

EXHIBIT "B"

A PLAN DESCRIPTION FOR UNILOCK AURORA
GENERALLY LOCATED SOUTH OF SULLIVAN ROAD
AND WEST OF MITCHELL ROAD
CONSISTING OF 34.16 ACRES

A Plan Description for the property generally located south of Sullivan Road and west of Mitchell Road with M-1 Manufacturing, Limited District Zoning, with a Special Use Planned Development for the Unilock Aurora Development Pursuant to Section 10.6-6 of the Aurora Zoning Ordinance.

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I. QUALIFYING STATEMENTS

A. PURPOSE

This Special Use Planned Development has evolved to assist the Aurora Planning Commission and City Council in governing their recommendations and actions on this development as it relates to the 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 10.6-6.2 of the Aurora Zoning Ordinance. It is 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 City of Aurora Comprehensive Plan. These policies include:

11.0 To guide the growth of the City in an orderly and structured manner.

11.1(5) To guide and promote development to areas where public utilities, public roads and municipal services are either available or planned.

11.1(3) To encourage new development contiguous to existing development.

40.1 (7) To encourage improvements in existing industrial areas that minimize industrial blight and reduce incompatibilities with neighboring land uses.

II. GENERAL CHARACTER

A. EXISTING CONDITIONS

1. Subject Property

The Subject Property consists of approximately 34.16 acres lying at the generally located south of Sullivan Road and west of Mitchell Road. The property is currently used as offices and a concrete facility. The property lies within the Aurora East School District #131 boundaries. The property is currently zoned with a combination of R-1, M-1, M-1(S). The City of Aurora Comprehensive Plan designates the Subject Property as industrial.

2. Surrounding Property

The property to the west and a portion of the property to the south are currently owned by Commonwealth Edison which house utilities and is zoned M-1 Manufacturing, Limited and Farm in Kane County. The other portion of the south, along Mitchell Road is the home to the Zion Covenant Church International and is zoned Farm in Kane County. Beyond that, across Mitchell Road is the single-family Marywood Meadow South Subdivision. To the north and east are industrial properties which are zoned M-1 Manufacturing, Limited District. The City of Aurora Comprehensive Plan designates the surrounding property as Industrial and Utilities.

III. DEVELOPMENT STANDARDS FOR EACH PARCEL

A. ZONING

The Subject Property shall developed under one zoning parcel as legally described on Attachment "A". Development of the zoning parcel(s) shall be regulated as follows:

1. Subject Property – Manufacturing, Limited District

1.1. Parcel Size and Use Designation

The Subject Property referenced within this document contains approximately 34.16 acres. Upon approval of this document, said property shall be designated as Manufacturing, Limited District Zoning, with a Special Use Planned Development on the City of Aurora Zoning Map, and be regulated by the Aurora Zoning Ordinance except as modified herein, including but not limited to the provisions for the underlying base zoning district being Section 9.2 titled Manufacturing, Limited District.

1.2. Statement of Intent

The Manufacturing, Limited District, has been chosen as the underlying base zoning for this Parcel to provide for the long-term viability of the property and to ensure consistency and compatibility with the adjacent zoning and uses. The Subject Property is developed as offices and a concrete manufacturing facility for Unilock. Access to the property is via Sullivan Road and Mitchell Road.

1.3 Use Regulations

1. This property shall be limited to those uses permitted in the Manufacturing, Limited District, Section 9.2-4.

1.4 Bulk Restrictions

1. This property shall be subject to the Bulk Restrictions in the Manufacturing, Limited District, Section 9.2-5, and Section 5 with the following modifications:
 - a. That the setback along Mitchell Road shall be 10 feet.

B. BUILDING, STRUCTURES AND SIGNAGE

1. Building Elevations shall be subject to approval with the Final Plan and will be evaluated based on the quality and variety of building materials, orientation and presentation from the public street and the use of architectural elements.
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.
3. A five-foot (5') concrete sidewalk or eight-foot (8') asphalt path is required to be installed by the Developer along all property lines adjacent to public streets. Said sidewalk or path may be located one foot inside the right of way line. The determination of materials and location shall be determined at the time of Final Plan.
4. Signage Elevations and locations shall be subject to approval with the Final Plan and will be evaluated based on the quality and variety of materials, orientation and presentation to the public street and the use of architectural elements.

IV. MODIFICATIONS AND EXCEPTIONS

A. AURORA ZONING ORDINANCE MODIFICATIONS AND EXCEPTIONS

1. Section 9.2-5.12.: That the setback along Mitchell Road be reduced from 25 to 10 feet.

B. SUBDIVISION CONTROL ORDINANCE MODIFICATIONS AND EXCEPTIONS

1. 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 Code 43-55(a)3.
2. The Developer may commence construction of the major earthwork and stormwater detention facilities at the Owner's or Developer's sole risk before approval of the Final Plat, provided that prior thereto, the subdivider submits plans, estimates, and specifications for all public improvements for approval by the City Engineer; receives approval from all other appropriate authorities that have jurisdiction, including, but not limited to the Kane DuPage Soil and

Water Conservation District; review and approval of the wetland delineation in accordance with the City of Aurora Stormwater Ordinance; Engineering Department approval of a mass grading plan and Stormwater Management Permit Application as required by the City of Aurora Stormwater Ordinance; and post cash or securities in the amount equal to one hundred and ten (110) percent of the estimated costs for mass grading site restoration and soil erosion control items

V. GENERAL PROVISIONS

A. PLAN DESCRIPTION DOCUMENT

1. All current codes and ordinances of the City in effect at the time of the development shall govern except where expressly stated within this Plan Description document to the contrary.
2. Amendments to this Plan Description document shall be subject to Section 15 of the Aurora Zoning Ordinance. Public notice shall be provided in accordance with said section and, to all current owners of property subject to this Plan Description.
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 property for the same permitted use.
4. 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.
5. Any provisions contained within this Plan Description document that are in conflict shall be enforced in accordance with the more restrictive provision.

VI. LIST OF ATTACHMENTS

ATTACHMENT "A" - LEGAL DESCRIPTION OF DEVELOPMENT PARCELS

ATTACHMENT "A"
LEGAL DESCRIPTION OF DEVELOPMENT PARCELS

15-10-401-036 & 15-10-401-063

That part of the Southeast Quarter Section 10, Township 38 North, Range 8 East of the Third Principal Meridian, described as follows: Commencing at the intersection of the center line of Sullivan Road with the center line of Mitchell Road; thence south 3 degrees, 39 minutes, 58 seconds west along the center line of Mitchell Road, 40.14 feet; thence south 3 degrees, 39 minutes, 58 seconds west along the center line of Mitchell Road, 186.48 feet; thence south 4 degrees, 05 minutes, 29 seconds west along the center line of Mitchell Road 837.46 feet for the point of beginning; thence south 4 degrees, 05 minutes, 29 seconds west along said center line, 319.04 feet; thence west, 384.00 feet; thence south 4 degrees, 05 minutes, 29 seconds west, 120.00 feet to the south line of premises conveyed to Trinity Baptist Chapel by warranty deed recorded august 13, 1969 as document 1146861; thence west along said south line and the westerly extension thereof, 221.47 feet; thence north 4 degrees, 07 minutes, 56 seconds east, 435.06 feet; thence north 89 degrees, 37 minutes, 22 seconds east, 605.47 feet to the point of beginning, all in the City of Aurora, Kane County, Illinois.

15-10-401-058

The part of the East Half of Section 10, Township 38 North, Range 8 East of the Third Principal Meridian, described as follows: Commencing at the intersection of the center line of Sullivan Road with the center line of Mitchell Road; thence south 3° 39' 58" west along the center line of Mitchell Road, 40.14 Feet; thence south 3° 39' 58" west along the center line of Mitchell Road, 186.48 Feet; thence south 4° 05' 29" west along the center line of Mitchell Road, 386.26 feet; thence south 89° 39' 18" west, 1135.27 feet; thence south 1° 08' 37" east, 560.10 feet; thence south 89° 39' 18" west, 390.78 feet, to the point of beginning, all in the City Of Aurora, Kane County, Illinois. Containing 5.00 Acres.

15-10-401-059

The part of the East Half of Section 10, Township 38 North, Range 8 East of the Third Principal Meridian, described as follows: Commencing at the intersection of the center line of Sullivan Road with the center line of Mitchell Road; Thence south 3° 39' 58" west along the center line of Mitchell Road, 40.14 Feet; thence south 3° 39' 58" west along the center line of Mitchell Road, 186.48 Feet; thence south 4° 05' 29" west along the center line of Mitchell Road, 386.26 feet; thence south 89° 39' 18" west, 1537.26 feet for the point of beginning; thence north 0° 43' 57" west, 210.48 feet; thence north 2° 10' 00" east, 339.14 feet to the point in the south line of Sullivan Road; thence north 88° 51' 23" east along the south line, 380.87 feet; thence south 1° 08' 37" east, 554.65 feet; thence south 89° 39' 18" west, 401.99 feet to the point of beginning, all in the City of Aurora, Kane County, Illinois. Containing 5.00 Acres.

15-10-401-072 & 15-10-401-073

That part of the East half of Section 10, Township 38 North, Range 8 East of the Third Principal Meridian, described as follows: Commencing at the intersection of the center line of Sullivan Road with the center line of Mitchell Road; thence south 3 degrees 39' 58" west along the center line of Mitchell Road, 40.14 feet; thence south 3 degrees 39' 58" west along the center line of Mitchell Road, 186.48 feet; thence south 4 degrees 05' 29" west along the center line of Mitchell Road , 386.26 feet; thence south 89 degrees 39' 18" west, 622.43 feet for the point of beginning; thence south 0 degrees 20' 42" east, 384.18 feet; thence north 89 degrees 37' 22" east to the center line of Mitchell Road, 592.65 feet; thence south 4 degrees 5' 29" west along the center line of Mitchell Road, 66.20 feet; thence south 89 degrees 37' 22" west, 605.47 feet; thence south 4 degrees 7' 56" west, 435.06 feet; thence south 90 degrees 0' 0" west, 576.80 feet; thence north 0 degrees 16' 51" east, 34.46 feet; thence north 89 degrees 58' 52" west, 280.81 feet; thence north 0 degrees 43' 57" west, 844.22 feet; thence north 89 degrees 39' 18" east, 914.83 feet to the point of beginning, containing 18.783 acres, in the City of Aurora, Kane County, Illinois.