

**EXHIBIT “B”/ ATTACHMENT “C”**

**A PLAN DESCRIPTION FOR EOLA PRESERVE  
LOCATED WEST OF EOLA ROAD AND NORTH OF LIBERTY STREET  
CONSISTING OF APPROXIMATELY TWENTY-TWO (22) ACRES (“SUBJECT  
PROPERTY”)**

A Plan Description for the property located west of Eola Road and north of Liberty Street with R-4A and OS-1 District Zoning with a Conditional Use Planned Development for the Eola Preserve Development 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 Planning and Zoning Commission (“Commission”) and the City Council (“City Council”) of the City of Aurora, Illinois (“City”) in governing their recommendations and actions on this development as it relates to the existing zoning and land uses in the area.

The proposed development of the Subject Property will consist of single-family will consist of single-family attached residential uses. Petitioner, Bridge Street Properties, LLC is the contract purchaser of the Property and will develop the Property in accordance with the municipal approvals granted herein. 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.

### B. INTENT

This Plan Description has been prepared pursuant to the requirements of Sec. 34-602 of Chapter 34 of the City Code. 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 Comprehensive Plan of the City (“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 establish 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.

12.0 To plan and provide for the growth of the City through the integration of land use patterns and functions that promote complementary interactions between different land use components.

12.1(2) To provide convenient services and visual diversity within the City by developing a hierarchy of commercial centers appropriately spaced throughout the City.

- 12.1(3) To encourage residential development in close proximity to places of work, shopping and recreation.
- 12.1(5) To encourage a gradation from high-density residential areas to lower density residential areas.
- 12.1(9) To guide development and redevelopment into energy efficient land use patterns.
- 14.0(4) To encourage quality site design throughout the City of Aurora
- 20.0 To insure the provision of decent housing and a quality living environment for every resident of Aurora.
- 20.0(1) To promote access to housing opportunities for all economic, racial, religious, ethnic and age groups.
- 21.1(2) To promote a wide variety of housing types.
- 21.1(3) To promote housing in all price ranges for purchase or rent.
- 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.
- 32.1(3) To minimize the adverse effects of commercial activity on neighboring development, particularly residential and open space areas through the provision of buffering land uses and/or screening.
- 71.1(3) To work toward accomplishing complete utilities, including water mains and separated storm and sanitary sewer in all parts of the City.

## II. GENERAL CHARACTER

### A. EXISTING CONDITIONS

#### 1. Subject Property

The Subject Property consists of approximately twenty-two acres located west of

Eola Road and north of Liberty Drive. The property is currently improved with an approximately three thousand (3,000) sf building where the WBIG-AM Aurora radio station operates. The remainder of the property remains vacant, however, only approximately 10 acres of the Subject Property is developable due to the locations and boundaries of jurisdictional wetlands. The property lies within the Indian Prairie School District #204 boundaries. The Property is currently zoned M-1(C) Manufacturing District with a Conditional Use (previously called Special Use) for a Radio Transmitting Antenna Tower, and PDD Planned Development District. The Comprehensive Plan designates the area of the Subject Property for “utilities” where the radio station building is located and the remainder of the Subject Property is designated for Conservation, Open Space, Recreation, and Drainage under the Comprehensive Plan.

## 2. Surrounding Property

North: The surrounding property to the north is zoned PDD, and consists of jurisdictional wetlands and the Comprehensive Plan designates the property as conservation/open space/recreation/drainage.

South: The surrounding property to the south is zoned PDD, is developed with multi-family rental apartments, and the Comprehensive Plan designates the property as high-density residential.

East: The surrounding property to the east is zoned PDD, is developed with single-family detached homes, and the Comprehensive Plan designates the property as conservation/open space/recreation/drainage.

West: The surrounding property to the west is zoned PDD, is developed with townhomes, and the Comprehensive Plan designates the property as medium density residential.

## III. DEVELOPMENT STANDARDS FOR EACH PARCEL

### A. ZONING

The Subject Property shall be subdivided into two (2) zoning parcels as legally described on Attachment "B", and generally depicted on Attachment "C".

Development of the zoning parcel(s) shall be regulated as follows:

#### 1. Parcel A – R-4A Two-Family District Zoning

##### 1.1 Parcel Size and Use Designation

The zoning parcel referenced within this document as Parcel A contains approximately ten (10) acres. Upon approval of this document, said property shall

be designated as “R-4A” Two-Family Dwelling District Zoning, with a Conditional Use Planned Development on the Zoning Map of the City (“Zoning Map”), and be regulated by the 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 titled “R-4A” Two-Family Dwelling District, except as modified herein.

#### 1.2. Statement of Intent

The “R-4A” 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 property and to ensure consistency and compatibility with the adjacent land uses. The Parcel will be developed as a townhome subdivision. Primary access points to the property will be via Old Eola Road.

#### 1.3 Use Regulations

1. This property shall be limited to those uses permitted in the “R-4A” Two-Family Dwelling District, Section 49-107.9 of the Zoning Ordinance.

#### 1.4 Bulk Restrictions

1. This property shall be subject to the Bulk Restrictions in the “R-4A” Two-Family Dwelling District, Section 49-107.9, and Section 49-105 of the Zoning Ordinance with the following modifications:
  - a. Minimum setbacks are as follows:
    - (1) Front Yard to public right of way: Twenty-Five Feet (25’)
    - (2) Exterior Side Yard to public right of way: Fifteen Feet (15’)
    - (3) Rear Yard to public right of way: Thirty Feet (30’)
    - (4) Interior Side Yard when abutting residential: Twenty Feet (20”), otherwise Zero Feet (0’) within building envelope
    - (5) Interior Rear Yard when abutting residential: Twenty Feet (20”) otherwise, Zero Feet (0’) within building envelope
  - b. Minimum separations between buildings (measured from building façade) shall be as follows:
    - (1) Building Front to Building Front: Sixty Feet (60’)
    - (2) Building Front to Building Side: Fifty Feet (50’)

- (3) Building Side to Building Side: Twenty Feet (20')
  - (4) Building Side to Building Rear: Thirty Feet (30')
  - (5) Building Rear to Building Rear: Fifty Feet (50')
- c. Maximum Height: Thirty-Five Feet (35') and not to exceed two and one-half (2 1/2) stories.
  - d. Minimum Lot Size shall not be applicable.
  - e. Minimum Floor Area per Dwelling Unit:
    - (1) One Story Dwelling. Every one-story dwelling unit shall have a total ground floor area of not less than one thousand one hundred (1,100) square feet.
    - (2) Dwellings more than one-story. Every dwelling of more than one story shall have a total floor area of not less than one thousand five hundred (1,500) square feet.
  - f. Maximum Lot Coverage shall not be applicable.
  - g. Maximum Density: Gross density shall not exceed 2.5 dwelling units per acre.
  - h. Permitted Obstructions in Required Setback Areas  
Obstructions in required setback areas shall be pursuant to Section 105.9-2 "Obstructions" of the Zoning Ordinance.
  - i. Parking: All parking and loading shall be pursuant to Section 105.13., "Off-Street Parking and Loading" of Chapter 49 of the Zoning Ordinance. Minimum parking – 2.0 enclosed garage spaces and 2.0 driveway spaces per dwelling unit.

#### 4. Parcel B – OS-1, Conservation, Open Space, and Drainage District

##### 2.1 Parcel Size and Use Designation

The zoning parcel referenced within this document as Parcel B contains approximately 14.364 acres. Upon approval of this document, said property shall be designated as OS-1, Conservation, Open Space, and Drainage District Zoning, with a Conditional Use Planned Development on the Zoning Map of the City ("Zoning Map"), and be regulated by the 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 49-106.4 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 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 Parcel is intended to be preserved as jurisdictional wetlands.

### 2.3 Use Regulations

1. This property shall be limited to those uses permitted in the "OS-1" Conservation, Open Space And Drainage District, Section 49-106.4.

### B. BUILDING, STRUCTURES AND SIGNAGE

1. 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.
2. Building Elevations shall be presented for approval with the Final Plan and will be evaluated based on quality and variety of building materials, orientation and presentation from the public street, and the use of architectural elements.
3. 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 matching the building.
4. Temporary Signage
  - a. Developer shall submit for approval, at the time of building permits, a proposed sign package identifying the size, type, and location of temporary directional signs within the Subject Property. All temporary development signs shall be removed from the property prior to the issuance of the last occupancy permit.
  - b. Development Identification:
    - (1) Area: 300 sq. ft., each side.
    - (2) Height: 17'-6" maximum
    - (3) Quantity: 1
    - (4) Setback: Minimum setback shall equal the height of the signage.
    - (5) Location: South of Old Eola Rd.
    - (6) Signage Construction: Wood may be illuminated, no flashing lights or strobes.
  - c. Burma Shave Signs:
    - (1) Area: 12 sq ft, each side.
    - (2) Height: 6' maximum
    - (3) Quantity: 3
    - (4) Setback: Minimum setback shall equal the height of the signage.
    - (5) Location: North of Old Eola Rd.
    - (6) Signage Construction: Vinyl with two mounted wooden posts, no

- flashing lights or strobes.
- d. Welcome Signs:
    - (1) Area: 18 sq ft, each side.
    - (2) Height: 6' maximum
    - (3) Quantity: 2
    - (4) Setback: Minimum setback shall equal the height of the signage.
    - (5) Location: To be installed in front of sales center.
    - (6) Signage Construction: Custom made aluminum box sign with aluminum tubing frame, no flashing lights or strobes.
  - e. Model ID Sign:
    - (1) Area: 6 sq ft, each side.
    - (2) Height: 3'-6" maximum
    - (3) Quantity: 2
    - (4) Setback: Minimum setback shall equal the height of the signage.
    - (5) Location: To be installed near the model front door.
    - (6) Signage Construction: Custom made aluminum box sign with aluminum tubing frame, no flashing lights or strobes.
  - f. Future Homeowner Sign:
    - (1) Area: 1.5 sq ft, each side.
    - (2) Height: 6'
    - (3) Quantity: 4
    - (4) Location: In front of parking spaces within the parking lot.
  - g. Parking Sign:
    - (1) Area: 4.5 sq ft, each side.
    - (2) Height: 3'
    - (3) Quantity: 1
    - (4) Setback: Minimum setback shall equal the height of the signage.
    - (5) Location: To be installed at the entrance to the parking lot.
    - (6) Signage Construction: Custom made aluminum box sign with aluminum tubing frame.
  - h. Flagpoles:
    - (1) Height: 25' to the top of the flagpole for the first, 20' for the second.
    - (2) Quantity: 2
    - (3) Location: To be installed behind the Welcome sign.
    - (4) Signage Construction: Aluminum flagpoles; gold anodized aluminum ball ornament.

## C. PUBLIC IMPROVEMENTS AND MAINTENANCE

1. A five-foot (5') concrete sidewalk 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.



2. 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.
3. Interior Public Streets. The public right-of-way to be dedicated for interior streets shall be established at a minimum of sixty-six (66') feet with a cross section of thirty-one (31') feet of pavement width back-of-curb to back-of-curb with B6-12 curb and gutter. Five-foot (5') sidewalks within the public right-of-way shall be constructed up to one foot (1') off the property line. DEVELOPER RESPONSIBILITY: The developer shall dedicate right of way and shall install the required roadway and sidewalk improvements as stated above and shall be responsible for one hundred (100%) percent of the cost of said roadway and sidewalk improvements.
4. Standards, Specifications for Streets. The streets on this property shall be subject to the provisions of Section 42-20 of Chapter 42 of the City Code except for the following modifications: dead-end streets (cul-de-sac) designed to be permanent is permitted to be longer than five hundred (500) feet from the centerline of the intersecting street to the radius point.

#### C. MODEL UNITS

1. Residential Model Unit(s) shall be permitted. At the Developer's sole risk the Developer may construct, maintain and occupy up to one (1) model building 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), gravel street, 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. Sanitary and water services do not need to be provided until approval of residential occupancy.

#### D. SALES AND CONSTRUCTION TRAILER

1. Sales and Construction Trailer(s) shall be permitted. At the Developer's sole risk the Developer may install, maintain and occupy up to one (1) trailer 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 staff review, which includes meeting the requirements of Article 18-V of Chapter 18 of the City. Planning Commission or City Council approval 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 the 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.
  - 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 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 affected parcel.
  - 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.

#### IV. GENERAL PROVISIONS

##### A. PLAN DESCRIPTION DOCUMENT

1. All current codes and ordinances of the City in effect at the time of the commencement of construction 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 City Code. Public notice shall be provided in accordance with said code 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.

##### B. DECLARATIONS OF COVENANTS, CONDITIONS AND RESTRICTIONS

1. The property shall be governed by Declarations of Covenants, Conditions and Restrictions ("CCRs") that will be recorded against the property prior to the first final certificate of occupancy. The CCRs will provide for the creation of

associations to administer the requirements of the CCRs and shall set forth such rules, regulations, policies and procedures necessary to maintain Eola Preserve. In addition, the CCRs shall include provisions addressing maintenance by the homeowner's association of landscaping islands within the public right of way and that the developer shall add a provision to the CCR's addressing investment and rental units.

#### V. LIST OF ATTACHMENTS

ATTACHMENT "A" - LEGAL DESCRIPTION OF SUBJECT PROPERTY  
ATTACHMENT "B" – MAP OF DEVELOPMENT PARCELS

## ATTACHMENT "A"

### LEGAL DESCRIPTION OF SUBJECT PROPERTY

#### PARCEL A:

THAT PART OF THE SOUTH EAST 1/4 OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTH EAST 1/4 OF SECTION 18; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID SOUTH EAST 1/4, 682.0 FEET, FOR THE POINT OF BEGINNING; THENCE NORTHERLY PARALLEL WITH THE EAST LINE OF SAID QUARTER FORMING AN ANGLE OF 88 DEGREES, 44 MINUTES, 41 SECONDS WITH SAID SOUTH LINE (MEASURED COUNTER-CLOCKWISE THEREFROM) 660.0 FEET, THENCE WESTERLY PARALLEL WITH SAID SOUTH LINE 218.0 FEET; THENCE SOUTHERLY PARALLEL WITH SAID EAST LINE FORMING AN ANGLE OF 91 DEGREES, 15 MINUTES, 19 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED CLOCKWISE THEREFROM) 860.0 FEET TO SAID SOUTH LINE; THENCE EASTERLY ALONG SAID SOUTH LINE FORMING AN ANGLE OF 88 DEGREES, 44 MINUTES, 41 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED CLOCKWISE THEREFROM) 218.0 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

#### PARCEL B:

THAT PART OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4 OF SECTION 17; THENCE NORTHERLY ALONG THE WEST LINE OF SAID SOUTHWEST 1/4 422.40 FEET FOR A POINT OF BEGINNING; THENCE NORTHERLY ALONG THE WEST LINE OF SAID SOUTHWEST 1/4, 300 FEET, THENCE NORTH 89 DEGREES 42 MINUTES EAST ALONG A LINE FORMING AN ANGLE OF 90 DEGREES, 04 MINUTES, 57 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED COUNTER CLOCKWISE THEREFROM) 260.0 FEET; THENCE SOUTHERLY PARALLEL WITH SAID WEST LINE 300.0 FEET; THENCE SOUTH 89 DEGREES 42 MINUTES WEST 260.0 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

#### PARCEL C:

THAT PART OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4 OF SECTION 17; THENCE NORTHERLY ALONG THE WEST LINE OF SAID SOUTHWEST 1/4, 422.40 FEET; THENCE NORTH 89 DEGREES 42 MINUTES EAST ALONG A LINE FORMING AN ANGLE OF 50 DEGREES, 04 MINUTES, 57 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED COUNTER CLOCKWISE THEREFROM) 100.0 FEET FOR A POINT OF BEGINNING; THENCE SOUTHERLY PARALLEL WITH SAID WEST LINE 75.0 FEET; THENCE NORTH 89 DEGREES 42 MINUTES EAST 426.23 FEET TO THE WEST RIGHT OF WAY LINE OF EOLA ROAD; THENCE NORTHERLY ALONG SAID WEST RIGHT OF WAY LINE 75.01 FEET TO THE LINE DRAWN NORTH 89 DEGREES 42 MINUTES EAST FROM THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 42 MINUTES WEST 427.53 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

#### PARCEL D:

THAT PART OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4; THENCE NORTH 0 DEGREES, 04 MINUTES, 38 SECONDS EAST ALONG THE WEST LINE OF SAID SOUTHWEST 1/4 422.40 FEET TO A STONE FOR A POINT OF BEGINNING; THENCE NORTH 89 DEGREES 42 MINUTES EAST 100.0 FEET; THENCE SOUTHERLY PARALLEL WITH SAID WEST LINE 75.0 FEET; THENCE WESTERLY PARALLEL WITH THE PENULTIMATE DESCRIBED COURSE 100.0 FEET TO SAID WEST LINE; THENCE NORTHERLY ALONG SAID WEST LINE 75.0 FEET TO THE POINT OF BEGINNING

(EXCEPTING THEREFROM THE NORTHERLY 60.0 FEET THEREOF) IN DUPAGE COUNTY, ILLINOIS.

AND ALSO

THE WESTERLY 100.0 FEET OF THE NORTHERLY 60.0 FEET OF THE FOLLOWING DESCRIBED TRACT: THAT PART OF SECTIONS 17 AND 20, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 17; THENCE NORTH 0 DEGREES, 04 MINUTES, 38 SECONDS EAST ALONG THE WEST LINE OF SAID SECTION 17, 422.40 FEET TO THE STONE; THENCE NORTH 89 DEGREES 42 MINUTES EAST 558.84 FEET TO THE CENTER LINE OF EOLA ROAD; THENCE SOUTH 0 DEGREES, 47 MINUTES, 33 SECONDS WEST ALONG SAID CENTER LINE 1155.70 FEET TO THE CENTER LINE OF AURORA-WARRENVILLE ROAD; THENCE SOUTH 82 DEGREES, 03 MINUTES, 38 SECONDS WEST ALONG THE CENTER LINE OF SAID AURORA ROAD 544.83 FEET TO THE WEST LINE OF SAID SECTION 20; THENCE NORTH 0 DEGREES, 16 MINUTES, 16 SECONDS WEST ALONG SAID WEST LINE 805.53 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

PARCEL E:

THAT PART OF THE SOUTH EAST 1/4 OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 18, AND RUNNING THENCE WEST ALONG THE SOUTH LINE OF SAID SECTION (BEING ALSO THE SOUTH LINE OF VACATED BELT CITY) 682 FEET TO THE ENTER LINE OF WEST SEVENTH STREET IN SAID VACATED BELT CITY; THENCE NORTHERLY PARALLEL WITH THE EAST LINE OF SAID SECTION 18 AND ALONG THE CENTER STREET 660 FEET TO THE CENTER LINE OF PIKE STREET IN SAID VACATED BELT CITY; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID SECTION 18 AND ALONG THE CENTER LINE OF SAID PIKE STREET 326 FEET TO THE CENTER LINE OF WEST SIXTH STREET IN SAID VACATED BELT CITY; THENCE NORTHERLY ALONG SAID CENTER LINE AND PARALLEL WITH THE EAST LINE OF SAID SECTION 18, 660 FEET TO THE CENTER LINE OF CRANE STREET IN SAID BELT CITY; THENCE EAST ALONG SAID CENTER LINE 326 FEET TO THE CENTER LINE OF WEST FIFTH STREET IN SAID BELT CITY; THENCE SOUTHERLY PARALLEL WITH THE EAST LINE OF SAID SECTION 18, AND ALONG THE CENTER LINE OF SAID WEST FIFTH STREET 215 FEET TO A POINT IN THE SOUTH LINE EXTENDED OF BLOCKS 38 AND 39 IN SAID VACATED BELT CITY; THENCE EASTERLY 30 FEET TO THE EAST LINE OF SAID SECTION 18; THENCE SOUTH ALONG THE EAST LINE OF SAID SECTION 18, 1105 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

PARCEL F:

EASEMENT FOR INGRESS AND EGRESS BENEFITING PARCEL C AS SHOWN ABOVE RECORDED DECEMBER 18, 1973 AS DOCUMENT R73-76143 MADE BY CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST NUMBER 60385, TO STEVENS BROADCASTING CORPORATION, A CORPORATION OF ILLINOIS, TOGETHER WITH SUCH OTHER TERMS, PROVISIONS AND CONDITIONS AS THEREIN CONTAINED.

ATTACHMENT "B"  
LEGAL DESCRIPTION OF PARCEL A AND PARCEL B

Subject Property \_\_\_\_\_

Parcel Number(s): \_\_\_\_\_

Commonly known as: \_\_\_\_\_ located in \_\_\_\_\_ County.

**PASTE LEGAL HERE**

# ATTACHMENT "C"

## MAP OF DEVELOPMENT PARCELS

### PARCEL EXHIBIT FOR **EOLA PRESERVE** AURORA, ILLINOIS

**SURVEYED PARCEL DESCRIPTION**

**PARCEL A:**  
THAT PART OF THE SOUTH EAST 1/4 OF SECTION 16, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTH EAST 1/4 OF SECTION 16; THENCE WEST ALONG THE SOUTH LINE OF SAID SOUTH EAST 1/4, 488.5 FEET TO THE POINT OF BEGINNING; THENCE NORTHERLY PARALLEL WITH THE EAST LINE OF SAID QUARTER FORMING AN ANGLE OF 88 DEGREES, 56 MINUTES, 14 SECONDS; 44 SECONDS WITH SAID SOUTH LINE (MEASURED QUANTER CLOSURE THEREUPON) 488.5 FEET; THENCE WESTERLY PARALLEL WITH SAID SOUTH LINE 2.80 FEET; THENCE SOUTHERLY PARALLEL WITH SAID EAST LINE FORMING AN ANGLE OF 91 DEGREES, 15 MINUTES, 12 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED QUANTER CLOSURE) 488.5 FEET TO SAID SOUTH LINE; THENCE EASTERLY ALONG SAID SOUTH LINE FORMING AN ANGLE OF 88 DEGREES, 56 MINUTES, 14 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED QUANTER CLOSURE) 216.0 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

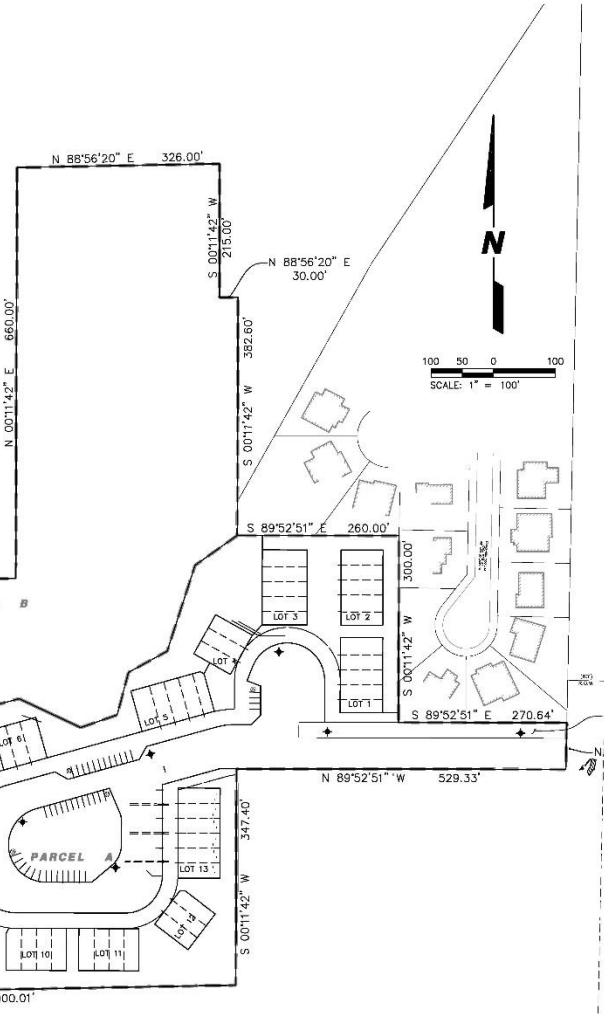
**PARCEL B:**  
THAT PART OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4 OF SECTION 17; THENCE NORTHERLY ALONG THE WEST LINE OF SAID SOUTHWEST 1/4, 423.45 FEET FOR A POINT OF BEGINNING; THENCE NORTHERLY ALONG THE WEST LINE OF SAID SOUTHWEST 1/4, 300 FEET; THENCE NORTH AN ANGLE OF 88 DEGREES, 56 MINUTES, 14 SECONDS EASTERLY ALONG A LINE FORMING AN ANGLE OF 88 DEGREES, 56 MINUTES, 14 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED QUANTER CLOSURE THEREUPON) 100.0 FEET FOR A POINT OF BEGINNING; THENCE SOUTHERLY PARALLEL WITH SAID WEST LINE 75.0 FEET; THENCE NORTHERLY ALONG SAID WEST RIGHT OF WAY LINE 75.0 FEET TO THE WEST RIGHT OF WAY LINE OF EOLA ROAD; THENCE NORTHERLY ALONG SAID WEST RIGHT OF WAY LINE 75.0 FEET TO THE LINE OF SAID NORTH 89 DEGREES, 52 MINUTES, 42 SECONDS WEST 427.53 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

**PARCEL C:**  
THAT PART OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4 OF SECTION 17; THENCE NORTHERLY ALONG THE WEST LINE OF SAID SOUTHWEST 1/4, 423.45 FEET; THENCE NORTH AN ANGLE OF 88 DEGREES, 56 MINUTES, 14 SECONDS EASTERLY ALONG A LINE FORMING AN ANGLE OF 88 DEGREES, 56 MINUTES, 14 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED QUANTER CLOSURE THEREUPON) 100.0 FEET FOR A POINT OF BEGINNING; THENCE SOUTHERLY PARALLEL WITH SAID WEST LINE 75.0 FEET; THENCE NORTHERLY ALONG SAID WEST RIGHT OF WAY LINE 75.0 FEET TO THE WEST RIGHT OF WAY LINE OF EOLA ROAD; THENCE NORTHERLY ALONG SAID WEST RIGHT OF WAY LINE 75.0 FEET TO THE LINE OF SAID NORTH 89 DEGREES, 52 MINUTES, 42 SECONDS WEST 427.53 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

**AND ALSO:**  
THE WESTERLY 1000 FEET OF THE NORTHERLY 800 FEET OF THE FOLLOWING DESCRIBED TRACT: THAT PART OF SECTIONS 17 AND 18, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTH EAST 1/4 OF SECTION 16; THENCE WEST ALONG THE WEST LINE OF SAID SOUTH EAST 1/4, 488.5 FEET; THENCE NORTH AN ANGLE OF 88 DEGREES, 56 MINUTES, 14 SECONDS EASTERLY ALONG A LINE FORMING AN ANGLE OF 88 DEGREES, 56 MINUTES, 14 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED QUANTER CLOSURE THEREUPON) 100.0 FEET TO THE WEST RIGHT OF WAY LINE OF EOLA ROAD; THENCE NORTHERLY ALONG SAID WEST RIGHT OF WAY LINE 75.0 FEET TO THE WEST RIGHT OF WAY LINE OF EOLA ROAD; THENCE NORTHERLY ALONG SAID WEST RIGHT OF WAY LINE 75.0 FEET TO THE POINT OF BEGINNING (ENCLOSURE THEREUPON THE NORTHERLY 800 FEET THEREOF) IN DUPAGE COUNTY, ILLINOIS.

**PARCEL D:**  
THAT PART OF THE SOUTH EAST 1/4 OF SECTION 16, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTH EAST 1/4 OF SECTION 16; THENCE WEST ALONG THE SOUTH LINE OF SAID SOUTH EAST 1/4, 488.5 FEET TO THE POINT OF BEGINNING; THENCE NORTHERLY PARALLEL WITH THE EAST LINE OF SAID QUARTER FORMING AN ANGLE OF 88 DEGREES, 56 MINUTES, 14 SECONDS; 44 SECONDS WITH SAID SOUTH LINE (MEASURED QUANTER CLOSURE THEREUPON) 488.5 FEET; THENCE WESTERLY PARALLEL WITH SAID SOUTH LINE 2.80 FEET; THENCE SOUTHERLY PARALLEL WITH SAID EAST LINE FORMING AN ANGLE OF 91 DEGREES, 15 MINUTES, 12 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED QUANTER CLOSURE) 488.5 FEET TO SAID SOUTH LINE; THENCE EASTERLY ALONG SAID SOUTH LINE FORMING AN ANGLE OF 88 DEGREES, 56 MINUTES, 14 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED QUANTER CLOSURE) 216.0 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

**PARCEL E:**  
THAT PART OF THE SOUTH EAST 1/4 OF SECTION 16, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTH EAST 1/4 OF SECTION 16; THENCE WEST ALONG THE SOUTH LINE OF SAID SOUTH EAST 1/4, 488.5 FEET TO THE POINT OF BEGINNING; THENCE NORTHERLY PARALLEL WITH THE EAST LINE OF SAID QUARTER FORMING AN ANGLE OF 88 DEGREES, 56 MINUTES, 14 SECONDS; 44 SECONDS WITH SAID SOUTH LINE (MEASURED QUANTER CLOSURE THEREUPON) 488.5 FEET; THENCE WESTERLY PARALLEL WITH SAID SOUTH LINE 2.80 FEET; THENCE SOUTHERLY PARALLEL WITH SAID EAST LINE FORMING AN ANGLE OF 91 DEGREES, 15 MINUTES, 12 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED QUANTER CLOSURE) 488.5 FEET TO SAID SOUTH LINE; THENCE EASTERLY ALONG SAID SOUTH LINE FORMING AN ANGLE OF 88 DEGREES, 56 MINUTES, 14 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED QUANTER CLOSURE) 216.0 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.



NO.	DATE	NO. REVISIONS	DESCRIPTION
1	01-11-2024	1	ISSUE FOR REVIEW AND RECORD
2	02-01-2024	2	REVISED PER CITY REVIEW COMMENTS
3	02-15-2024	3	REVISED PER CITY REVIEW COMMENTS

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DISC NO.: 847017 FILE NAME: PRECOVER  
 DRAWN BY: DDD FLD, BK. / PG. NO.: 1/1  
 COMPLETION DATE: 2-8-2024 JOB NO.: 847.017  
 XREF: TOPO PROJECT MANAGER: MAM

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