SUBDIVISION, BEING A SUBDIVISION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 23, RECORDED AS DOCUMENT NO. 93K38569; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID LOT 2, TO THE SOUTHWESTERLY CORNER OF SAID LOT 2; THENCE SOUTHERLY PERPENDICULAR TO THE SOUTHERLY RIGHT OF WAY LINE OF ILLINOIS ROUTE 72, TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF ILLINOIS ROUTE 72; THENCE WESTERLY ALONG THE SOUTHERLY RIGHT OF WAY LINE OF ILLINOIS ROUTE 72 TO THE WESTERLY LINE OF LOT 5 IN BLOCK 7 OF THE ORIGINAL TOWN OF EAST DUNDEE; THENCE SOUTHERLY ALONG THE WESTERLY LINES OF LOTS 5, 6, AND 15 IN SAID BLOCK 7 TO THE SOUTHWESTERLY CORNER OF SAID LOT 15; THENCE SOUTHERLY TO THE NORTHWESTERLY CORNER OF LOT 5 IN BLOCK 12 OF THE ORIGINAL TOWN OF EAST DUNDEE; THENCE WESTERLY TO THE NORTHEASTERLY CORNER OF LOT 1 IN BLOCK 11 OF THE ORIGINAL TOWN OF EAST DUNDEE; THENCE WESTERLY ALONG SAID NORTHERLY LINES OF LOTS 1 THROUGH 5 IN SAID BLOCK 11, TO THE NORTHWESTERLY CORNER OF LOT 5 IN SAID BLOCK 11; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID LOT 5 TO THE SOUTHWESTERLY CORNER OF SAID LOT 5; THENCE EASTERLY ALONG THE NORTHERLY LINES OF LOTS 6 THROUGH 10 IN SAID BLOCK 11 TO THE NORTHEASTERLY CORNER OF LOT 10 IN SAID BLOCK 11; THENCE EASTERLY TO THE NORTHWESTERLY CORNER OF LOT 6 IN BLOCK 12 OF THE ORIGINAL TOWN OF EAST DUNDEE, ALSO BEING A POINT ON THE EASTERLY RIGHT OF

WAY LINE OF VAN BUREN STREET; THENCE SOUTHERLY ALONG SAID EASTERLY RIGHT OF WAY LINE TO A POINT THAT INTERSECTS WITH THE SOUTHERLY RIGHT OF WAY LINE OF WILLIAMS PLACE, ALSO BEING THE NORTHEASTERLY CORNER OF LOT 1 OF PEARSON'S SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SAID SECTION 26, RECORDED AS DOCUMENT NO. 92K02940; THENCE WESTERLY ALONG THE SOUTHERLY RIGHT OF WAY LINE OF WILLIAM'S PLACE TO A POINT OF INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF ELGIN AVENUE; THENCE SOUTHERLY ALONG SAID EASTERLY RIGHT OF WAY LINE TO A POINT OF INTERSECTION WITH THE SOUTHERLY LINE OF THE TRACT OF LAND CONVEYED TO EDWARD WOLAVER BY DEED DATED MARCH 3. 1879, AND RECORDED MAY 17, 1880 AS DOCUMENT 11495 IN BOOK 188, THENCE WESTERLY TO THE NORTHEASTERLY CORNER OF LOT 1 OF RINGL'S RIVER GARDENS ADDITION, BEING A SUBDIVISION OF THE NORTHWEST QUARTER OF SAID SECTION 26, RECORDED AS DOCUMENT NO. 261876 IN PLAT BOOK 26 PAGE NO. 2; THENCE WESTERLY ALONG SAID NORTHERLY LINE TO THE NORTHWESTERLY CORNER OF SAID LOT 1, ALSO BEING A POINT ON THE EAST BANK OF THE FOX RIVER, THENCE NORTHERLY ALONG THE EAST BANK OF THE FOX RIVER TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF FRED ROEHL'S ADDITION TO EAST DUNDEE, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SAID SECTION 22, RECORDED AS DOCUMENT NO. 30068 IN PLAT BOOK 7 PAGE NO. 76; THENCE EASTERLY ALONG SAID WESTERLY EXTENSION TO THE NORTHWESTERLY CORNER OF LOT 1 IN BLOCK 2 OF SAID FRED ROEHL'S ADDITION TO EAST DUNDEE; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LOT 1 TO THE SOUTHWESTERLY CORNER OF SAID LOT 1; THENCE CONTINUING SOUTHEASTERLY TO THE NORTHWESTERLY CORNER OF LOT 10 IN BLOCK 1 OF SAID FRED ROEHL'S ADDITION TO EAST DUNDEE; THENCE CONTINUING SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF SAID BLOCK 1 TO THE SOUTHWESTERLY CORNER OF LOT 1 IN SAID BLOCK 1; THENCE EASTERLY ALONG THE SOUTHERLY LINES OF LOTS 1 AND 2 IN SAID BLOCK 1 AND EXTENSION THEREOF TO THE WESTERLY RIGHT OF WAY LINE OF FIRST STREET; THENCE NORTHERLY ALONG SAID WESTERLY RIGHT OF WAY TO A POINT THAT IS ON SAID WESTERLY RIGHT OF WAY LINE AND 122.5 FEET SOUTHERLY, AS MEASURED ALONG SAID WESTERLY RIGHT OF WAY LINE, OF THE POINT OF INTERSECTION OF SAID WESTERLY LINE WITH THE SOUTHERLY RIGHT OF WAY LINE OF MICHIGAN AVENUE; THENCE EASTERLY TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF FIRST STREET THAT IS 121 FEET, AS MEASURED ALONG SAID EASTERLY RIGHT OF WAY LINE, NORTHERLY OF THE INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF NORTH STREET AND THE SAID EASTERLY RIGHT OF WAY LINE; THENCE EASTERLY PERPENDICULAR TO THE FIRST STREET RIGHT OF WAY LINE TO A POINT ON THE WESTERLY LINE OF LOT 1 IN BLOCK 1 OF EATON WALKER'S ADDITION TO EAST DUNDEE, BEING A SUBDIVISION OF PART OF THE EAST HALF OF SAID SECTION 22 AND PART OF THE WEST HALF OF SAID SECTION 23, RECORDED AS PLAT BOOK 6, PAGE NO.

31; THENCE NORTHERLY ALONG SAID WESTERLY LINE OF SAID LOT 1 TO A POINT 20 FEET SOUTHERLY OF THE NORTHWESTERLY CORNER OF SAID LOT 1; THENCE EASTERLY ALONG A LINE PARALLEL WITH AND 20 FEET SOUTHERLY OF THE NORTHERLY LINE OF LOTS 1 AND 2 IN SAID BLOCK 1 TO A POINT ON THE EASTERLY LINE OF SAID LOT 2; THENCE NORTHEASTERLY TO A POINT THAT IS ON THE WESTERLY LOT LINE OF LOT 1 IN BLOCK 2 OF SAID EATON WALKER'S SUBDIVISION, AND 60 FEET SOUTHERLY OF THE NORTHWESTERLY CORNER OF SAID LOT 1; THENCE EASTERLY ALONG A LINE PARALLEL WITH AND 60 FEET SOUTHERLY OF THE NORTHERLY LINE OF LOTS 1 AND 2 IN SAID BLOCK 2, TO A POINT ON THE WESTERLY LINE OF LOT 27 IN SAID BLOCK 2; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID LOT 27 TO THE NORTHWESTERLY CORNER OF SAID LOT 27; THENCE EASTERLY ALONG THE NORTHERLY LINES OF LOTS 27 AND 28 IN SAID BLOCK 2, TO THE NORTHEASTERLY CORNER OF SAID LOT 28, THENCE NORTHERLY ALONG THE EASTERLY LINES OF LOTS 26 THROUGH 23 IN SAID BLOCK 2, TO THE NORTHEASTERLY CORNER OF SAID LOT 23; THENCE EASTERLY TO THE NORTHWESTERLY CORNER OF LOT 7 IN BLOCK 3 OF SAID EATON WALKER'S ADDITION TO EAST DUNDEE; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 7 TO THE NORTHEASTERLY CORNER OF SAID LOT 7; THENCE EASTERLY TO A POINT OF INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF THIRD STREET AND THE SOUTHERLY LINE OF LOT 2 IN ALFRED EDWARDS' SUBDIVISION OF LOTS, BEING A SUBDIVISION OF PART OF THE SOUTHWEST AND NORTHWEST QUARTERS OF SAID SECTION 23, RECORDED AS PLAT BOOK 6, PAGE NO. 10; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 2 TO THE SOUTHEASTERLY CORNER OF SAID LOT 2; THENCE NORTHWESTERLY ALONG EASTERLY LINE OF SAID ALFRED EDWARDS' SUBDIVISION OF LOTS TO THE NORTHEASTERLY CORNER OF LOT 5 IN SAID ALFRED EDWARDS' SUBDIVISION OF LOTS, ALSO BEING A POINT ON THE NORTHERLY LINE OF THE CORPORATE LIMITS OF THE VILLAGE OF EAST DUNDEE AS LOCATED ON JULY 1, 1953; THENCE EASTERLY ALONG SAID CORPORATE LIMITS TO A POINT OF INTERSECTION WITH SAID CORPORATE LIMITS AND THE WESTERLY RIGHT OF WAY LINE OF VAN BUREN STREET; THENCE SOUTHEASTERLY PERPENDICULAR TO THE NORTHWESTERLY LINE OF LOT 15 IN BLOCK 21 OF LAKEWOOD LODGE ESTATES, BEING A SUBDIVISION OF PART OF THE WEST HALF OF SAID SECTION 23, RECORDED AS DOCUMENT NO. 305798 IN PLAT BOOK 26, PAGE NO. 19 TO A POINT ON SAID LOT 15; THENCE SOUTHWESTERLY ALONG THE WESTERLY LINE OF SAID BLOCK 21 TO A POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE NORTHERLY LINE OF LOT 5 IN BLOCK 20 OF SAID LAKEWOOD LODGE ESTATES; THENCE WESTERLY ALONG SAID EASTERLY EXTENSION OF THE NORTHERLY LINE OF SAID LOT 5, TO THE NORTHEASTERLY CORNER OF SAID LOT 5; THENCE CONTINUING WESTERLY ALONG THE NORTHERLY LINE OF SAID LOT 5, TO THE NORTHWESTERLY CORNER OF SAID LOT 5; THENCE SOUTHERLY ALONG THE WESTERLY LINES OF LOTS 5, 4, 3 AND 2 IN SAID BLOCK 20, TO THE SOUTHWESTERLY CORNER OF SAID LOT 2; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 2 TO THE

NORTHWESTERLY CORNER OF LOT 1 IN SAID BLOCK 20; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID LOT 1 TO THE SOUTHWESTERLY CORNER OF SAID LOT 1, ALSO BEING THE SAME POINT AS THE NORTHWESTERLY CORNER OF LOT 9 IN BLOCK 10 OF EDWARD'S ADDITION TO DUNDEE, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SAID SECTION 22 AND PART OF THE SOUTHWEST QUARTER OF SAID SECTION 23, RECORDED AS PLAT BOOK 15, PAGE NO. 6; THENCE CONTINUING SOUTHERLY ALONG THE WESTERLY LINE OF SAID BLOCK 10 TO THE SOUTHWESTERLY CORNER OF LOT 1 IN SAID BLOCK 10; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 1, TO THE SOUTHEASTERLY CORNER OF SAID LOT 1; THENCE EASTERLY TO THE SOUTHWESTERLY CORNER OF LOT 1 IN BLOCK 15 OF SAID EDWARDS ADDITION TO DUNDEE; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 1, TO THE SOUTHEASTERLY CORNER OF SAID LOT 1, ALSO BEING THE SOUTHWESTERLY CORNER OF LOT 2 IN BLOCK 21 OF SAID LAKEWOOD LODGE ESTATES; THENCE CONTINUING EASTERLY ALONG THE SOUTHERLY LINE OF SAID BLOCK 21 TO A POINT OF INTERSECTION WITH THE SAID SOUTHERLY LINE AND THE NORTHERLY EXTENSION OF THE EASTERLY LINE OF LANDS CONVEYED TO BENAHAH CADY BY DEED DATED DECEMBER 14, 1858 AND RECORDED MAY 29, 1860 IN BOOK 57 OF PLATS, PAGE NO. 665; THENCE SOUTHERLY ALONG SAID NORTHERLY EXTENSION TO THE NORTHEASTERLY CORNER OF SAID LANDS CONVEYED TO BENAHAH CADY; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID LANDS CONVEYED TO BENAHAH CADY TO THE SOUTHEASTERLY CORNER OF SAID LANDS CONVEYED TO BENAHAH CADY; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID LANDS CONVEYED TO BENAHAH CADY TO THE SOUTHEASTERLY CORNER OF LOT 6 IN BLOCK 14 OF SAID EDWARD'S ADDITION TO DUNDEE; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 6 TO A POINT 105 FEET EASTERLY OF THE WESTERLY LINE OF SAID LOT 6; THENCE NORTHERLY ALONG A LINE PARALLEL WITH AND 105 FEET EASTERLY OF THE WESTERLY LINE OF SAID LOT 6, FOR A DISTANCE OF 60 FEET; THENCE WESTERLY ALONG A LINE PARALLEL WITH THE NORTHERLY LINE OF SAID LOT 8 IN SAID BLOCK 14 FOR A DISTANCE OF 105 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 8; THENCE SOUTHWESTERLY TO THE SOUTH EAST CORNER OF LOT 8 IN BLOCK 11 OF SAID EDWARD'S ADDITION TO DUNDEE; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID BLOCK 11, TO THE NORTHEASTERLY CORNER OF LOT 9 IN SAID BLOCK 11; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 9 TO A POINT ON SAID NORTHERLY LINE WHICH IS 60 FEET EASTERLY OF THE NORTHWESTERLY CORNER OF SAID LOT 9; THENCE SOUTHERLY PARALLEL WITH AND 60 FEET EASTERLY OF THE WESTERLY LINE OF SAID BLOCK 11 TO A POINT ON THE NORTHERLY LINE OF LOT 3 IN SAID BLOCK 11; THENCE WESTERLY ALONG SAID NORTHERLY LINE TO A POINT, WHICH IS 25 FEET EASTERLY OF THE WESTERLY LINE OF SAID BLOCK 11; THENCE SOUTHERLY PARALLEL WITH AND 25 FEET EASTERLY OF SAID BLOCK 11 TO A POINT ON THE NORTHERLY LINE OF LOT 2 IN SAID BLOCK 11; THENCE WESTERLY ALONG SAID NORTHERLY LINE TO A POINT WHICH IS 20 FEET

EASTERLY OF THE WESTERLY LINE OF SAID BLOCK 11; THENCE SOUTHERLY PARALLEL WITH AND 20 FEET EASTERLY OF THE WESTERLY LINE OF SAID BLOCK 11 TO A POINT ON THE SOUTHERN LINE OF LOT 1 IN SAID BLOCK 11; THENCE CONTINUING SOUTHERLY ALONG THE EXTENSION OF THE LAST DESCRIBED LINE TO A POINT ON THE NORTHERLY LINE OF LOT 11 IN BLOCK 12 OF SAID EDWARD'S ADDITION TO DUNDEE; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID LOT 11 TO THE NORTHWESTERLY CORNER OF SAID LOT 11; THENCE SOUTHERLY ALONG SAID BLOCK 12 TO THE SOUTHWESTERLY CORNER OF LOT 1 IN SAID BLOCK 12; THENCE SOUTHERLY TO THE NORTHWESTERLY CORNER OF LOT 2 IN BLOCK 2 OF THE ORIGINAL TOWN OF EAST DUNDEE; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID LOT 2 TO THE SOUTHWESTERLY CORNER OF SAID LOT 2, ALSO BEING THE NORTHEASTERLY CORNER OF LOT 8 IN SAID BLOCK 2; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID LOT 8 TO THE NORTHWESTERLY CORNER OF SAID LOT 8; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID LOT 8 TO THE SOUTHWESTERLY CORNER OF SAID LOT 8; THENCE SOUTHWESTERLY TO A POINT ON THE NORTHERLY LINE OF LOT 4 IN BLOCK 5 OF SAID ORIGINAL TOWN OF EAST DUNDEE, AND BEING 27 FEET WESTERLY OF THE NORTHEASTERLY CORNER OF SAID LOT 4, THENCE SOUTHERLY ALONG A LINE PARALLEL WITH AND 27 FEET WEST OF THE EASTERLY LINE OF SAID LOT 4, TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 4; THENCE EASTERLY ALONG THE SOUTHERLY LINES OF LOTS 4 THROUGH 1 IN SAID BLOCK 5, TO THE SOUTHEASTERLY CORNER OF LOT 1 IN SAID BLOCK 5; THENCE CONTINUING EASTERLY TO THE NORTHWESTERLY CORNER OF LOT 6 IN BLOCK 6 OF THE ORIGINAL TOWN OF EAST DUNDEE; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID LOT 6 TO A POINT WHICH IS 60 FEET FROM THE SOUTHWESTERLY CORNER OF SAID LOT 6; THENCE EASTERLY PARALLEL WITH AND 60 FEET NORTHERLY OF THE SOUTHERLY LINE OF SAID BLOCK 6 TO A POINT ON THE WESTERLY LINE OF LOT 8 IN SAID BLOCK 6; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID LOT 8 TO THE NORTHWESTERLY CORNER OF SAID LOT 8; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 8 TO THE NORTHEASTERLY CORNER OF SAID LOT 8, ALSO BEING THE SOUTHWESTERLY CORNER OF LOT 2 IN SAID BLOCK 6; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID LOT 2, A DISTANCE OF ONE THIRD OF THE WESTERLY LINE OF SAID LOT 2; THENCE EASTERLY ALONG A LINE PARALLEL WITH AND A DISTANCE OF ONE THIRD OF THE WESTERLY LINE OF SAID LOT 2 EXTENDING EASTERLY TO A POINT ON THE EASTERLY LINE OF LOT 1 IN SAID BLOCK 6, ALSO BEING THE SOUTHWESTERLY CORNER OF LOT 1 OF SAID DUNRIDGE SUBDIVISION; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF LOT 1 OF SAID DUNRIDGE SUBDIVISION TO A POINT OF INTERSECTION WITH THE NORTHERLY EXTENSION OF THE WESTERLY LINE OF LOT 2 OF SAID DUNRIDGE SUBDIVISION, THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID LOT 1, TO THE PLACE OF BEGINNING, IN THE VILLAGE OF EAST DUNDEE, KANE COUNTY, ILLINOIS. THAT PART OF SECTION 25, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS



FOLLOWS: BEGINNING AT THE INTERSECTION OF THE EAST LINE OF GATEWAY SUBDIVISION, BEING A SUBDIVISION OF PART OF SECTION 25, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED MAY 8, 1989 AS DOCUMENT NO. 1972329 WITH THE SOUTHWESTERLY LINE OF PARCEL 0002 ACQUIRED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION IN CONDEMNATION CASE ED 92 0015 BY ORDER DATED APRIL 22, 1993 AND AS SHOWN ON DOCUMENT 96K009367 AS ILLINOIS ROUTE 72, HIGGINS ROAD; THENCE SOUTH 61 DEGREES 53 MINUTES 27 SECONDS EAST ALONG SAID SOUTHWESTERLY LINE, 491.05 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY 654.45 FEET ALONG SAID SOUTHWESTERLY LINE, BEING A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 22,706.63 FEET AND WHOSE CHORD BEARS OF SOUTH 61 DEGREES 03 MINUTES 54 SECONDS EAST 654.43 FEET TO A BEND POINT IN SAID SOUTHWESTERLY LINE; THENCE SOUTH 37 DEGREES 44 MINUTES 46 SECONDS EAST ALONG THE SOUTHWESTERLY LINE OF SAID ILLINOIS ROUTE 72 A DISTANCE OF 160.60 FEET TO A BEND POINT IN SAID SOUTHWESTERLY LINE; THENCE NORTH 23 DEGREES 44 MINUTES 02 SECONDS EAST ALONG SAID SOUTHWESTERLY LINE 61.34 FEET TO A POINT ON A CURVE; THENCE SOUTHEASTERLY 280.08 FEET ALONG SAID SOUTHWESTERLY LINE, NON TANGENT TO THE LAST DESCRIBED COURSE, BEING A CURVE TO THE RIGHT, HAVING A RADIUS OF 22,706.63 FEET AND WHOSE CHORD BEARS OF SOUTH 59 DEGREES 31 MINUTES 40 SECONDS EAST 280.08 FEET TO A BEND POINT; THENCE SOUTH 59 DEGREES 09 MINUTES 16 SECONDS EAST ALONG SAID SOUTHWESTERLY LINE, NON TANGENT TO THE LAST DESCRIBED CURVE, 490.70 FEET; THENCE SOUTH 30 DEGREES 50 MINUTES 06 SECONDS WEST, DEPARTING FROM SAID SOUTHWESTERLY LINE 223.12 FEET; THENCE SOUTH 24 DEGREES 01 MINUTES 52 SECONDS WEST 311.97 FEET; THENCE NORTH 59 DEGREES 09 MINUTES 53 SECONDS WEST 822.05 FEET; THENCE NORTH 61 DEGREES 03 MINUTES 20 SECONDS WEST 122.51 FEET; THENCE SOUTH 08 DEGREES 53 MINUTES 49 SECONDS WEST 565.95 FEET; THENCE NORTH 81 DEGREES 06 MINUTES 11 SECONDS WEST 874.66 FEET TO A POINT ON SAID EAST LINE OF SAID GATEWAY SUBDIVISION; THENCE NORTH 08 DEGREES 31 MINUTES 15 SECONDS EAST ALONG THE LAST DESCRIBED LINE 1448.17 FEET TO THE POINT OF BEGINNING. ALSO, THAT PART OF PUBLIC RIGHT OF WAY ADJACENT TO THE ABOVE DESCRIBED PARCELS.

## Street Addresses:

The street addresses of the Amended Business District, after adding the Additional Property, are the following addresses in the Village of East Dundee:

1 E 3RD ST	211 BARRINGTON AVE	6 JOHNSON ST
4 E 3RD ST	217 BARRINGTON AVE	7 JOHNSON ST
5 E 3RD ST	311 BARRINGTON AVE	9 JOHNSON ST
9 E 3RD ST	406 BARRINGTON AVE	11 JOHNSON ST
11 E 3RD ST	408 BARRINGTON AVE	13 JOHNSON ST
101 E 3RD ST	150 DUNDEE AVE	305 JOHNSON ST
103 E 3RD ST	160 DUNDEE AVE	311 JOHNSON ST
115 E 3RD ST	164 DUNDEE AVE	151 LINDEN AVE
211 E 3RD ST	200 DUNDEE AVE	156 LINDEN AVE
216 E 3RD ST	212 DUNDEE AVE	161 LINDEN AVE
217 E 3RD ST	214 DUNDEE AVE	165 LINDEN AVE
218 E 3RD ST	220 DUNDEE AVE	4 MAIDEN LN
220 E 3RD ST	401 DUNDEE AVE	6 MAIDEN LN
302 E 3RD ST	450 DUNDEE AVE	7 MAIDEN LN
306 E 3RD ST	501 DUNDEE AVE	1 E MAIN ST
311 4TH ST	503 DUNDEE AVE	2 E MAIN ST
311 4TH ST	505 DUNDEE AVE	5 E MAIN ST
311 4TH ST	521 DUNDEE AVE	6 E MAIN ST
417 4TH ST	529 DUNDEE AVE	7 E MAIN ST
425 4TH ST	535 DUNDEE AVE	10 E MAIN ST
1 BARRINGTON AVE	545 DUNDEE AVE	12 E MAIN ST
5 BARRINGTON AVE	601 DUNDEE AVE	15 E MAIN ST
9 BARRINGTON AVE	610 DUNDEE AVE	16 E MAIN ST
10 BARRINGTON AVE	620 DUNDEE AVE	18 E MAIN ST
17 BARRINGTON AVE	622 DUNDEE AVE	302 E MAIN ST
19 BARRINGTON AVE	750 DUNDEE AVE	305 E MAIN ST
101 BARRINGTON AVE	770 DUNDEE AVE	306 E MAIN ST
104 BARRINGTON AVE	771 DUNDEE AVE	307 E MAIN ST
105 BARRINGTON AVE	777 DUNDEE AVE	308 E MAIN ST
107 BARRINGTON AVE	790 DUNDEE AVE	310 E MAIN ST
108 BARRINGTON AVE	800 DUNDEE AVE	311 E MAIN ST
109 BARRINGTON AVE	6 HILL ST	411 E MAIN ST
111 BARRINGTON AVE	10 HILL ST	417 E MAIN ST
112 BARRINGTON AVE	304 HILL ST	421 E MAIN ST
114 BARRINGTON AVE	7 JACKSON ST	423 E MAIN ST
115 BARRINGTON AVE	9 JACKSON ST	455 E MAIN ST
119 BARRINGTON AVE	11 JACKSON ST	469 E MAIN ST
120 BARRINGTON AVE	2 JOHNSON ST	513 E MAIN ST
202 BARRINGTON AVE	4 JOHNSON ST	517 E MAIN ST
207 BARRINGTON AVE	5 JOHNSON ST	519 E MAIN ST

525 E MAIN ST  
539 E MAIN ST  
543 E MAIN ST  
545 E MAIN ST  
547 E MAIN ST  
611 E MAIN ST  
811 E MAIN ST  
850 E MAIN ST  
855 E MAIN ST  
860 E MAIN ST  
870 E MAIN ST  
888 E MAIN ST  
890 E MAIN ST  
900 E MAIN ST  
1031 E MAIN ST  
1051 E MAIN ST  
1061 E MAIN ST  
1077 E MAIN ST  
1097 E MAIN ST  
1141 E MAIN ST  
309 MEIER ST  
319 MEIER ST  
325 MEIER ST  
12 NORTH ST  
14 NORTH ST  
101 NORTH ST  
102 NORTH ST  
105 NORTH ST  
106 NORTH ST  
109 NORTH ST  
110 NORTH ST  
111 NORTH ST  
112 NORTH ST  
202 NORTH ST  
203 NORTH ST  
205 NORTH ST  
206 NORTH ST  
207 NORTH ST  
208 NORTH ST  
209 NORTH ST  
212 NORTH ST  
302 NORTH ST

304 NORTH ST  
306 NORTH ST  
308 NORTH ST  
112 PENNY AVE  
114 PENNY AVE  
116 PENNY AVE  
185 PENNY AVE  
195 PENNY AVE  
210 PENNY AVE  
910 PIEMONTE DR  
558 PLATE DR  
5 RAILROAD ST  
7 RAILROAD ST  
9 RAILROAD ST  
11 RAILROAD ST  
13 RAILROAD ST  
14 RAILROAD ST  
16 RAILROAD ST  
17 RAILROAD ST  
110 RAILROAD ST  
112 RAILROAD ST  
888 RICHARDSON DR  
891 RICHARDSON DR  
895 RICHARDSON DR  
10 N RIVER ST  
100 N RIVER ST  
102 N RIVER ST  
104 N RIVER ST  
106 N RIVER ST  
110 N RIVER ST  
202 N RIVER ST  
206 N RIVER ST  
210 N RIVER ST  
212 N RIVER ST  
220 N RIVER ST  
302 N RIVER ST  
304 N RIVER ST  
310 N RIVER ST  
312 N RIVER ST  
314 N RIVER ST  
316 N RIVER ST  
318 N RIVER ST

319 N RIVER ST  
320 N RIVER ST  
322 N RIVER ST  
324 N RIVER ST  
326 N RIVER ST  
8 S RIVER ST  
10 S RIVER ST  
102 S RIVER ST  
106 S RIVER ST  
108 S RIVER ST  
202 S RIVER ST  
204 S RIVER ST  
301 RIVER HAVEN CT  
303 RIVER HAVEN CT  
305 RIVER HAVEN CT  
307 RIVER HAVEN CT  
309 RIVER HAVEN CT  
311 RIVER HAVEN CT  
313 RIVER HAVEN CT  
315 RIVER HAVEN CT  
317 RIVER HAVEN CT  
321 RIVER HAVEN CT  
201 RIVER HAVEN DR  
202 RIVER HAVEN DR  
203 RIVER HAVEN DR  
204 RIVER HAVEN DR  
205 RIVER HAVEN DR  
206 RIVER HAVEN DR  
207 RIVER HAVEN DR  
208 RIVER HAVEN DR  
209 RIVER HAVEN DR  
210 RIVER HAVEN DR  
211 RIVER HAVEN DR  
212 RIVER HAVEN DR  
213 RIVER HAVEN DR  
214 RIVER HAVEN DR  
215 RIVER HAVEN DR  
216 RIVER HAVEN DR  
217 RIVER HAVEN DR  
218 RIVER HAVEN DR  
219 RIVER HAVEN DR  
220 RIVER HAVEN DR

221 RIVER HAVEN DR	637 RIVER HAVEN DR	12 S VAN BUREN ST
222 RIVER HAVEN DR	639 RIVER HAVEN DR	218 S VAN BUREN ST
223 RIVER HAVEN DR	641 RIVER HAVEN DR	220 S VAN BUREN ST
224 RIVER HAVEN DR	642 RIVER HAVEN DR	222 S VAN BUREN ST
225 RIVER HAVEN DR	643 RIVER HAVEN DR	60 WATER ST
227 RIVER HAVEN DR	644 RIVER HAVEN DR	68 WATER ST
229 RIVER HAVEN DR	645 RIVER HAVEN DR	107 WATER ST
231 RIVER HAVEN DR	646 RIVER HAVEN DR	110 WATER ST
233 RIVER HAVEN DR	647 RIVER HAVEN DR	111 WATER ST
235 RIVER HAVEN DR	648 RIVER HAVEN DR	113 WATER ST
237 RIVER HAVEN DR	649 RIVER HAVEN DR	115 WATER ST
239 RIVER HAVEN DR	650 RIVER HAVEN DR	202 WATER ST
241 RIVER HAVEN DR	651 RIVER HAVEN DR	206 WATER ST
251 RIVER HAVEN DR	652 RIVER HAVEN DR	207 WATER ST
621 RIVER HAVEN DR	653 RIVER HAVEN DR	214 WATER ST
623 RIVER HAVEN DR	654 RIVER HAVEN DR	306 WATER ST
625 RIVER HAVEN DR	655 RIVER HAVEN DR	504 WATER ST
627 RIVER HAVEN DR	656 RIVER HAVEN DR	506 WATER ST
629 RIVER HAVEN DR	2 N VAN BUREN ST	508 WATER ST
631 RIVER HAVEN DR	316 N VAN BUREN ST	600 WATER ST
633 RIVER HAVEN DR	319 N VAN BUREN ST	702 WATER ST
635 RIVER HAVEN DR	10 S VAN BUREN ST	296 WILLIAMS PL

### **Permanent Tax Index Numbers (P.I.N.s):**

The Permanent Tax Index Numbers (P.I.N.s) of the Business District, as amended by adding the Additional Property, are:

03-22-426-011	03-22-435-003	03-23-307-002	03-23-312-007
03-22-427-009	03-22-435-004	03-23-307-003	03-23-312-009
03-22-428-005	03-22-435-005	03-23-307-004	03-23-313-001
03-22-428-006	03-22-435-006	03-23-307-005	03-23-313-002
03-22-428-011	03-22-435-008	03-23-307-006	03-23-313-003
03-22-428-012	03-22-435-009	03-23-307-007	03-23-313-004
03-22-429-005	03-22-435-011	03-23-307-008	03-23-313-005
03-22-429-006	03-22-435-012	03-23-307-008	03-23-313-006
03-22-429-011	03-22-436-002	03-23-307-009	03-23-313-009
03-22-429-012	03-22-436-003	03-23-307-009	03-23-313-011
03-22-430-001	03-22-436-004	03-23-308-001	03-23-313-012
03-22-430-002	03-22-436-005	03-23-308-002	03-23-314-001
03-22-431-001	03-22-436-006	03-23-308-005	03-23-314-003
03-22-431-002	03-22-436-007	03-23-308-006	03-23-314-004
03-22-431-003	03-22-437-001	03-23-308-007	03-23-314-005
03-22-431-004	03-23-151-002	03-23-308-009	03-23-314-006
03-22-431-005	03-23-151-006	03-23-309-002	03-23-314-007

03-22-432-001	03-23-151-007	03-23-309-003	03-23-315-001
03-22-432-002	03-23-151-009	03-23-309-004	03-23-315-002
03-22-432-003	03-23-301-001	03-23-310-001	03-23-315-003
03-22-432-004	03-23-301-002	03-23-310-002	03-23-315-006
03-22-432-005	03-23-301-004	03-23-310-003	03-23-315-007
03-22-432-006	03-23-301-006	03-23-310-004	03-23-318-001
03-22-432-007	03-23-302-001	03-23-310-007	03-23-318-002
03-22-432-008	03-23-302-002	03-23-310-008	03-23-318-005
03-22-432-009	03-23-302-003	03-23-310-009	03-23-318-007
03-22-433-001	03-23-302-004	03-23-310-010	03-23-318-008
03-22-433-002	03-23-303-001	03-23-310-011	03-23-318-009
03-22-433-003	03-23-303-002	03-23-310-014	03-23-319-001
03-22-433-004	03-23-303-003	03-23-310-015	03-23-319-002
03-22-433-005	03-23-303-004	03-23-311-001	03-23-319-003
03-22-433-006	03-23-303-010	03-23-311-002	03-23-319-004
03-22-433-007	03-23-303-013	03-23-311-003	03-23-319-008
03-22-433-008	03-23-303-014	03-23-311-006	03-23-319-009
03-22-433-009	03-23-303-015	03-23-311-007	03-23-320-001
03-22-433-010	03-23-303-016	03-23-311-008	03-23-320-001
03-22-433-011	03-23-303-017	03-23-311-009	03-23-320-004
03-22-433-012	03-23-304-012	03-23-311-013	03-23-320-005
03-22-434-001	03-23-304-015	03-23-311-014	03-23-329-026
03-22-435-001	03-23-304-016	03-23-312-001	03-23-329-035
03-22-435-002	03-23-307-001	03-23-312-005	03-23-329-045
03-23-329-046	03-23-359-004	03-23-455-012	03-23-479-025
03-23-329-047	03-23-359-005	03-23-455-013	03-23-479-026
03-23-351-001	03-23-359-006	03-23-455-014	03-23-479-027
03-23-351-004	03-23-359-007	03-23-455-019	03-23-479-028
03-23-351-005	03-23-360-008	03-23-455-020	03-23-479-029
03-23-351-008	03-23-360-009	03-23-476-017	03-23-479-030
03-23-351-011	03-23-360-010	03-23-476-018	03-23-479-031
03-23-351-012	03-23-361-001	03-23-476-019	03-23-479-032
03-23-352-001	03-23-361-003	03-23-476-020	03-23-479-034
03-23-352-005	03-23-361-004	03-23-476-021	03-23-479-035
03-23-352-010	03-23-361-006	03-23-476-022	03-23-479-036
03-23-352-011	03-23-361-007	03-23-476-023	03-24-302-001
03-23-352-012	03-23-362-001	03-23-476-024	03-24-302-014
03-23-352-013	03-23-376-003	03-23-476-025	03-24-302-017
03-23-353-009	03-23-376-013	03-23-476-026	03-24-302-018
03-23-353-011	03-23-376-014	03-23-476-027	03-24-302-020
03-23-353-012	03-23-376-018	03-23-476-028	03-24-302-021
03-23-356-002	03-23-376-020	03-23-476-029	03-25-100-012
03-23-356-003	03-23-376-021	03-23-476-030	03-25-126-006

03-23-356-004	03-23-376-023	03-23-477-012	03-25-151-002
03-23-356-006	03-23-376-024	03-23-477-013	03-25-151-005
03-23-356-009	03-23-377-005	03-23-477-014	03-25-151-006
03-23-356-010	03-23-377-006	03-23-477-015	03-25-151-007
03-23-356-011	03-23-381-005	03-23-477-016	03-25-151-008
03-23-356-012	03-23-430-039	03-23-477-017	03-25-151-009
03-23-356-013	03-23-430-040	03-23-479-003	03-25-176-003
03-23-356-014	03-23-430-041	03-23-479-006	03-25-176-004
03-23-356-015	03-23-430-042	03-23-479-007	03-25-180-001
03-23-356-016	03-23-430-043	03-23-479-008	03-25-200-031
03-23-356-017	03-23-430-044	03-23-479-009	03-25-200-053
03-23-356-019	03-23-430-045	03-23-479-012	03-25-200-054
03-23-356-021	03-23-430-046	03-23-479-013	03-25-252-006
03-23-356-022	03-23-430-047	03-23-479-014	03-25-253-009
03-23-357-012	03-23-430-048	03-23-479-015	03-25-253-010
03-23-357-017	03-23-430-049	03-23-479-016	03-25-301-002
03-23-357-018	03-23-430-050	03-23-479-017	03-25-301-003
03-23-357-019	03-23-430-051	03-23-479-018	03-25-301-006
03-23-357-020	03-23-430-052	03-23-479-019	03-25-301-007
03-23-357-021	03-23-453-013	03-23-479-020	03-25-301-008
03-23-357-022	03-23-453-018	03-23-479-021	03-25-426-008
03-23-357-023	03-23-453-019	03-23-479-022	03-25-426-010
03-23-359-002	03-23-453-020	03-23-479-023	03-26-106-001
03-23-359-003	03-23-453-021	03-23-479-024	03-26-106-002
03-26-106-003	03-26-226-009	03-26-227-008	03-26-279-007
03-26-106-004	03-26-226-010	03-26-227-009	03-26-279-008
03-26-106-005	03-26-226-011	03-26-227-011	03-26-426-014
03-26-106-007	03-26-226-012	03-26-227-012	03-26-426-018
03-26-106-007	03-26-226-013	03-26-228-002	03-26-426-026
03-26-107-001	03-26-226-014	03-26-228-003	03-26-426-027
03-26-226-000	03-26-227-007	03-26-228-004	03-26-426-030
			03-26-426-031

### **Street Location:**

The street location of the Business District, after addition of the Additional Property, is: generally located on the north side of Higgins Road, also known as Illinois Route 72, throughout the entire length thereof in the Village, with some properties included on the south side thereof, and on the east and west sides of Illinois Route 25 between approximately Park Street on the north and Piemonte Drive on the south with some properties included south thereof, several properties on Penny Avenue, also known as Illinois Route 68, in the vicinity of its intersection with Illinois Route 72, and properties west of Van Burden Street and east of the Fox River, and excluding certain properties therein, in East Dundee, Cook and Kane Counties

**EXHIBIT B-2**

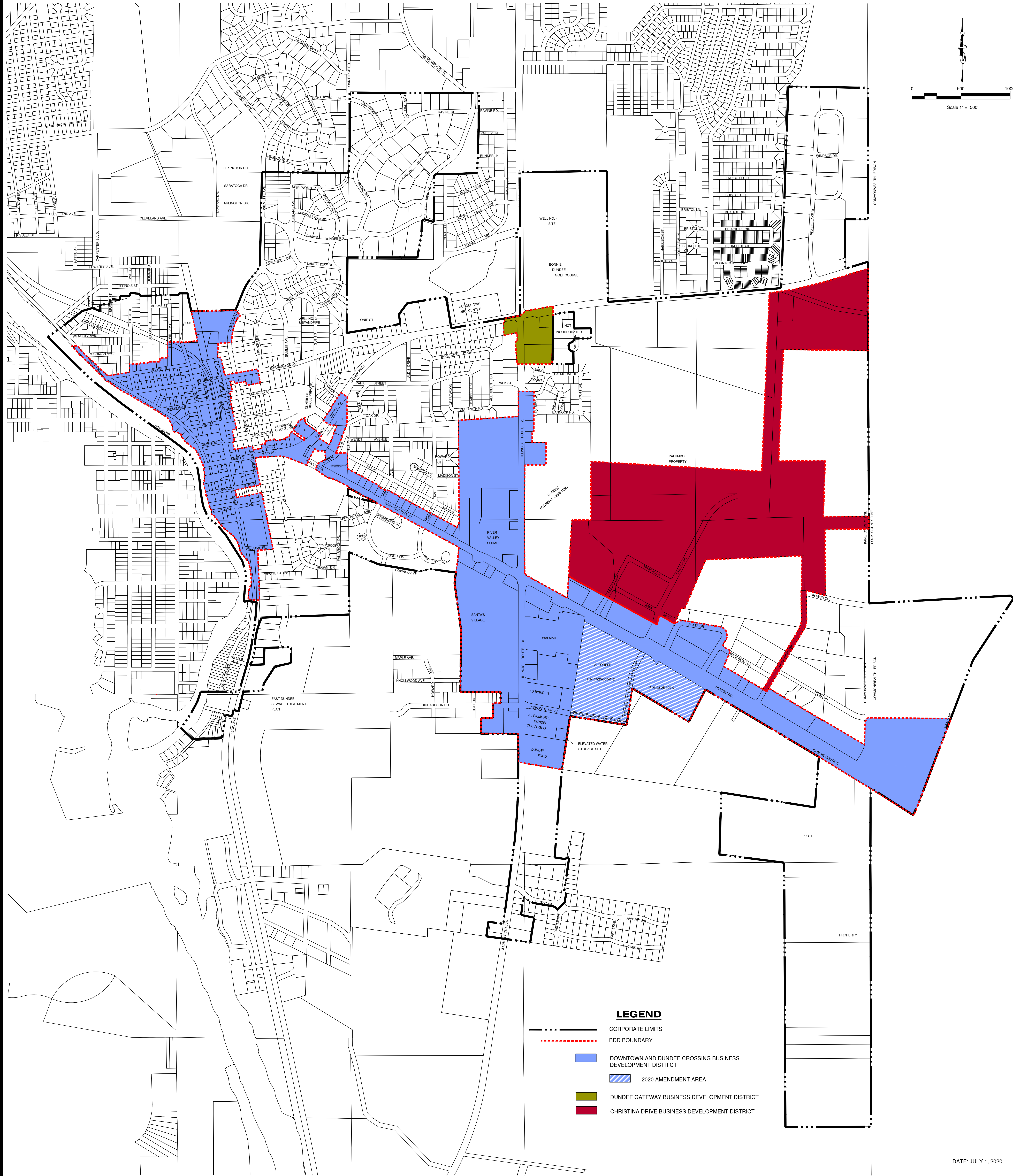
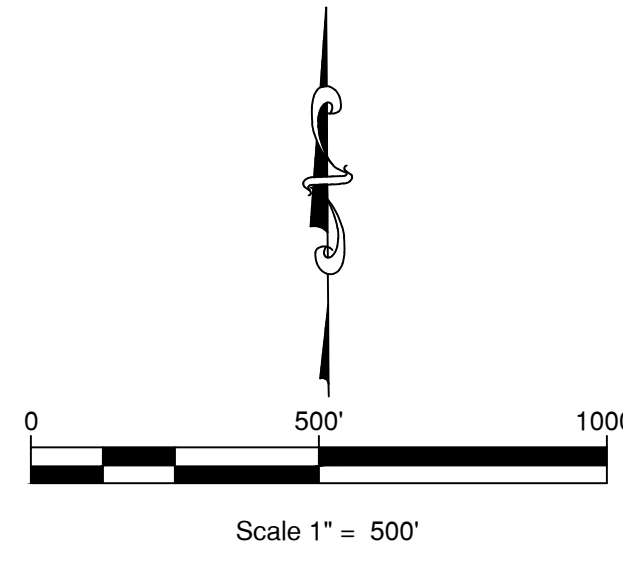
**MAP OF THE BUSINESS DISTRICT, AS AMENDED BY  
THE ADDITION OF THE ADDITIONAL PROPERTY FROM THE BUSINESS DISTRICT  
(THE AMENDED BUSINESS DISTRICT)**

(attached)





# BUSINESS DEVELOPMENT DISTRICT MAP





**EXHIBIT C**  
**AMENDMENT**  
**TO THE BUSINESS DISTRICT PLAN**  
**(THE PLAN AMENDMENT)**

(attached)



# DOWNTOWN AND DUNDEE CROSSING BDD

2020 AMENDMENT AREA ELIGIBILITY REPORT

August 10, 2020



## Table of Contents

---

Table of Contents.....	
A. Basis for Redevelopment .....	1
B. Redevelopment Project Amendment Area .....	1
C. Amendment Area Description .....	1
D. Blighted Area Definition .....	1
E. Eligibility Analysis Findings.....	2
Defective or inadequate street layout .....	2
Improper subdivision or obsolete platting.....	2
Area not subject to growth and development under normal market conditions.....	2
F. Determination of BDD Eligibility .....	3
Appendix I: Legal Description of BDD .....	4
Appendix II: Proposed BDD Boundary and Parcel Identification Map .....	5

## **A. Basis for Redevelopment**

---

The Business District Development and Redevelopment Law (the “Act”) (65 ILCS 5/11-74.3-1, et seq) provides Illinois municipalities the means to designate areas within their boundaries as “Business Districts” or “Business Development Districts” (“BDDs”). The basis for creating business districts is to provide tools municipalities can use to revitalize and redevelop commercial areas in their communities. Specifically, the act states that, “It may be considered essential to the economic and social welfare of each municipality that business districts be maintained and revitalized by assuring opportunities for development or redevelopment and attracting sound and stable commercial growth.” (65 ILCS 5/11-74.3-1)

The designation of a BDD provides the adopting municipality with a number of powers intended to provide tools that can be used to redevelop blighted portions of the community. (65 ILCS 5/11-74.3-3) One of the key powers municipalities may apply with the creation of a business district is the power to “impose a retailers' occupation tax and a service occupation tax in the business district for the planning, execution, and implementation of business district plans and to pay for business district project costs as set forth in the business district plan approved by the municipality.” (65 ILCS 5/11-74.3-5) As stated, when a municipality levies a sales/occupation tax on a business district, the tax only applies to businesses within the boundaries of the district, and the proceeds from the tax may be used only to fund improvements within the district itself.

In order for a municipality to be eligible to create a BDD for a given commercial area, the area must be deemed blighted, and a formal finding of blight must be completed. (65 ILCS 5/11-74.3-5) Consistent with the statute, the Village of East Dundee created the Downtown and Dundee Crossing Business Development District on September 29, 2008, after finding that the area met the criteria for being blighted. This Eligibility Report documents the conditions of the properties within the proposed 2020 Amendment Area (“Amendment Area”) and identifies the presence of blight conditions sufficient to designate the Amendment Area as blighted and eligible for inclusion in the Downtown and Dundee Crossing BDD and imposition of a sales/service tax, consistent with the Act.

## **B. Redevelopment Project Amendment Area**

---

The proposed Amendment Area includes three Parcel Identification Numbers (“PIN”), PIN 0325300020, 0325300021, and 0325300022 on the south side of Illinois Route 72. A proposed Amended Downtown and Dundee Crossing boundary map is provided in Appendix II. The Amendment Area was recently annexed by the Village, and new PINs recently assigned for the area.

## **C. Amendment Area Description**

---

A legal description of the Project Area boundaries is provided in Appendix I. In general terms, the area consists of three properties south of Illinois Route 72, approximately 980 feet east of Illinois Route 25 and extending to the westerly Village limits. The proposed Amendment Area consists of approximately 42 acres, most of which has been used for commercial agriculture.

## **D. Blighted Area Definition**

---

In order for an Illinois municipality to implement a sales/service tax to fund BDD improvements, the municipality is required to make a formal finding of blight in the district. In order to qualify as blighted, the area must meet two requirements:

1. **Blight Conditions:** The act identifies several factors that indicate the presence of blight in a proposed district. Specifically, the Act states that blight is established, “by reason of the predominance of defective or inadequate street layout, unsanitary or unsafe conditions, deterioration of site improvements, improper subdivision or obsolete platting, or the existence of conditions which endanger life or property by fire or other causes, or any combination of those factors, retards the provision of housing accommodations or constitutes an economic or social liability or a menace to the public health, safety, morals, or welfare in its present condition and use.” (65 ILCS 5/11-74.3-5(3)(i))
2. **Lack of Market-driven Redevelopment:** The Act also states that qualifying as blighted requires that the proposed district has not and is not expected to see investment and redevelopment without the creation of the BDD. Specifically, the Act states that a condition of blight is that, “The business district on the whole has not been subject to growth and development through investment by private enterprises or would not reasonably be anticipated to be developed or redeveloped without the adoption of the business district development or redevelopment plan.” (65 ILCS 5/11-74.3-5(3)(ii))

## E. Eligibility Analysis Findings

---

Representatives from Vandewalle & Associates conducted an eligibility analysis using local government records, documents, and maps; aerial photographs; site analysis; and interviews with local officials and the Amendment Area property owner. The research was used to analyze the Amendment Area for the eligibility factors listed in the Act to determine the presence of the conditions described. The analysis involved a parcel-by-parcel and district-wide analysis of the conditions. The following summarizes the findings:

### **Defective or inadequate street layout**

The proposed Amendment Area is comprised of vacant land/farm fields and currently lacks any internal road circulation or adequate access to existing roadways. The Village’s Comprehensive Plans indicates a goal to extend Christina Drive south of Route 72, and to extend Piemonte Drive to the east to connect to the Christina Drive extension. Both extensions would need to be located within the Amendment Area, and neither currently has right-of-way dedicated for them. These internal roadways will be necessary to facilitate the types of business development envisioned for the area on the Comprehensive Plan’s Future Land Use Map, and the lack of the roadways undoubtedly is a contributing factor to the lack of growth and development in the area.

### **Improper subdivision or obsolete platting**

The current configuration of the parcels within the proposed Amendment Area is not conducive to the types of business development the Village plans for the area. The parcels were recently annexed into the Village and consist of portions of two larger parcels that were reconfigured simply to facilitate the annexation. Per the terms of an Annexation Agreement between the property owners and the Village, a subdivision plat of the area is necessary to create formal/buildable lots of the types envisioned in the Annexation Agreement and the Village Comprehensive Plan and to provide the rights-of-way needed for the road extensions noted above.

### **Area not subject to growth and development under normal market conditions**

In addition to the presence of the blight factors listed above, meeting the standard to qualify as blighted under the provisions of the Act also requires that growth and investment in the proposed district has not occurred and would not be expected to occur without intervention.

The Amendment Area has remained undeveloped despite the Village's efforts to encourage growth in the eastern part of the community. The Village's Comprehensive Plan, which was amended in 2010 to encourage growth in the Amendment Area and surrounding properties, identifies commercial and industrial uses for the Amendment Area. However, as described in the Annexation Agreement for the property, without additional incentives, infrastructure investments, and other improvements, new investment in the proposed Amendment Area is unlikely to occur.

## **F. Determination of BDD Eligibility**

---

The proposed Amendment Area meets the requirements of the Act for designation as a blighted area. Two of the blight factors listed in the Act are widely present in the area, and the presence of these blight conditions has hindered growth and development in the area. The blight conditions in the Amendment Area have been present for an extended period of time, and the market alone has not been able to support new development to mitigate these conditions. The Village has tried for several years to encourage economic investment in this part of the community but has achieved very limited success and the area has remained blighted. The Amendment Area has not been subject to significant private reinvestment and would not be reasonably expected to be redeveloped by private enterprise alone as further demonstrated by the terms of the Annexation Agreement for the property.

The conclusion of this Eligibility Study is that the proposed Amendment Area qualifies as blighted and is eligible to be added to the existing Downtown and Dundee Crossing BDD under the requirements of the state statutes as the area is in need of revitalization and guided growth to ensure that it will contribute to the long-term physical, economic, and social well-being of the Village.

## Appendix I: Legal Description of BDD

---

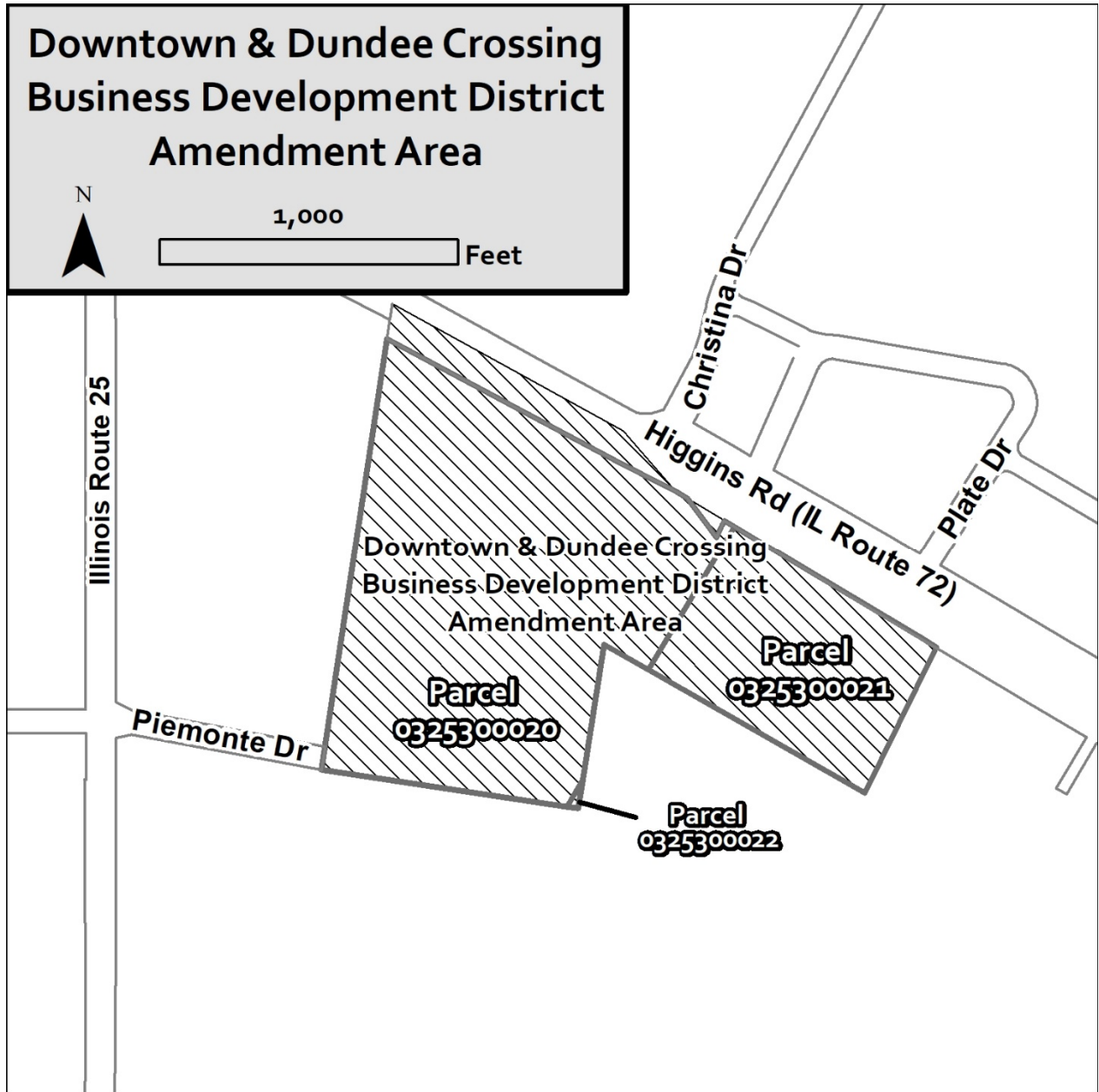
THAT PART OF SECTION 25, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE EAST LINE OF GATEWAY SUBDIVISION, BEING A SUBDIVISION OF PART OF SECTION 25, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED MAY 8, 1989 AS DOCUMENT NO. 1972329 WITH THE SOUTHWESTERLY LINE OF PARCEL 0002 ACQUIRED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION IN CONDEMNATION CASE ED 92 0015 BY ORDER DATED APRIL 22, 1993 AND AS SHOWN ON DOCUMENT 96K009367 AS ILLINOIS ROUTE 72, HIGGINS ROAD; THENCE SOUTH 61 DEGREES 53 MINUTES 27 SECONDS EAST ALONG SAID SOUTHWESTERLY LINE, 491.05 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY 654.45 FEET ALONG SAID SOUTHWESTERLY LINE, BEING A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 22,706.63 FEET AND WHOSE CHORD BEARS OF SOUTH 61 DEGREES 03 MINUTES 54 SECONDS EAST 654.43 FEET TO A BEND POINT IN SAID SOUTHWESTERLY LINE; THENCE SOUTH 37 DEGREES 44 MINUTES 46 SECONDS EAST ALONG THE SOUTHWESTERLY LINE OF SAID ILLINOIS ROUTE 72 A DISTANCE OF 160.60 FEET TO A BEND POINT IN SAID SOUTHWESTERLY LINE; THENCE NORTH 23 DEGREES 44 MINUTES 02 SECONDS EAST ALONG SAID SOUTHWESTERLY LINE 61.34 FEET TO A POINT ON A CURVE; THENCE SOUTHEASTERLY 280.08 FEET ALONG SAID SOUTHWESTERLY LINE, NON TANGENT TO THE LAST DESCRIBED COURSE, BEING A CURVE TO THE RIGHT, HAVING A RADIUS OF 22,706.63 FEET AND WHOSE CHORD BEARS OF SOUTH 59 DEGREES 31 MINUTES 40 SECONDS EAST 280.08 FEET TO A BEND POINT; THENCE SOUTH 59 DEGREES 09 MINUTES 16 SECONDS EAST ALONG SAID SOUTHWESTERLY LINE, NON TANGENT TO THE LAST DESCRIBED CURVE, 490.70 FEET; THENCE SOUTH 30 DEGREES 50 MINUTES 06 SECONDS WEST, DEPARTING FROM SAID SOUTHWESTERLY LINE 223.12 FEET; THENCE SOUTH 24 DEGREES 01 MINUTES 52 SECONDS WEST 311.97 FEET; THENCE NORTH 59 DEGREES 09 MINUTES 53 SECONDS WEST 822.05 FEET; THENCE NORTH 61 DEGREES 03 MINUTES 20 SECONDS WEST 122.51 FEET; THENCE SOUTH 08 DEGREES 53 MINUTES 49 SECONDS WEST 565.95 FEET; THENCE NORTH 81 DEGREES 06 MINUTES 11 SECONDS WEST 874.66 FEET TO A POINT ON SAID EAST LINE OF SAID GATEWAY SUBDIVISION; THENCE NORTH 08 DEGREES 31 MINUTES 15 SECONDS EAST ALONG THE LAST DESCRIBED LINE 1448.17 FEET TO THE POINT OF BEGINNING, TOGETHER WITH ALL THAT PART OF ILLINOIS ROUTE 72 (HIGGINS ROAD) LYING NORTH OF AND ADJACENT TO ABOVE DESCRIBED PROPERTIES, NOT PREVIOUSLY ANNEXED TO THE VILLAGE OF EAST DUNDEE, ALL IN KANE COUNTY, ILLINOIS.

Street Addresses: 1030 and 1040 East Main Street, East Dundee, IL 60118

General Location: Approximately forty-two (42) acres of property on the south side of Illinois Route 72 in the vicinity of Christina Drive, in the Village of East Dundee, Kane County, Illinois

Property Identification Numbers ("PINs"): 03-25-300-020, 03-25-300-021 and 03-25-300-022

## Appendix II: Proposed BDD Boundary and Parcel Identification Map





**EXHIBIT D**

**PUBLISHER'S CERTIFICATE  
FOR THE PUBLIC HEARING NOTICE**

(attached)

## CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

# Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **DAILY HERALD**. That said **DAILY HERALD** is a secular newspaper and has been circulated daily in the Village(s) of Algonquin, Antioch, Arlington Heights, Aurora, North Aurora, Bannockburn, Barrington, Barrington Hills, Lake Barrington, North Barrington, South Barrington, Bartlett, Batavia, Buffalo Grove, Burlington, Campton Hills, Carpentersville, Cary, Crystal Lake, Deerfield, Deer Park, Des Plaines, Elburn, East Dundee, Elgin, South Elgin, Elk Grove Village, Fox Lake, Fox River Grove, Franklin Park, Geneva, Gilberts, Glenview, Grayslake, Green Oaks, Gurnee, Hainesville, Hampshire, Hanover Park, Hawthorn Woods, Highland Park, Highwood, Hoffman Estates, Huntley, Inverness, Island Lake, Kildeer, Lake Bluff, Lake Forest, Lake in the Hills, Lake Villa, Lake Zurich, Libertyville, Lincolnshire, Lindenhurst, Long Grove, Melrose Park, Montgomery, Morton Grove, Mt. Prospect, Mundelein, Niles, Northbrook, Northfield, Northlake, Palatine, Park Ridge, Prospect Heights, River Grove, Riverwoods, Rolling Meadows, Rosemont, Round Lake, Round Lake Beach, Round Lake Heights, Round Lake Park, Schaumburg, Schiller Park, Sleepy Hollow, St. Charles, Streamwood, Sugar Grove, Third Lake, Tower Lakes, Vernon Hills, Volo, Wadsworth, Wauconda, Waukegan, West Dundee, Wheeling, Wildwood, Wilmette County(ies) of Cook, Kane, Lake, McHenry and State of Illinois, continuously for more than one year prior to the date of the first publication of the notice hereinafter referred to and is of general circulation throughout said Village(s), County(ies) and State.

I further certify that the DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 08/26/2020, 09/02/2020 in said DAILY HERALD.

IN WITNESS WHEREOF, the undersigned, the said PADDOCK PUBLICATIONS, Inc., has caused this certificate to be signed by, this authorized agent, at Arlington Heights, Illinois.

PADDOCK PUBLICATIONS, INC.  
DAILY HERALD NEWSPAPERS

BY   
Authorized Agent

Control # 4549540