

**PLAN DESCRIPTION FOR KINGSLEY ROW,
LOCATED AT THE SOUTHEAST CORNER OF OGDEN AVENUE AND 75TH STREET,
AURORA, ILLINOIS, CONSISTING OF APPROXIMATELY 30.2 ACRES**

A Plan Description for the property at the southeast corner of Ogden Avenue and 75th Street, with R-4A(C) Two Family Dwelling District and OS-1(C) Conservation, Open Space, and Drainage District zoning with a Conditional Use Planned Development for Kingsley Row Subdivision pursuant to the Code of Ordinances, City of Aurora, Illinois ("City Code").

I. QUALIFYING STATEMENTS

A. PURPOSE

This Conditional Use Planned Development has evolved to assist the Aurora Planning and Zoning Commission ("Commission") and City Council ("City Council") in governing their recommendations and actions on this Development as it relates to those existing zoning and land uses in the area.

"Developer" shall mean the person(s) or entity who brings the Subject Property described herein to a more complete, complex, or desirable state.

"Owner" shall mean the person(s) or entity who is described as the legal owner of record of the subject property described herein.

For the purposes of this document, Developer and Owner shall be one and the same and held equally accountable for all requirements within this Plan Description.

B. INTENT

This Plan Description has been prepared pursuant to the requirements of Section 34-602 of Chapter 34 of the City Code. This Plan Description is intended to facilitate development of approximately 30.2 acres of certain property located at the southeast intersection of Ogden Avenue and 75th Street, which property is legally described on Attachment "A" attached hereto ("Subject Property").

This Plan Description is now intended to be the controlling document with regards to development of the Subject Property.

This Plan Description divides the Subject Property into two parcels for purposes of compliance with the zoning regulations as set forth and modified herein. Parcel A, legally described on Attachment "B" attached hereto, is intended to be zoned R-4A(C). Parcel B, legally described on Attachment "C" attached hereto, is intended to be zoned OS-1(C).

It is also the intent of this document to promote and protect the public health, safety, morals, comfort, and general welfare of the area and to guide the development toward the realization of the appropriate Physical Development Policies of the Comprehensive Plan. These policies include:

- 10.0 To provide for the orderly, balanced and efficient growth and redevelopment of the City through the positive integration of land use patterns, functions, and circulation systems. To protect and enhance those assets and values that establishes the desirable quality and general livability of the City. To promote the City's position as a regional center.

- 11.1(3) To encourage new development contiguous to existing development.
- 11.1(5) To guide and promote development to areas where public utilities, public roads and municipal services are either available or planned.
- 12.1(3) To encourage residential development in close proximity to places of work, shopping and recreation.
- 20.0 To insure the provision of decent housing and a quality living environment for every resident of Aurora.
- 21.1(2) To promote a wide variety of housing types.
- 22.1(1) To achieve appropriate zoning protection for residential areas designated in the land use plan.
- 23.1(3) To encourage quality design and practicable innovations in both housing structures and site development.
- 23.1(10) To promote the provision of paved roads, sidewalks, utilities and other public works and improvements to each residence within the City through subdivision requirements or special assessments.
- 71.1(7) To encourage the provision of underground utility lines.

II. GENERAL CHARACTER

A. EXISTING CONDITIONS

1. Subject Property

The Subject Property consists of approximately 30.2 acres lying at the southeast corner of Ogden Avenue and 75th Street. The Subject Property is currently vacant and zoned OS-1(C) Conservation, Open Space, and Drainage District, R-5(C) Multi-family Dwelling District, R-5A(C) Midrise Multi-family Dwelling District, and B-2(C) Business District General Retail with a Conditional Use Planned Development. The Comprehensive Plan designates the Subject Property for Mixed Uses: Office/Research/Commercial/Residential, and the Subject Property lies within the Indian Prairie School District #204 boundaries.

2. Surrounding Property

North: The property to the north is zoned Planned Development District ("PDD"). The property is designated as Mixed Uses: Office/ Research/Commercial (20 – 30 DUs / Acre). An office building is currently located on the property.

East: The property to the east is zoned PDD. The property is designated as High Density Residential (12+ DUs / Acre) by the Comprehensive Plan. An apartment complex is currently located on the property.

South: The property to the south is zoned R-4A(C) Two-Family Dwelling District,

OS-1(C) Conservation, Open Space, and Drainage District, both with a Conditional Use Planned Development, and B-2(C) Business District, General Retail with a Conditional Use Planned Development District. The property is designated as Medium Density Residential (6 - 12 DUs / Acre) and Mixed Uses: Office/Research/Commercial (20 - 30 DUs / Acre) by the Comprehensive Plan. Various commercial uses and a townhome subdivision are currently located on the property.

West: The property to the west is zoned PDD, aR-1(C) One-Family Dwelling District with a Conditional Use, and P Park and Recreation. The property is designated as Medium Density Residential (6 - 12 DUs / Acre), Office/Research/Light Industrial, and Conservation, Open Space, Recreation, Drainage by the Comprehensive Plan. The property currently consists of single-family subdivisions and business park.

III. DEVELOPMENT STANDARDS FOR EACH PARCEL

A. ZONING

Development of the Subject Property shall be regulated as follows:

1. Parcel A - R-4A(C), Two-Family Dwelling District

1.1. Parcel Size and Use Designation

Parcel A is comprised of approximately 23.64 acres and comprises that part of the Subject Property that shall be developed with residential dwelling units. Upon approval of this Plan Description, Parcel A shall be designated as R-4A(C), Two-Family Dwelling District Zoning, with a Conditional Use Planned Development on the City of Aurora Zoning Map ("Zoning Map"), and be regulated by Chapter 49 of the City Code ("Zoning Ordinance"), including but not limited to the provisions for the underlying base zoning district set forth in Section 49-107.9 title R-4A Two-Family Dwelling District, except as modified herein.

1.2. Statement of Intent

The R-4A(C) Two-Family Dwelling District has been chosen as the underlying base zoning for this Parcel A to provide for the long-term viability of the Subject Property and to ensure consistency and compatibility with the adjacent zoning and uses. Parcel A is intended to be developed with rear loaded attached townhomes and raised ranch homes.

Access to the property will be from one access point along Commons Drive and one access point along Ogden Avenue.

1.3 Use Regulations

Parcel A shall be limited to those uses permitted in the R-4A, Two-Family Dwelling District, Section 107.9-4 of the Zoning Ordinance, including ROW Dwelling (Party Wall) use (1130), with the following modifications:

- a. The following additional uses shall be permitted:
 - (1) Planned development (8000).

1.4 Bulk Restrictions

This Parcel shall be subject to the Bulk Restrictions in the R-4A, Two-Family Dwelling District, Section 49-107.9 and Section 49-105 with the following modifications:

- a. Maximum Lot Area Coverage by Buildings and Structures – forty-five percent (45%) of the area of the Subject Property.
- b. Lot Size & Width – Not applicable.
- c. Yards: Yards shall be determined on a building-by-building basis, with one front yard, one rear yard and two side yards for each building. Yards shall not be calculated based on the Building Lot, but shall be measured from the building façade to the adjacent public right of way or perimeter of the Property, as may be applicable. This definition applies to Minimum Setback and Minimum Separation.

(1) Front Yard: The front of a building is that side of the building on which the majority of the front doors are located. The front yard setback shall be measured from the front of the building.

(2) Rear Yard: The rear of a building is that side of the building on which the majority of the garage doors are located. The rear yard setback shall be measured from the rear of the building.

(3) Exterior Side Yard: The exterior sides of a building are those sides of the building that are neither the front yard nor the rear yard.

(4) Interior Side Yard: The interior sides of a building would be based on the demising wall between units of a building, but for purposes hereof interior sides are not regulated.

- d. Minimum setbacks:

- (1) Commons Drive: Thirty feet (30')
- (2) Ogden Avenue: Forty feet (40')
- (3) 75th Street: Forty feet (40')
- (4) Front to public right-of-way: Twenty-five feet (25').
- (5) Front to Perimeter Property line/detention: Twenty feet (20')
- (6) Front to private drives/alleys: Not applicable.
- (7) Exterior Side Yard to public right-of-way: Twenty-five feet (25').
- (8) Rear Yard to public right-of-way: 40 feet.
- (9) Exterior Side Yard to private roads/alleys: Five feet (5').

- (10) Rear Yard to private roads/alleys: Twenty feet (20'), except for raised ranch units where the driveway accesses the public right-of-way.
- e. Minimum separations between buildings (measured from building façade to building façade, not including porches or balconies):
 - (1) Front to Front - Fifty feet (50')), except for raised ranch units that can be Forty-Seven (47')
 - (2) Front to Side - Fifty Feet (50')
 - (3) Rear to Rear - Sixty feet (60') except for raised ranch units that can be Thirty-Six (36').
 - (4) Rear to Side - Fifty Feet (50')
 - (5) Side to Side - Twenty feet (20').
 - (6) Front to Rear – Eighty feet (80').
- f. Maximum Gross Density (Property Area/Dwelling Units) shall not exceed 6.2 dwelling units per acre.
- f. Permitted Obstructions in Required Setback Areas:
 - (1) Except as modified herein, obstructions in required setback areas shall be pursuant to Section 105.9-2 "Obstructions" of the Aurora Zoning Ordinance.
 - (2) Architectural elements and other appurtenances thirty-six inches (36") or less, including eaves, shall be permitted obstructions in any required yard or setback, but may not encroach into any city easement.
 - (3) Perpendicular parking spaces shall be permitted within the setback.
 - (4) Alleys may extend into the setbacks a maximum of 7 feet to permit vehicular turn arounds.
 - (5) Porches and balconies may encroach up to five feet (5') into a required yard.
- g. Maximum Height: The maximum height of structures shall be forty-one feet (41').
- h. Maximum units per building: Six (6).
- i. Maximum Floor Area Ratio with respect to the Subject Property: 1.0.
- j. Minimum Building, Dwelling, and Structure Standards:
 - (1) One-Story Dwelling: 900 square feet.
 - (2) Two-Story Dwelling: 1,200 square feet.
 - (3) Three-Story Dwelling: Three-story dwellings shall have a minimum combined floor area of two thousand (2,000) square feet, measured from the outside wall, including utility rooms, but excluding all other areas not used for living, eating, or sleeping purposes.

k. Parking & Loading:

- (1) Except as modified herein, all parking and loading shall be pursuant to Section 105.13., "Off-Street Parking and Loading" of the Zoning Ordinance.
- (2) Minimum parking - 2.0 enclosed garage spaces and 2.0 driveway spaces per dwelling unit.
- (3) Perpendicular parking spaces shall be permitted along public and private roads as depicted on the Preliminary Plan.

2. Parcel B - OS-1(C), Conservation, Open Space and Drainage District

2.1. Parcel Size and Use Designation

Parcel B is comprised of 6.54 acres. Parcel B comprises that part of the Subject Property that shall be developed for open space and stormwater detention associated with the development of Parcel A. Upon approval of this Plan Description, Parcel B shall be designated as "OS-1"(C) on the City of Aurora Zoning Map and be regulated by the Chapter 49 of the Zoning Ordinance, including but not limited to the provisions for the underlying base zoning district set forth in Section 49-106.4 titled OS-1 Conservation, Open Space and Drainage District, except as modified herein.

2.2. Statement of Intent

The "OS-1" Conservation, Open Space and Drainage District has been chosen as the underlying base zoning district for Parcel B to provide for the long-term viability of the Subject Property and to ensure consistency and compatibility with the adjacent zoning and uses. Parcel B is intended to be developed as detention basins located within the subdivision.

2.3. Use Regulations

This property shall be limited to those uses permitted in the OS-1, Conservation, Open Space, and Drainage District, Section 106.4 of the Zoning Ordinance, with the following modifications:

a. The following additional uses shall be permitted:

- (1) Planned development (8000).

2.4 Bulk Restrictions

This property shall be subject to the Bulk Restrictions in the "OS-1" Conservation, Open Space and Drainage District, Section 49-106.4, and Section 49-105 of the Zoning Ordinance with the following modifications:

- a. No building shall be erected within the "OS-1" Conservation, Open Space and Drainage District.

B. BUILDING, STRUCTURES AND SIGNAGE

1. Signage elevations, quantity, and locations are subject to approval with final plat and plan. Signage elevations or revisions will be evaluated based on the quality and variety of materials, orientation and presentation to the public street and the use of architectural elements matching the buildings. To the extent any revised signage elevations submitted with building permit approval are substantially similar to the approved signage elevations, the Zoning Administrator shall have the authority to approve the revised elevations. The signage on the property shall be subject to Chapter 41 of the City Code ("Sign Ordinance"). The requirements set forth herein this paragraph are not intended to restrict the temporary marketing or model home signage permitted under Attachment "D" ("Special Sign District Regulations").
2. Retaining walls utilized within the development shall not exceed three (3) feet in height. The stepping of retaining walls is allowed up to six (6) feet in overall height with a minimum run of three (3) feet between steps.

C. MODEL HOMES AND SALES TRAILERS, CONSTRUCTION TRAILERS

1. Model Homes

Prior to the issuance of the first building permit, Developer will submit to the City a plan showing the location of the model homes with related sales offices, including parking areas, fencing, signage, and landscape treatments, which improvements shall generally comply with City Code. Not more than one (1) model building (6 units) shall be permitted. Model homes may be run on a generator. The City shall permit occupancy of the Model Homes on a temporary basis, for a period not to exceed six (6) months, prior to completion of public improvements (i.e. with access via gravel surface). Model homes are subject to the following:

- a. Permits for model units will not be issued until a final plat is approved containing the model unit area.
- b. Tested and approved water with sufficient fire hydrant coverage for the model homes (subject to the review of the Fire Marshal), street signs, and stormwater detention with a functioning overland flood route from the model home area to the detention facility, and a secondary access, gravel surface roadway for construction, emergency and inspection vehicles shall be provided prior to model permit issuance.
- c. Sanitary and water services do not need to be provided until approval of residential occupancy.
- d. Model homes may also be used as sales offices.

2. Sales, Storage, and Construction Trailers

One (1) construction trailer and one (1) material storage trailers shall be permitted for the Subject Property. The Developer may use the construction trailers and material storage trailers for the purposes of its construction and sales activities

subject to the following:

- a. Upon preliminary plan approval for the Subject Property and in advance of final engineering, final plat approval and the construction of sanitary, storm sewer, storm water detention facilities, water main, streets, curbs and gutters, the Developer shall be permitted to set temporary construction office, storage, and sales trailers on the site. Approval for placement of trailers shall be subject only to City staff review, which includes meeting the requirements of Article 18-V of Chapter 18 of the City Code of Ordinances. Further approval of the Planning and Zoning Commission or City Council shall not be required.
- b. Installation of sanitary sewer and public water shall not be a condition to the issuance of permits for construction, storage, and sales trailers.
- c. Sales trailers shall be removed at such time as Developer receives occupancy permits for the sales/model homes.
- d. The Developer shall be permitted to construct and maintain other appurtenant facilities for said trailers including temporary driveways. Access for sales trailers and construction trailers shall not be from Ogden Avenue or 75th Street, but shall utilize the construction entrance off of the new roadways per the approved final engineering plans.
- e. The Developer, upon approval of the City Engineer, may construct temporary parking facilities, haul roads, and other pertinent facilities in advance of receipt of approved formal building permits applicable to any parcel. The City Engineer's approval shall not be unreasonably withheld.
- f. Construction and storage trailers shall be removed within sixty (60) days following the completion of construction activity on the Subject Property.
- g. All references to trailers in this Section shall be as that term is defined in Chapter 49 of the Zoning Ordinance. All such trailers shall be maintained in a neat and orderly manner. The Developer shall maintain and repair any and all temporary facilities.

D. PUBLIC WORKS/IMPROVEMENTS

1. Public Streets: The public right-of-way to be dedicated for interior streets shall be established at sixty-six feet (66') with a cross section of thirty-one feet (31') of pavement width as measured from back-of-curb to back-of-curb with B6-12 curb and gutter, and a five-foot (5') sidewalks shall be permitted within the public right-of-way up to one foot (1') off the property line. Owner shall dedicate sixty feet (60') of right-of-way for all interior streets. DEVELOPER RESPONSIBILITY: Developer will dedicate right-of-way and install the required improvements to this roadway and sidewalk improvements as stated above. The Developer shall be responsible for one hundred percent (100%) of the cost of said roadway and sidewalk improvements.
2. Private Drives/Alleys: The interior private drives/alleys shall be improved with a minimum cross section of twenty feet (20') as measured from back-of-curb to back-

of-curb with B-6.12 curb and gutter except at driveways which shall be depressed.

3. Commons Drive: The Developer shall dedicate public right-of-way for Commons Drive which shall be established at one hundred (100') feet. The public right-of-way to be dedicated shall be established at a variable width cross section to accommodate the improvements described below with B6-12 curb and gutter. Developer shall also be responsible for the construction of roadway improvements for Commons Drive, which improvements include: a.) construction of a westbound left turn lane at Ogden Avenue; b.) construction of an eastbound right turn lane at Ogden Avenue; c.) construction of two eastbound left turn lanes at 75th Street; and d.) construction of a westbound left turn lane at Kingsley Row subdivision entrance from Commons Drive to accommodate northbound traffic. Developer shall be responsible for the construction of a ten-foot (10') bike path on the east side of Commons Drive and a five-foot (5') sidewalk on the west side of Commons Drive from Ogden Avenue to 75th Street. DEVELOPER RESPONSIBILITY: Developer shall be responsible for one hundred percent (100%) of the Commons Drive Improvements.
4. Ogden Avenue: The public right-of-way to be dedicated and public improvement to be installed for Ogden Avenue shall be determined by the Illinois Department of Transportation, including any intersection improvements required to accommodate the bike path on the east side of Commons Drive and the sidewalk on the west side of Commons Drive. DEVELOPER RESPONSIBILITY: Developer will dedicate right of way and install the required improvements to this roadway as stated above.
5. 75th Street: The public right-of-way to be dedicated and public improvement to be installed for 75th Street shall be determined by the DuPage County Department of Transportation including any intersection improvements required to accommodate the bike path on the east side of Commons Drive and the sidewalk on the west side of Commons Drive. DEVELOPER RESPONSIBILITY: Developer will dedicate right of way and install the required improvements to this roadway as stated above.
6. The one access point from the Commons Drive public right-of-way to the Subject Property shall meet all applicable codes and ordinances and be installed in conformance with the final engineering plans approved by the City.
7. The access points from Ogden Avenue and 75th Street public right-of-way to Commons Drive shall meet all applicable codes and ordinances and be installed in conformance with the final engineering plans approved by the City.
8. Development of the Subject Property requires that adequate storm and sanitary discharge plans, and other related plans, have been approved by the appropriate City of Aurora department or agency with responsible jurisdiction.
9. Wetland and/or floodplain mitigation shall be subject to review and approval by an appropriate outside agency within responsible jurisdiction.

10. All improvements, buildings, and structures shall be required to follow the Kane County Stormwater Ordinance requirements as adopted by the City.
11. The installation of street trees and landscaping shall be a condition of the issuance of a Certificate of Occupancy and shall not be included in the security required under Subdivision Control Ordinance, Section 43-55(a)3 of the City Code. Notwithstanding the foregoing, the City agrees to issue a Conditional Occupancy Permit in the event weather conditions prohibit the installation of certain subdivision improvements such as the required sidewalks, driveways, street trees, and landscaping.
12. The Subject Property shall be governed by declarations of covenants, conditions and restrictions ("CCRs") that will be recorded against the Subject Property prior to the first final certificate of occupancy for a residential dwelling. The CCRs will provide for the creation of an association to administer the requirements of the CCRs and shall set forth such rules, regulations, policies and procedures necessary, including maintenance of detention basins, for the Subject Property.

IV. GENERAL PROVISIONS

1. If any section, subsection or paragraph of this Plan Description document shall be held invalid, the invalidity of such section, subsection or paragraph shall not affect any of the other provisions of this Plan Description document.
2. Except as otherwise set forth herein, amendments to this Plan Description shall be subject to City Code. Public notice shall be provided in accordance with City Code and to all current owners of property subject to this Plan Description, provided however, that a revision to this Plan Description that affects only a part of the Subject Property governed hereby shall only require consent of the owner of said part.
3. This Plan Description document shall be mutually binding upon the heirs, executors, administrators, successors and assigns of present or future owners who use the Subject Property for the same permitted use.
4. Any provisions contained within this Plan Description document that are in conflict shall be enforced in accordance with the more restrictive provision.

V. LIST OF ATTACHMENTS

ATTACHMENT "A" – LEGAL DESCRIPTION OF SUBJECT PROPERTY
ATTACHMENT "B" – LEGAL DESCRIPTION OF PARCEL A (R-4A(C))
ATTACHMENT "C" – LEGAL DESCRIPTION OF PARCEL B (OS-1(C))
ATTACHMENT "D" – SPECIAL SIGN DISTRICT
ATTACHMENT "E" – ZONING EXHIBIT

ATTACHMENT "A"
LEGAL DESCRIPTION OF SUBJECT PROPERTY

SUBJECT PROPERTY

PARCEL 1:

THAT PART OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 1 OF FOX VALLEY VILLAGES UNIT 27, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT R85-090787; THENCE SOUTH 88 DEGREES 50 MINUTES 06 SECONDS WEST, 2210.63 FEET ALONG THE NORTHERLY RIGHT OF WAY LINE OF 75TH STREET (BEING A LINE 100 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID QUARTER SECTION) TO THE EAST LINE OF PROPERTY RECORDED IN BOOK 100, PAGE 506; THENCE NORTH 00 DEGREES 33 MINUTES 30 SECONDS EAST, 145.46 FEET ALONG SAID EAST LINE TO THE SOUTHERLY RIGHT OF WAY LINE OF OGDEN AVENUE (U.S. ROUTE 34) PER PLAT OF HIGHWAY FOR THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION FAP 311 JOB NO. R-91-017-91, THE FOLLOWING THREE COURSES ALONG THE SAID RIGHT OF WAY LINE; THENCE NORTH 66 DEGREES 40 MINUTES 17 SECONDS EAST 1168.88 FEET; THENCE SOUTH 22 DEGREES 33 MINUTES 37 SECONDS EAST, 5.00 FEET; THENCE NORTH 67 DEGREES 10 MINUTES 48 SECONDS EAST, 1234.63 FEET TO THE EAST LINE OF SAID QUARTER SECTION, BEING THE WEST LINE OF FOX VALLEY VILLAGES UNIT 27, AFORESAID; THENCE SOUTH 00 DEGREES 05 MINUTES 28 SECONDS WEST 1037.61 FEET ALONG THE WEST LINE TO THE POINT OF BEGINNING,(EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL: BEGINNING AT THE SOUTHWEST CORNER OF LOT 1 OF FOX VALLEY VILLAGES UNIT 27, AFORESAID; THENCE NORTH 00 DEGREES 05 MINUTES 28 SECONDS EAST, 1037.61 FEET ALONG THE EAST LINE OF SAID NORTHWEST QUARTER (SAID EAST LINE BEING COINCIDENT WITH THE WEST LINE OF SAID FOX VALLEY VILLAGE UNIT 27) TO THE SOUTHERLY LINE OF OGDEN AVENUE (U.S. ROUTE 34) PER PLAT OF HIGHWAY FOR THE STATE OF ILLINOIS DEPARTMENT OF TRANSPORTATION FAP 311 JOB NO. R-91-017-91 (THE FOLLOWING 3 COURSES ARE ALONG SAID SOUTHERLY LINE); THENCE SOUTH 67 DEGREES 10 MINUTES 48 SECONDS WEST, 1234.63 FEET; THENCE NORTH 22 DEGREES 33 MINUTES 37 SECONDS WEST 5.00 FEET; THENCE SOUTH 66 DEGREES 40 MINUTES 16 SECONDS WEST, 17.21 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 28 DEGREES 48 MINUTES 40 SECONDS EAST, 189.89 FEET; THENCE SOUTH 67 DEGREES 10 MINUTES 48 SECONDS WEST, 324.18 FEET; THENCE NORTH 22 DEGREES 49 MINUTES 12 SECONDS WEST, 186.15 FEET TO AFOREMENTIONED SOUTHERLY LINE; THENCE NORTH 66 DEGREES 40 MINUTES 17 SECONDS EAST, 304.37 FEET ALONG SAID SOUTHERLY LINE TO THE POINT OF BEGINNING) IN DU PAGE COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1 IN FOX VALLEY VILLAGES UNIT 27 PER DOCUMENT R85-090787; THENCE NORTH 00 DEGREES 05 MINUTES 28 SECONDS EAST 1037.61 FEET ALONG THE EAST LINE OF SAID NORTHWEST QUARTER (SAID EAST LINE BEING COINCIDENT WITH THE WEST LINE OF SAID FOX VALLEY VILLAGE UNIT 27) TO THE SOUTHERLY LINE OF OGDEN AVENUE (U.S. ROUTE 34) PER PLAT OF HIGHWAY FOR THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION, FAP 311 JOB NO. R-91-0117-91 (THE FOLLOWING 3 COURSES ARE ALONG SAID SOUTHERLY LINE); THENCE SOUTH 67 DEGREES 10 MINUTES 48 SECONDS WEST, 1234.63 FEET; THENCE NORTH 22 DEGREES 33 MINUTES 37 SECONDS WEST, 5.00 FEET; THENCE SOUTH 66 DEGREES 40 MINUTES 17 SECONDS WEST, 17.21 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 28 DEGREES 48 MINUTES 40 SECONDS EAST, 189.89 FEET; THENCE SOUTH 67 DEGREES 10 MINUTES 48 SECONDS WEST, 324.18 FEET; THENCE NORTH 22 DEGREES 49 MINUTES 12 SECONDS WEST, 186.15 FEET TO AFOREMENTIONED SOUTHERLY LINE; THENCE NORTH 66 DEGREES 40 MINUTES 17 SECONDS EAST, 304.37 FEET ALONG SAID SOUTHERLY LINE TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

Parcel Number(s): 07-28-101-007-0000
07-28-101-008-0000

Commonly known as: Southeast intersection of Ogden Ave and 75th Street, Aurora, IL 60504

ATTACHMENT "B"
LEGAL DESCRIPTION OF PARCEL A

PARCEL A

THAT PART OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF SOUTHERLY LINE OF OGDEN AVENUE (U.S. ROUTE 34) PER PLAT OF HIGHWAY FOR THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION FAP 311 JOB NO. R-91-017-91 AND ITS INTERSECTION WITH THE NORTH LINE OF 75TH STREET; THENCE NORTH 66 DEGREES 40 MINUTES 06 SECONDS EAST ALONG SAID SOUTHERLY LINE, 968.94 FEET TO THE POINT OF BEGINNING; THENCE ALONG SAID SOUTHERLY LINE THE FOLLOWING 3 COURSES: 1.) NORTH 66 DEGREES 40 MINUTES 06 SECONDS EAST, 199.70 FEET, 2.) SOUTH 22 DEGREES 32 MINUTES 13 SECONDS EAST, 4.95 FEET AND 3.) NORTH 67 DEGREES 10 MINUTES 40 SECONDS EAST, 742.83 FEET; THENCE SOUTH 69 DEGREES 52 MINUTES 40 SECONDS EAST, 58.56 FEET; THENCE SOUTH 26 DEGREES 56 MINUTES 00 SECONDS EAST, 250.02 FEET TO THE BEGINNING OF A CURVE; SAID CURVE TURNING TO THE LEFT THROUGH AN ARC DISTANCE OF 95.28 FEET, HAVING A RADIUS OF 550.00 FEET, AND WHOSE LONG CHORD BEARS SOUTH 31 DEGREES 53 MINUTES 46 SECONDS EAST, 95.16 FEET; THENCE SOUTH 36 DEGREES 51 MINUTES 32 SECONDS EAST, 10.87 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE; SAID CURVE TURNING TO THE RIGHT THROUGH AN ARC DISTANCE OF 11.71 FEET, HAVING A RADIUS OF 60.00 FEET, AND WHOSE LONG CHORD BEARS SOUTH 57 DEGREES 28 MINUTES 31 SECONDS WEST, 11.69 FEET; THENCE SOUTH 63 DEGREES 04 MINUTES 01 SECONDS WEST, 206.30 FEET; THENCE NORTH 26 DEGREES 56 MINUTES 00 SECONDS WEST, 125.41 FEET TO THE BEGINNING OF A CURVE; SAID CURVE TURNING TO THE LEFT THROUGH AN ARC DISTANCE OF 199.37 FEET, HAVING A RADIUS OF 133.00 FEET, AND WHOSE LONG CHORD BEARS NORTH 69 DEGREES 52 MINUTES 40 SECONDS WEST, 181.22 FEET; THENCE SOUTH 67 DEGREES 10 MINUTES 40 SECONDS WEST, 661.98 FEET; THENCE NORTH 22 DEGREES 49 MINUTES 20 SECONDS WEST, 165.17 FEET TO THE POINT OF BEGINNING, ALL IN DUPAGE COUNTY, ILLINOIS.

ALSO THAT PART OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTHERLY LINE OF OGDEN AVENUE (U.S. ROUTE 34) PER PLAT OF HIGHWAY FOR THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION FAP 311 JOB NO. R-91-017-91 AND ITS INTERSECTION WITH THE NORTH LINE OF 75TH STREET; THENCE NORTH 66 DEGREES 40 MINUTES 06 SECONDS EAST ALONG SAID SOUTHERLY LINE, 312.96

FEET TO THE POINT OF BEGINNING; THENCE NORTH 66 DEGREES 40 MINUTES 06 SECONDS EAST ALONG SAID SOUTHERLY LINE, 589.98 FEET; THENCE SOUTH 22 DEGREES 49 MINUTES 20 SECONDS EAST, 164.58 FEET; THENCE SOUTH 67 DEGREES 10 MINUTES 40 SECONDS WEST, 283.46 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ARC DISTANCE OF 250.54 FEET, HAVING A RADIUS OF 66.00 FEET, AND WHOSE LONG CHORD BEARS SOUTH 41 DEGREES 34 MINUTES 20 SECONDS EAST, 124.99 FEET; THENCE NORTH 29 DEGREES 40 MINUTES 40 SECONDS EAST, 71.59 FEET TO THE BEGINNING OF A CURVE; SAID CURVE TURNING TO THE RIGHT THROUGH AN ARC DISTANCE OF 27.82 FEET, HAVING A RADIUS OF 42.50 FEET, AND WHOSE LONG CHORD BEARS NORTH 48 DEGREES 25 MINUTES 40 SECONDS EAST, 27.32 FEET; THENCE NORTH 67 DEGREES 10 MINUTES 40 SECONDS EAST, 160.62 FEET; THENCE SOUTH 22 DEGREES 49 MINUTES 20 SECONDS EAST, 7.63 FEET TO THE BEGINNING OF A CURVE; SAID CURVE TURNING TO THE LEFT THROUGH AN ARC DISTANCE OF 194.44 FEET, HAVING A RADIUS OF 163.00 FEET, AND WHOSE LONG CHORD BEARS SOUTH 56 DEGREES 59 MINUTES 42 SECONDS EAST, 183.11 FEET; THENCE NORTH 88 DEGREES 49 MINUTES 55 SECONDS EAST, 54.23 FEET; THENCE SOUTH 01 DEGREES 10 MINUTES 05 SECONDS EAST, 162.00 FEET; THENCE SOUTH 88 DEGREES 49 MINUTES 55 SECONDS WEST, 735.33 FEET; THENCE NORTH 22 DEGREES 49 MINUTES 20 SECONDS WEST, 283.71 FEET TO THE POINT OF BEGINNING, ALL IN DUPAGE COUNTY, ILLINOIS.

ALSO THAT PART OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTHERLY LINE OF OGDEN AVENUE (U.S. ROUTE 34) PER PLAT OF HIGHWAY FOR THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION FAP 311 JOB NO. R-91-017-91 AND ITS INTERSECTION WITH THE NORTH LINE OF 75TH STREET; THENCE NORTH 66 DEGREES 40 MINUTES 06 SECONDS EAST ALONG SAID SOUTHERLY LINE, 968.94 FEET; THENCE SOUTH 22 DEGREES 49 MINUTES 20 SECONDS EAST, 231.17 FEET TO THE POINT OF BEGINNING; THENCE NORTH 67 DEGREES 10 MINUTES 40 SECONDS EAST, 661.98 FEET TO THE BEGINNING OF A CURVE; SAID CURVE TURNING TO THE RIGHT THROUGH AN ARC DISTANCE OF 100.44 FEET, HAVING A RADIUS OF 67.00 FEET, AND WHOSE LONG CHORD BEARS SOUTH 69 DEGREES 52 MINUTES 40 SECONDS EAST, 91.29 FEET; THENCE SOUTH 26 DEGREES 56 MINUTES 00 SECONDS EAST, 203.54 FEET TO THE BEGINNING OF A CURVE; SAID CURVE TURNING TO THE RIGHT THROUGH AN ARC DISTANCE OF 135.37 FEET, HAVING A RADIUS OF 67.00 FEET, AND WHOSE LONG CHORD BEARS SOUTH 30 DEGREES 56 MINUTES 58 SECONDS WEST, 113.49 FEET; THENCE SOUTH 88 DEGREES 49 MINUTES 55 SECONDS WEST, 635.49 FEET TO THE BEGINNING OF A CURVE; SAID CURVE TURNING TO THE RIGHT THROUGH AN ARC DISTANCE OF 115.71 FEET, HAVING A RADIUS OF 97.00 FEET, AND WHOSE LONG CHORD BEARS NORTH 56 DEGREES 59 MINUTES 42 SECONDS WEST, 108.97 FEET; THENCE NORTH 22 DEGREES 49 MINUTES 20 SECONDS WEST, 7.63 FEET TO THE

POINT OF BEGINNING, ALL IN DUPAGE COUNTY, ILLINOIS.

ALSO THAT PART OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTHERLY LINE OF OGDEN AVENUE (U.S. ROUTE 34) PER PLAT OF HIGHWAY FOR THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION FAP 311 JOB NO. R-91-017-91 AND ITS INTERSECTION WITH THE NORTH LINE OF 75TH STREET; THENCE NORTH 66 DEGREES 40 MINUTES 06 SECONDS EAST ALONG SAID SOUTHERLY LINE, 312.96 FEET; THENCE SOUTH 22 DEGREES 49 MINUTES 20 SECONDS EAST, 283.71 FEET TO SAID NORTH LINE OF 75TH STREET; THENCE NORTH 88 DEGREES 49 MINUTES 55 SECONDS EAST ALONG SAID NORTH LINE, 1316.59 FEET TO THE POINT OF BEGINNING; THENCE NORTH 01 DEGREES 10 MINUTES 05 SECONDS WEST, 162.00 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE; SAID CURVE TURNING TO THE LEFT THROUGH AN ARC DISTANCE OF 266.85 FEET, HAVING A RADIUS OF 133.00 FEET, AND WHOSE LONG CHORD BEARS NORTH 31 DEGREES 21 MINUTES 09 SECONDS EAST, 224.29 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE; THENCE NORTH 63 DEGREES 04 MINUTES 01 SECONDS EAST, 206.32 FEET TO THE BEGINNING OF A CURVE; SAID CURVE TURNING TO THE LEFT THROUGH AN ARC DISTANCE OF 24.25 FEET, HAVING A RADIUS OF 140.00 FEET, AND WHOSE LONG CHORD BEARS NORTH 58 DEGREES 06 MINUTES 14 SECONDS EAST, 24.22 FEET; THENCE NORTH 53 DEGREES 08 MINUTES 28 SECONDS EAST, 0.95 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE; SAID CURVE TURNING TO THE RIGHT THROUGH AN ARC DISTANCE OF 258.63 FEET, HAVING A RADIUS OF 450.00 FEET, AND WHOSE LONG CHORD BEARS SOUTH 18 DEGREES 03 MINUTES 58 SECONDS EAST, 255.08 FEET; THENCE SOUTH 00 DEGREES 05 MINUTES 18 SECONDS WEST, 191.47 FEET; THENCE SOUTH 44 DEGREES 27 MINUTES 30 SECONDS WEST, 26.09 FEET TO SAID NORTH LINE; THENCE SOUTH 88 DEGREES 49 MINUTES 55 SECONDS WEST ALONG SAID NORTH LINE, 379.27 FEET TO THE POINT OF BEGINNING, ALL IN DUPAGE COUNTY, ILLINOIS.

ATTACHMENT "C"
LEGAL DESCRIPTION OF PARCEL B

PARCEL B

THAT PART OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY LINE OF OGDEN AVENUE (U.S. ROUTE 34) PER PLAT OF HIGHWAY FOR THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION FAP 311 JOB NO. R-91-017-91 AND ITS INTERSECTION WITH THE NORTH LINE OF 75TH STREET; THENCE NORTH 66 DEGREES 40 MINUTES 06 SECONDS EAST ALONG SAID SOUTHERLY LINE, 312.96 FEET; THENCE SOUTH 22 DEGREES 49 MINUTES 20 SECONDS EAST, 283.71 FEET TO SAID NORTH LINE OF 75TH STREET; THENCE ALONG SAID NORTH LINE THE FOLLOWING 2 COURSES: 1.) SOUTH 88 DEGREES 49 MINUTES 55 SECONDS WEST, 396.01 FEET AND 2.)NORTH 00 DEGREES 34 MINUTES 59 SECONDS WEST, 145.63 FEET TO THE POINT OF BEGINNING, ALL IN DUPAGE COUNTY, ILLINOIS.

ALSO THAT PART OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTHERLY LINE OF OGDEN AVENUE (U.S. ROUTE 34) PER PLAT OF HIGHWAY FOR THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION FAP 311 JOB NO. R-91-017-91 AND ITS INTERSECTION WITH THE NORTH LINE OF 75TH STREET; THENCE NORTH 66 DEGREES 40 MINUTES 06 SECONDS EAST ALONG SAID SOUTHERLY LINE, 312.96 FEET; THENCE SOUTH 22 DEGREES 49 MINUTES 20 SECONDS EAST, 283.71 FEET TO SAID NORTH LINE OF 75TH STREET; THENCE NORTH 88 DEGREES 49 MINUTES 55 SECONDS EAST ALONG SAID NORTH LINE, 735.33 FEET TO THE POINT OF BEGINNING; THENCE NORTH 01 DEGREES 10 MINUTES 05 SECONDS WEST, 162.00 FEET; THENCE NORTH 88 DEGREES 49 MINUTES 55 SECONDS EAST, 581.26 FEET; THENCE SOUTH 01 DEGREES 10 MINUTES 05 SECONDS EAST, 162.00 FEET TO SAID NORTH LINE; THENCE SOUTH 88 DEGREES 49 MINUTES 55 SECONDS WEST ALONG SAID NORTH LINE, 581.26 FEET TO THE POINT OF BEGINNING, ALL IN DUPAGE COUNTY, ILLINOIS.

ALSO THAT PART OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 1 OF FOX VALLEY VILLAGES UNIT 27, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT R85-090787; THENCE SOUTH 00 DEGREES 05 MINUTES 43 SECONDS WEST ALONG

THE WEST LINE OF SAID UNIT, 738.18 FEET; THENCE NORTH 89 DEGREES 54 MINUTES 42 SECONDS WEST, 10.00 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE; SAID CURVE TURNING TO THE LEFT THROUGH AN ARC DISTANCE OF 248.75 FEET, HAVING A RADIUS OF 550.00 FEET, AND WHOSE LONG CHORD BEARS NORTH 23 DEGREES 54 MINUTES 08 SECONDS WEST, 246.63 FEET; THENCE NORTH 36 DEGREES 51 MINUTES 32 SECONDS WEST, 72.61 FEET TO THE BEGINNING OF A CURVE; SAID CURVE TURNING TO THE RIGHT THROUGH AN ARC DISTANCE OF 77.96 FEET, HAVING A RADIUS OF 450.00 FEET, AND WHOSE LONG CHORD BEARS NORTH 31 DEGREES 53 MINUTES 46 SECONDS WEST, 77.86 FEET; THENCE NORTH 26 DEGREES 56 MINUTES 00 SECONDS WEST, 257.18 FEET; THENCE NORTH 24 DEGREES 17 MINUTES 44 SECONDS EAST, 37.60 FEET TO THE SOUTHEASTERLY LINE OF OGDEN AVENUE; THENCE NORTH 67 DEGREES 10 MINUTES 40 SECONDS EAST ALONG SAID SOUTHERLY LINE, 322.09 FEET TO THE POINT OF BEGINNING, ALL IN DUPAGE COUNTY, ILLINOIS.

ATTACHMENT "D"
SPECIAL SIGN DISTRICT REGULATIONS

SPECIAL SIGN DISTRICT

In addition to any signs permitted pursuant to Chapter 41, Section 41-14 of City Code, the City hereby establishes a special sign district for the Subject Property and adopts the special sign district regulations and specifications in this Attachment D to Plan Description. The regulations in this Attachment D shall supplement the regulations set forth in City Code. In the case of a conflict between the regulations in City Code and this Attachment D, this Attachment D shall control.

1. Temporary Signage

- a. Development Identification: Seven (7) community marketing signs for the Subject Property shall be permitted and regulated as follows:
 - i. Two community marketing signs with a sign face not to exceed 8' x 8' and a total height not to exceed 12'.
 - ii. Two community marketing signs with a sign face not to exceed 9' x 16' and a total height not to exceed 12'.
 - iii. One community marketing sign with a sign face not to exceed 8' x 4' with a total height not to exceed 10.5'.
 - iv. Said community marketing signs shall be removed prior to the issuance of the last occupancy permit for the Subject Property.
- b. Identification, Directional, and Model Signs: Developer shall be permitted the following identification, directional, and model signs subject to the following regulations: 11
 - i. Not more than one "Information Center" identification sign, with a sign face not to exceed 30" x 36".
 - ii. Not more than eight "Model home/Parking/Construction Office" identification signs, each with a sign face not to exceed 8" x 24".
 - iii. Not more than two flagpoles, with a height not to exceed 18.5'.

ATTACHMENT "E"
ZONING EXHIBIT

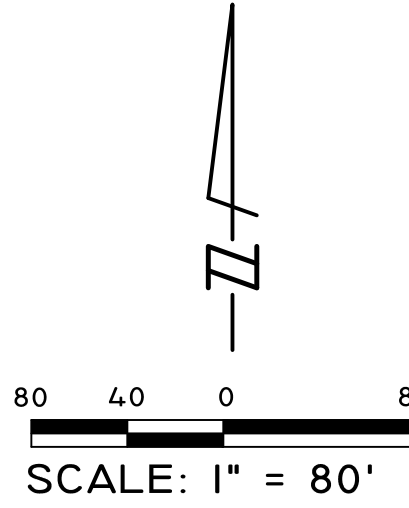
Zoning Exhibit

P.I.N.
07-28-101-007-0000
07-28-101-008-0000

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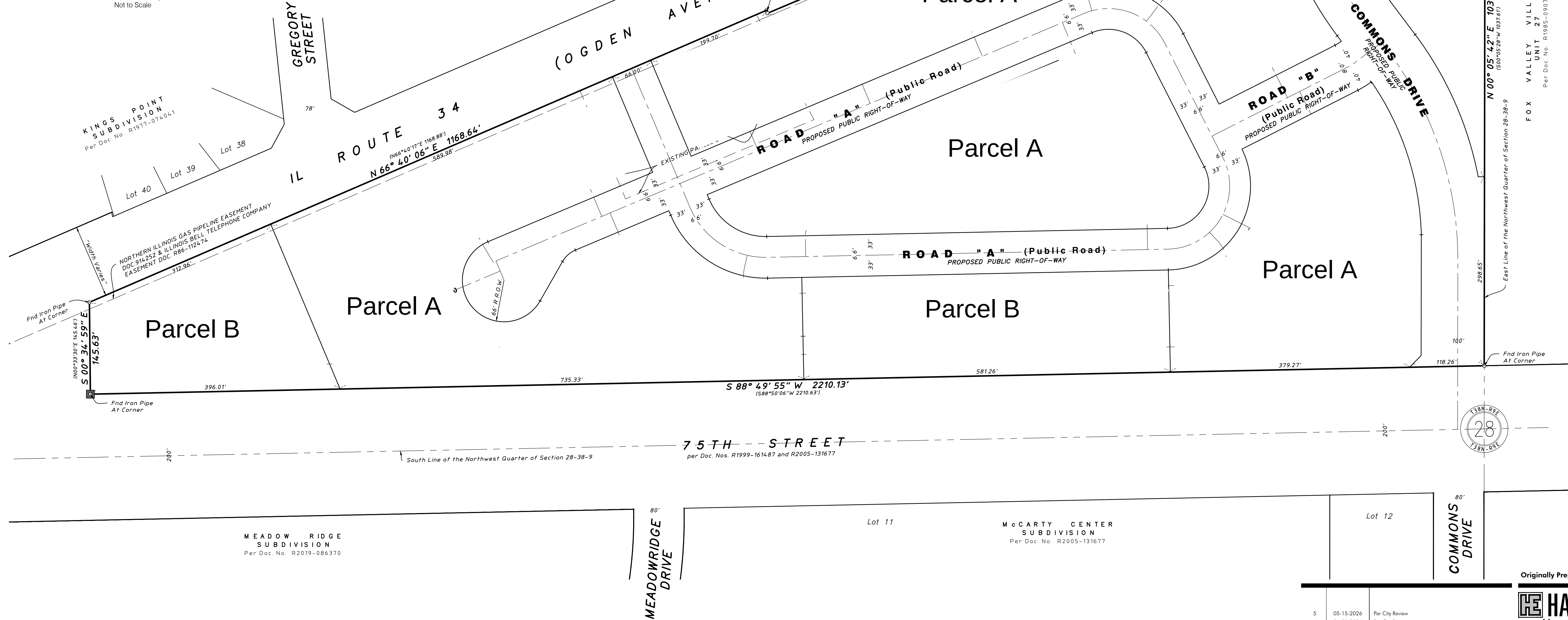
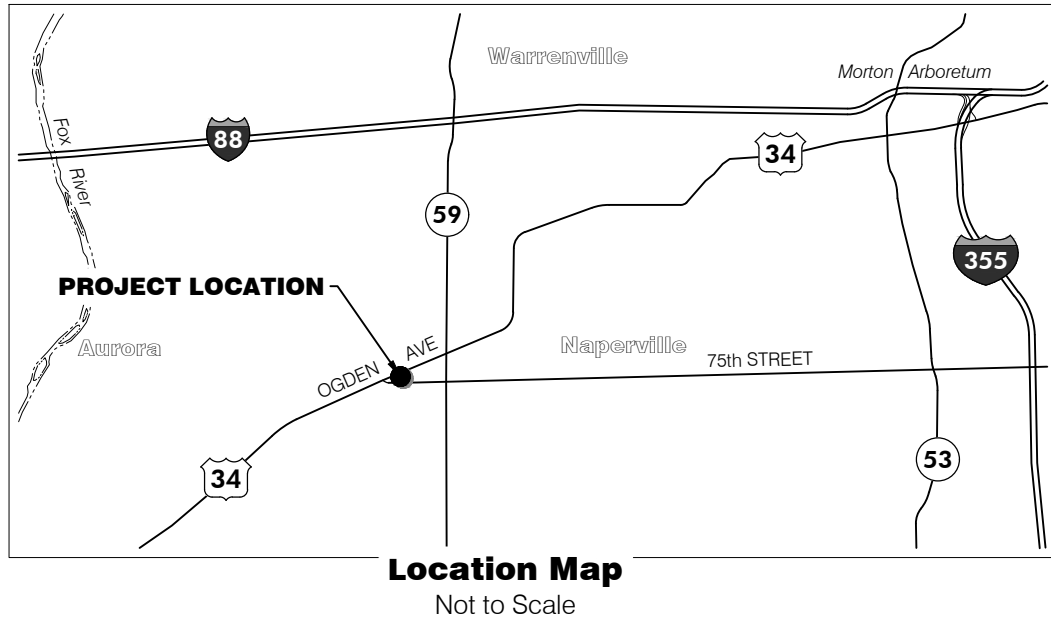
SHEET 1 OF 5



LEGEND

BLOCK 3

- New Subdivision Block No.
- Proposed Location of Future Concrete Monument
- Property Corner
- Subdivision Boundary Line (Overall Property Line)
- Lot Line
- Existing Lot Line
- Setback Line
- Easement Line
- Road Center Line
- Record Dimension



Originally Prepared: 6/20/2025 Project No. 25-041

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No.	Date	Revision
5	05-15-2026	Per City Review
4	04-01-2026	Per City Review
3	01-16-2026	Per City Review
2	10-03-2025	Per City Review
1	7-18-2025	Per City Review