

APPROVING THE REZONING OF PARCELS OWNED BY THE KISHWAUKEE WATER RECLAMATION DISTRICT TO THE "GS" GOVERNMENT SANITARY DISTRICT.

WHEREAS, the City of DeKalb (the "City") is a home rule unit of local government and may exercise any power and perform any function pertaining to its government and affairs pursuant to Article VII, Section 6, of the Illinois Constitution of 1970; and

WHEREAS, the Kishwaukee Water Reclamation District (the "Petitioner") is the owner of property legally described in the attached and incorporated Exhibit A (the "Property") and commonly known as 127 Buena Vista Drive, 1109 and 1301 Sycamore Road, 830 W. Fairview Drive, the north side of Harvestore Drive between S. First Street and Corporate Drive (PINs 08-34-100-029, 08-34-100-030, 08-34-300-053, and 08-34-300-054), 3155 Sangamon Road, and 150 W. Dresser Road, DeKalb, Illinois; and

WHEREAS, the Petitioner petitioned the City to approve the following: (1) the rezoning of the property located at 127 Buena Vista Drive from the "SFR2" Single-Family Residential District to the "GS" Government Sanitary District, (2) the rezoning of the property located at 1109 and 1301 Sycamore Road, and 3155 Sangamon Road from the "PD-R" Planned Development Residential District to the "GS" Government Sanitary District, (3) the rezoning of the property located at 830 W. Fairview Drive and 150 W. Dresser Road from the "SFR1" Single-Family Residential District to the "GS" Government Sanitary District, (4) the rezoning of the property located along the north side of Harvestore Drive between S. First Street and Corporate Drive with PINs 08-34-100-029, 08-34-100-030, 08-34-300-053, and 08-34-300-054 from the "HI" Heavy Industrial District to the "GS" Government Sanitary District (collectively, the "Petition" or the "Rezoning"); and

WHEREAS, pursuant to due notice, the City's Planning and Zoning Commission (the "PZC") held a public hearing on the Rezoning, made findings of fact, and recommended approving the Rezoning; and

WHEREAS, the City's corporate authorities: (1) adopt and incorporate by reference the PZC's findings of fact; (2) find that approving the Petitioner's petition for the Rezoning is in the public interest for the protection of the public health, safety and welfare; and (3) find that the conform with the applicable standards in the City's Unified Development Ordinance (the "UDO") as follows:

III. STANDARDS FOR ZONING MAP AMENDMENT

- 1. The proposed rezoning conforms to the Comprehensive Plan, or conditions have changed to warrant the need for different types of land uses in that area. The proposed rezoning is appropriate considering the length of time the property has been vacant, as originally zoned, and taking into account the surrounding areas trend in development.**

The City's 2022 Comprehensive Plan recommends that the Property be classified as "Transportation and Utilities". The Rezoning of the Property to the "GS" Government Sanitary District is compatible with the Comprehensive Plan and to the zoning districts of the surrounding neighborhood. The Rezoning is also compatible with the goals and objectives for Community Facilities as stated in the 2022 Plan.

- 2. The proposed rezoning conforms to the intent and purpose of the UDO.**

The rezoning of the subject properties to the "GS" Government Sanitary District is consistent with the Intergovernmental Agreement approved between the KWRD and the City on October 24, 2022 (Resolution 2022-103). The Rezoning to the "GS" District will accommodate the KWRD's continued functions of sanitary waste collection, transmission, treatment, and disposal in a manner per all applicable regulations.

3. The proposed rezoning will not have a significantly detrimental effect on the long-range development of adjacent properties or adjacent land uses.

The proposed rezoning will not have a detrimental effect on the adjacent properties or land uses as it entitles the Property to uses that are complementary and compatible with the adjacent area. There are no improvements to any of the KWRD facilities at this time. The KWRD has a strong history of working with the City and its neighbors on any improvements, and that cooperation is expected to continue in the future.

4. The proposed rezoning constitutes an expansion of an existing zoning district that, due to the lack of undeveloped land, can no longer meet the demand for the intended land uses.

The "GS" Government Sanitary District is a new zoning classification that will accommodate the future growth of the KWRD's facilities and operations.

5. Adequate public facilities and services exist or can be provided.

Adequate public services and utilities are already provided to the subject properties or adjacent to the sites. The KWRD will be required to meet all State and Federal Regulations with any improvements.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DEKALB, ILLINOIS:

SECTION 1: The recitals to this Ordinance are true, material, adopted and incorporated as Section 1 to this Ordinance.

SECTION 2: The City's corporate authorities approve the Petition including, but not limited to: (1) the Rezoning; and (2) an amendment of the City's "Official Zoning Map" to depict the Property legally described in the attached and incorporated Exhibit A as located within the "GS" Government Sanitary District.

SECTION 3: This Ordinance and each of its terms shall be the effective legislative act of a home rule municipality without regard to whether such ordinance should (a) contain terms contrary to the provisions of current or subsequent non-preemptive state law, or (b) legislate in a manner or regarding a matter not delegated to municipalities by state law. It is the intent of the City's corporate authorities that to the extent that the terms of this Ordinance should be inconsistent with any non-preemptive state law, this Ordinance shall supersede state law in that regard within its jurisdiction.

SECTION 4: This Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

PASSED BY THE CITY COUNCIL of the City of DeKalb, Illinois at a Regular meeting thereof held on the 11th day of December 2023 and approved by me as Mayor on the same day. Passed on First Reading by a 7-0-1 roll call vote. Aye: Zasada, Larson, Smith, Perkins, McAdams, Walker, Barnes. Nay: None. Absent: Verbic. Second Reading Waived by a 7-0-1 roll call vote. Aye: Zasada, Larson, Smith, Perkins, McAdams, Walker, Barnes. Nay: None. Absent: Verbic.




COHEN BARNES, Mayor

ATTEST:

Ruth A. Scott, Executive Assistant

EXHIBIT A

The Property is legally described as follows:

**From the "SFR2" Single-Family Residential District to the "GS" Government Sanitary District
Address: 127 Buena Vista Drive / PIN#: 08-11-254-002 / Acres: 3.55 / Use: Lift Station.**

PART OF THE EAST HALF OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN, DEKALB COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF PARCEL "B" OF THE ELLWOOD FARM PLAT RECORDED IN VOLUME "G" OF PLATS, PAGE 164, AS DOCUMENT NO. 240632 IN THE DEKALB COUNTY RECORDER'S OFFICE, SAID POINT BEING A POINT IN THE CENTER LINE OF A PUBLIC HIGHWAY; THENCE SOUTH 8°35' EAST ALONG THE WESTERLY LINE OF SAID PARCEL "B" FOR A DISTANCE OF 404.3 FEET; THENCE NORTH 89°25' EAST FOR A DISTANCE OF 1131.2 FEET TO A POINT ON A NORTH AND SOUTH BOUNDARY LINE OF SAID PARCEL "B"; THENCE SOUTH 4°29' EAST ALONG SAID NORTH AND SOUTH BOUNDARY LINE OF SAID PARCEL "B" FOR A DISTANCE OF 35.45 FEET TO AN ANGLE POINT IN THE BOUNDARY LINE OF SAID PARCEL "B"; THENCE SOUTH 0°58' EAST, FOR A DISTANCE OF 406.63 FEET TO A POINT, SAID POINT BEING ALSO IN THE CENTER LINE OF THE KISHWAUKEE RIVER; THENCE NORTH 83°28' EAST ALONG THE CENTER LINE OF SAID KISHWAUKEE RIVER, FOR A DISTANCE OF 130.85 FEET; THENCE SOUTH 83°18' EAST ALONG THE CENTER LINE OF SAID KISHWAUKEE RIVER FOR A DISTANCE OF 67.13 FEET TO A POINT WHICH IS THE PLACE OF BEGINNING OF THE LANDS HEREIN DESCRIBED; THENCE SOUTH 7°38' EAST A DISTANCE OF 305.99 FEET; THENCE CONTINUING SOUTH 7°38' EAST A DISTANCE OF 193.42 FEET; THENCE NORTH 82°22' EAST A DISTANCE OF 200 FEET TO A POINT; THENCE NORTH 7°38' WEST A DISTANCE OF 448.31 FEET TO A POINT IN THE CENTER LINE OF THE KISHWAUKEE RIVER; THENCE NORTH 83°18' WEST ALONG THE CENTER LINE OF THE KISHWAUKEE RIVER, A DISTANCE OF 206.43 FEET TO THE PLACE OF BEGINNING.

AND

PART OF THE EAST HALF OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN, DEKALB COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF PARCEL "B" OF THE ELLWOOD FARM PLAT, RECORDED IN VOLUME "G" OF PLATS, PAGE 164, AS DOCUMENT NO. 240632, IN THE DEKALB COUNTY RECORDER'S OFFICE, SAID POINT BEING A POINT IN THE CENTER LINE OF A PUBLIC HIGHWAY; THENCE SOUTH 8°35' EAST ALONG THE WESTERLY LINE OF SAID PARCEL "B," FOR A DISTANCE OF 404.3 FEET; THENCE NORTH 89°25' EAST, FOR A DISTANCE OF 1131.2 FEET TO A POINT ON A NORTH AND SOUTH BOUNDARY LINE OF SAID PARCEL "B"; THENCE SOUTH 4°29' EAST ALONG SAID NORTH AND SOUTH BOUNDARY LINE OF SAID PARCEL "B," FOR A DISTANCE OF 35.45 FEET TO AN ANGLE POINT IN THE BOUNDARY LINE OF SAID PARCEL "B"; THENCE SOUTH 0°58' EAST, FOR A DISTANCE OF 406.63 FEET FOR THE PLACE OF BEGINNING, SAID POINT BEING ALSO IN THE CENTER LINE OF THE KISHWAUKEE RIVER; THENCE NORTH 83°28' EAST ALONG THE CENTER LINE OF SAID KISHWAUKEE RIVER, FOR A DISTANCE OF 130.85 FEET; THENCE SOUTH 83°18' EAST ALONG THE CENTER LINE OF SAID KISHWAUKEE RIVER, FOR A DISTANCE OF 67.13 FEET; THENCE SOUTH 7°38' EAST FOR A DISTANCE OF 305.99 FEET; THENCE SOUTH 82°22' WEST, FOR A DISTANCE OF 31.23 FEET, THENCE NORTH 56°43' WEST, FOR A DISTANCE OF 243.5 FEET; THENCE NORTH 36°21' WEST A DISTANCE OF 191.31 FEET TO A POINT IN THE CENTER LINE OF THE KISHWAUKEE RIVER; THENCE NORTH 83°28' EAST A DISTANCE OF 111.3 FEET TO THE PLACE OF BEGINNING.

From the "PD-R" Planned Development Residential District to the "GS" Government Sanitary District. Address: 1109 Sycamore Road / PIN#s: 08-14-402-017 and 08-14-402-016 / Acres: 0.81 / Use: Vacant.

LOT TWO OF FINAL PLAT OF DEKALB SANITARY DISTRICT PLANNED DEVELOPMENT, A PLANNED UNIT DEVELOPMENT IN SECTION 14, TOWNSHIP 40 NORTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 6, 2018, IN PLAT CABINET NO. 10 AT SLIDE NO. 180-D AS DOCUMENT NO. 2018005382, SITUATED IN THE CITY OF DEKALB, DEKALB COUNTY, ILLINOIS.

From the "PD-R" Planned Development Residential District to the "GS" Government Sanitary District. Address: 1301 Sycamore Road / PIN#: 08-14-252-021 / Acres: 47.18 Use: Sanitary Sewage Processing and Water Reclamation Plant.

LOT ONE OF FINAL PLAT OF DEKALB SANITARY DISTRICT PLANNED DEVELOPMENT, A PLANNED UNIT DEVELOPMENT IN SECTION 14, TOWNSHIP 40 NORTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 6, 2018, IN PLAT CABINET NO. 10 AT SLIDE NO. 180-D AS DOCUMENT NO. 2018005382, SITUATED IN THE CITY OF DEKALB, DEKALB COUNTY, ILLINOIS.

From the "SFR1" Single-Family Residential District, upon annexation, to the "GS" Government Sanitary District. Address: 830 W. Fairview Drive / PIN#: 08-34-100-022 / Acres: 21.01 / Use: Vacant, Cell Tower.

THAT PART OF THE NORTH $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DEKALB COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

THE WEST 50 FEET OF THE NORTH 465 FEET OF THE NORTH $\frac{1}{2}$ OF SAID NORTHWEST $\frac{1}{4}$,

ALSO THE FOLLOWING DESCRIBED TRACT OF LAND:

BEGINNING AT A POINT ON THE WEST LINE OF THE NORTHWEST $\frac{1}{4}$ OF SAID SECTION 34, 465 FEET SOUTH OF THE NORTHWEST CORNER OF SAID NORTHWEST $\frac{1}{4}$; THENCE SOUTHERLY A DISTANCE OF 740.00 FEET ALONG THE WEST LINE OF SAID SECTION 34 TO A POINT 111.88 FEET NORTH OF THE SOUTH LINE OF THE NORTH $\frac{1}{2}$ OF SAID NORTHWEST $\frac{1}{4}$; THENCE SOUTHEASTERLY ALONG A LINE TO A POINT ON THE SOUTH LINE OF THE NORTH $\frac{1}{2}$ OF THE SAID NORTHWEST $\frac{1}{4}$, 170.62 FEET EAST OF THE WEST LINE OF SAID SECTION 34; THENCE EASTERLY ALONG SAID SOUTH LINE A DISTANCE OF 549.47 FEET TO A POINT 140.00 FEET NORTH OF THE CENTERLINE STATION 4849+64.00 OF A HIGHWAY KNOWN AS THE EAST WEST TOLLWAY EXTENSION AS SAID CENTERLINE IS SURVEYED AND STAKED OUT THE ILLINOIS STATE TOLL HIGHWAY AUTHORITY AND RECORDED IN THE RECORDER'S RECORDS OF DEKALB COUNTY AS DOCUMENT NO. 357376; THENCE NORTHEASTERLY ALONG A LINE 140 FEET NORTHWESTERLY OF TOLLWAY CENTERLINE STATION 4853+87.33; THENCE NORTH $125^{\circ}12'35''$ EAST FROM THE LAST DESCRIBED LINE AT THE LAST DESCRIBED POINT A DISTANCE OF 798.05 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SOUTH FIRST STREET; THENCE NORTHEASTERLY ALONG SAID WESTERLY RIGHT OF WAY LINE TO ITS INTERSECTION WITH A LINE 465 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SECTION 34; THENCE WESTERLY ALONG SAID LINE TO THE POINT OF BEGINNING;

EXCEPTING THEREFROM THE FOLLOWING:

THAT PART OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION; THENCE EASTERLY ALONG THE NORTH LINE OF SAID SECTION 1701.74 FEET TO THE CENTERLINE OF FIRST STREET; THENCE SOUTHERLY, AT AN ANGLE OF 70°01'04" MEASURED COUNTERCLOCKWISE FROM THE LAST DESCRIBED COURSE, ALONG SAID CENTERLINE, 494.77 FEET TO THE SOUTH LINE OF THE NORTHERLY 465.0 FEET OF SAID QUARTER; THENCE WESTERLY, AN ANGLE OF 109°58'56" MEASURED COUNTERCLOCKWISE FROM SAID CENTERLINE, ALONG SAID SOUTH LINE, 42.56 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF FIRST STREET FOR A POINT OF BEGINNING; THENCE CONTINUING WESTERLY ALONG SAID SOUTH LINE, 237.0 FEET TO THE CENTERLINE OF THE KISHWAUKEE RIVER; THENCE SOUTHERLY AT AN ANGLE OF 97°01'35" MEASURED CLOCKWISE FROM SAID SOUTH LINE, 213.0 FEET; THENCE SOUTHWESTERLY, AT AN ANGLE OF 210°47'33" MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, ALONG THE CENTERLINE OF SAID RIVER, 422.5 FEET; THENCE SOUTHWESTERLY, AT AN ANGLE OF 172°32'11" MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, ALONG THE CENTERLINE OF SAID RIVER, 193.0 FEET; THENCE SOUTHERLY AT AN ANGLE OF 157°01'57" MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, ALONG THE CENTERLINE OF SAID RIVER, 127.0 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF THE EAST WEST TOLLWAY (I-88); THENCE NORTHEASTERLY, ALONG SAID RIGHT-OF-WAY LINE, AT AN ANGLE OF 71°35'40" MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, 295.0 FEET TO A WESTERLY RIGHT-OF-WAY LINE OF FIRST STREET; THENCE NORTHEASTERLY, AT AN ANGLE OF 125°12'35" MEASURED CLOCKWISE FROM SAID NORTHERLY RIGHT-OF-WAY LINE, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 798.05 FEET; THENCE CONTINUING NORTHEASTERLY, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, AT AN ANGLE OF 175°47'24" MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, 56.72 FEET TO THE POINT OF BEGINNING.

From the "HI" Heavy Industrial District to the "GS" Government Sanitary District. Address: Generally along the north side of Harvestore Drive between S. First Street and Corporate Drive and legally described as PIN#s 08-34-100-029, 08-34-100-030, 08-34-300-053 and 08-34-300-054 / Acres: 86.17 / Use: Bio Solid Storage.

PARCEL ONE:

THAT PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN, DEKALB COUNTY, ILLINOIS, WHICH LIES SOUTH OF THE SOUTHERLY LINE OF TOLLROAD AND EAST OF THE CENTERLINE OF SOUTH FIRST STREET, EXCEPTING THEREFROM THAT PORTION DEDICATED FOR ROAD PURPOSES.

AND

PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN, DEKALB COUNTY, ILLINOIS, BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE WESTERLY, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER, 66.0 FEET; THENCE SOUTHERLY, PARALLEL TO THE EAST LINE OF THE SOUTHWEST QUARTER TO THE CENTERLINE OF HARVESTORE DRIVE; THENCE NORTHEASTERLY, ALONG SAID CENTERLINE, TO THE EAST LINE OF THE SOUTHWEST QUARTER; THENCE NORTHERLY, ALONG SAID EAST LINE, TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THAT PORTION DEDICATED FOR HARVESTORE DRIVE.

PARCEL TWO:

THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE EASTERLY, ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, 675.83 FEET TO THE CENTERLINE OF NORTH FIRST STREET FOR A POINT OF BEGINNING; THENCE CONTINUING EASTERLY ALONG SAID NORTH LINE, 179.57 FEET; THENCE SOUTHERLY, AT AN ANGLE OF 87 DEGREES 59 MINUTES 27 SECONDS, MEASURED COUNTERCLOCKWISE FROM SAID NORTH LINE, 630.91 FEET TO THE CENTERLINE OF HARVESTORE DRIVE; THENCE NORTHWESTERLY, 289.71 FEET, ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 954.93 FEET, SAID ARC FORMING A CHORD THAT MEASURES 77 DEGREES 20 MINUTES 45 SECONDS COUNTERCLOCKWISE FROM THE LAST DESCRIBED COURSE; THENCE NORTHWESTERLY, ALONG SAID CENTERLINE, AT AN ANGLE OF 171 DEGREES 13 MINUTES 30 SECONDS, MEASURED COUNTERCLOCKWISE FROM THE LAST DESCRIBED CHORD, 110.23 FEET TO THE CENTERLINE OF SAID NORTH FIRST STREET; THENCE NORTHEASTERLY, AT AN ANGLE OF 89 DEGREES 58 MINUTES 48 SECONDS MEASURED COUNTERCLOCKWISE FROM THE LAST DESCRIBED COURSE, ALONG SAID CENTERLINE, 559.90 FEET TO THE POINT OF BEGINNING, ALL IN DEKALB TOWNSHIP, DEKALB COUNTY, ILLINOIS.

PARCEL THREE:

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID QUARTER THAT IS 1415.2 FEET EASTERLY OF, AS MEASURED ALONG SAID NORTH LINE, THE NORTHWEST CORNER OF SAID QUARTER; THENCE SOUTHERLY, AT RIGHT ANGLE TO SAID NORTH LINE, 633.76 FEET TO THE CENTERLINE OF HARVESTORE DRIVE; THENCE EASTERLY, AT AN ANGLE OF 89 DEGREES 46 MINUTES, MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, ALONG SAID CENTERLINE 70.0 FEET; THENCE NORTHERLY, AT AN ANGLE OF 90 DEGREES 14 MINUTES, MEASURED CLOCKWISE FROM SAID CENTERLINE, 633.23 FEET TO SAID NORTH LINE; THENCE WESTERLY, ALONG SAID NORTH LINE, 70.0 FEET TO THE POINT OF BEGINNING, ALL IN DEKALB TOWNSHIP, DEKALB COUNTY, ILLINOIS, EXCEPTING THEREFROM THAT PORTION DEDICATED TO HARVESTORE DRIVE.

From the "PD-R" Planned Development Residential District to the "GS" Government Sanitary District. Address: 3155 Sangamon Road (Northwest corner of Bethany Road and Sangamon Road) / PIN#: 08-02-352-002 / Acres: 0.24 / Use: Lift Station.

LOT 3 IN BRIDGES OF RIVERMIST SCHOOL SUBDIVISION P.U.D., BEING A PART OF SECTIONS 2, 3 AND 11, TOWNSHIP 40 NORTH, RANGE 4, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ON FEBRUARY 4, 1998 AS DOCUMENT 98001626 IN BOOK "Z" OF PLATS, PAGE 304, IN DEKALB COUNTY, ILLINOIS.

From the "SFR1" Single-Family Residential District to the "GS" Government Sanitary District. Address: 150 W. Dresser Road (south side of W. Dresser Road between N. First Street and Daniel Drive) / PIN#: 08-11-350-019 / Acres: 0.09 / Use: Lift Station.

LOT 201 OF HEATHERSTONE UNIT THREE, A SUBDIVISION OF PART OF SECTIONS 10, 11, 14 AND 15, ALL IN TOWNSHIP 40 NORTH, RANGE 4, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 4, 2003 IN PLAT CABINET NO. 9 AT SLIDE NO. 49-C AS DOCUMENT NO. 2003003391, SITUATED IN THE CITY OF DEKALB, DEKALB COUNTY, ILLINOIS.