

EXHIBIT “B”

**A PLAN DESCRIPTION FOR MELODY TOWN CENTER
LOCATED AT THE EAST OF THE INTERSECTION OF OGDEN AVENUE AND 75TH
STREET CONSISTING OF 30.18 ACRES**

A Plan Description for the property east of the intersection of Ogden Avenue and 75th Street with R-5 Multiple-Family Dwelling District, R-5A(S) Midrise Multiple-Family Dwelling District, B-2(S) Business District – General Retail, and OS-1(S) Conservation, Open Space and Drainage District Zoning, with a Special Use Planned Development for the Melody Town Center Development Pursuant to Section 10.6-6 of the Aurora Zoning Ordinance.

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:

- 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.
- 11.0 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.
- 12.0 To plan and provide for the growth of the city through the integration of land use patterns and functions that promotes complementary interactions between different land use components.
- 13.1(3) To use the improvement and addition of street and highway facilities as a positive force in guiding new development and improving land use relationships.

II. GENERAL CHARACTER

A. EXISTING CONDITIONS

1. Subject Property

The Subject Property consists of approximately 30.18 acres lying east of the intersection of Ogden Avenue and 75th Street. The property is currently vacant property. The property lies within the Indian Prairie School District #204 boundaries. The property is currently zoned B-2(S) Business District – General Retail with a Special Use Planned Development. The City of Aurora Comprehensive Plan designates the Subject Property as commercial.

2. Surrounding Property

North: The surrounding properties to the north are zoned PDD Planned Development District. These properties consist of single-family residential, office, and commercial uses. The City of Aurora Comprehensive Plan designates the properties as Low Density Residential, Office, and Commercial.

South: The surrounding properties to the south are zoned B-2(S) Business District – General Retail, with office and commercial uses. The City of Aurora Comprehensive Plan designates the property as Medium Density Residential and Office, Research and Commercial.

East: The surrounding property to the east is PDD Planned Development District, with an apartment complex use. The City of Aurora Comprehensive Plan designates the property as High Density Residential.

West: The surrounding property to the west is zoned P Park and Recreation District, being the Amberwood Park. The City of Aurora Comprehensive Plan designates the property as Conservation, Open Space, Recreation, and Drainage.

III. DEVELOPMENT STANDARDS FOR EACH PARCEL

A. ZONING

The Subject Property, as described on Attachment A, shall be divided into four (4) zoning parcel(s) as generally depicted on Attachment “B”.

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

1. Parcel A – R-5 Multiple-Family Dwelling District

1.1. Parcel Size and Use Designation

The zoning parcel referenced within this document as Parcel A contains approximately 5.75 acres. Upon approval of this document, said property shall be designated as R-5 Multiple-Family Dwelling 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 7.10 titled R-5 Multiple-Family Dwelling District.

1.2. Statement of Intent

The R-5 Multiple-Family Dwelling 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 developed as an approximately eighty-eight (88) unit assisted living and memory support facility. Access to the property will be via 75th Street, Ogden Avenue and from Commons Drive extension.

1.3 Use Regulations

1. This property shall be limited to the following permitted use:
 - a. Housing services for the elderly (1200)

1.4 Bulk Restrictions

1. This property shall be subject to the Bulk Restrictions in the R-5 Multiple-Family Dwelling District, Section 7.10, and Section 5 with the following modifications:
 - a. Building, Dwelling and Structure Standards
 - (1) No minimum floor area shall be required for dwelling units.
 - b. Lot Coverage
 - (1) Not more than sixty-five (65) percent of the area of the zoning lot may be occupied by building or structures including accessory buildings.
 - c. Minimum setbacks shall be as follows:
 - (1) Ogden Avenue: Thirty feet (30')
 - (2) 75th Street: Thirty feet (30')
 - (3) Interior Yard Setback: Five feet (5')

2. Parcel B – R-5A(S) Midrise Multiple-Family Dwelling District

2.1 Parcel Size and Use Designation

The zoning parcel referenced within this document as Parcel B contains approximately 5.69 acres. Upon approval of this document, said property shall be designated as R-5A(S) Midrise Multiple-Family Dwelling 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 7.11 titled R-5A Midrise Multiple-Family Dwelling District.

2.2. Statement of Intent

The R-5A(S) Midrise Multiple-Family Dwelling 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 will be developed as an approximately one hundred forty-four (144) unit age restricted senior independent living multiple-family dwelling. Access to the property will be via 75th Street, Ogden Avenue and from Commons Drive extension.

2.3 Use Regulations

1. This property shall be limited to those uses permitted in the R-5A(S) Midrise Multiple-Family Dwelling District, Section 7.11.

2.4 Bulk Restrictions

1. This property shall be subject to the Bulk Restrictions in the R-5A Midrise Multiple-Family Dwelling District, Section 7.11, and Section 5 with the following modifications for age restricted multiple-family dwelling only:
 - a. Building, Dwelling and Structure Standards
 - (1) Minimum floor area per dwelling unit
 - a. One bedroom: seven hundred fifty (750) square feet
 - b. Two bedroom nine hundred twenty-five (925) square feet
 - (2) Residential dwelling unit shall be permitted on the first at grade level.
 - (3) Ninety (90%) percent of the total number of dwelling units shall have individual accessible balcony, deck

- and/or patio.
 - (4) Parking facilities shall not be required to be within the primary structure and no minimum enclosed parking spaces shall be required.
 - b. Lot Size
 - (1) No minimum lot size shall be required.
 - c. Lot Coverage
 - (1) Not more than seventy (70) percent of the area of the zoning lot may be occupied by building or structures including accessory buildings.
 - d. Parking and Loading
 - (1) All parking and loading shall be pursuant to Section 5.13., "Off-Street Parking and Loading" of the Aurora Zoning Ordinance with the exception that the parking requirement for age restricted multiple-family dwelling structure shall be a minimum of one (1) space per dwelling unit.
 - e. Minimum setbacks shall be as follows:
 - (1) Ogden Avenue: Thirty feet (30')
 - (2) Interior Yard Setback: Five feet (5')
 - f. Maximum Density shall not exceed 25.32 dwelling units per acre.
- 3. Parcel C inclusive of C.1, C.2, C.3 and C.4 – B-2(S) Business District – General Retail

3.1 Parcel Size and Use Designation

The zoning parcel referenced within this document as Parcel C contains a total of approximately 9.70 acres. Upon approval of this document, said property shall be designated as B-2(S) Business District – General Retail 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 8.3 titled B-2 Business District – General Retail.

3.2. Statement of Intent

The B-2(S) Business District – General Retail, 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 will be developed as general retail, office, and business uses. Access to the property will be via 75th Street, Ogden Avenue and from Commons Drive extension.

3.3 Use Regulations

1. This property shall be limited to those uses permitted in the B-2(S) Business District – General Retail, Section 8.3, with the following modifications:
 - a. The following uses shall be prohibited:
 - (1) Pawnshop (2160)
 - (2) Alternative Financial Institutions (2220)
 - (3) Tattoo Salon (2630)
 - b. The following uses shall be permitted but limited in number:
 - (1) Up to two (2): Restaurant with a drive-through facility (2530)
 - (2) Up to two (2): Retail sales or service, with a Drive Through (2110)
 - (3) Up to one (1): Financial Institutions with a drive-through facility (2210)

3.4 Bulk Restrictions

1. This property shall be subject to the Bulk Restrictions in the B-2(S) Business District – General Retail, Section 8.3, and Section 5 with the following modifications:
 - a. Minimum setbacks shall be as follows:
 - (1) Ogden Avenue: Thirty feet (30')
 - (2) 75th Street: Thirty feet (30')
 - (3) Commons Drive: Thirty feet (30')
 - (4) Interior Yard Setback: Five feet (5')

4. Parcel D inclusive of D.1, D.2, D.3 and D.4 – OS-1(S) Conservation, Open Space and Drainage District

4.1 Parcel Size and Use Designation

The zoning parcel referenced within this document as Parcel D contains a total of approximately 6.82 acres. Upon approval of this document, said property shall be designated as OS-1(S) Conservation, Open Space and Drainage 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 6.4 titled OS-1(S) Conservation, Open Space and Drainage District

4.2. Statement of Intent

The OS-1(S) 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 will be developed as detention facilities for the development. Access to the property will be via 75th Street, Ogden Avenue and from Commons Drive extension.

4.3 Use Regulations

1. This property shall be limited to those uses permitted in the OS-1 Conservation, Open Space and Drainage District, Section 6.4

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 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.
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. The signage on the property shall be subject to the Aurora Sign Ordinance, with the following modifications and requirements for free standing signs:
 - a. Temporary – Development Identification Signage
 - (1) Area: 300 sq. ft. each side, each sign
 - (2) Height: 20' max.
 - (3) Construction: Wood may be illuminated, no flashing lights or strobes.
 - (4) Quantity: One (1) along the 75th Street frontage and One (1) along the Ogden Avenue frontage
 - (5) Setback: Setback of a sign shall equal the height of the sign.
 - (6) All temporary development identification signs shall be removed from the property prior to the issuance of the last occupancy permit.

- b. Permanent – Development Identification Signage
 - (1) Construction: Signs must be monument style, with any combination of wood, masonry, metal, or concrete which shall only include the subdivision identification name.
 - (2) Quantity: A maximum of three (3) sign(s) are allowed
 - (3) Area: A maximum of fifty (50) square feet per sign face is allowed.
 - (4) Height: A maximum of eight (8) feet in height per sign is allowed.
 - (5) Location: Located at the southwest corner of Ogden Avenue and Commons Drive; northwest corner of 75th Street and Commons Drive; and at the point of 75th Street and Ogden Avenue.
 - (6) Setback: Setback of a sign shall equal the height of the sign.
 - (7) Lighting: Signs may be internally lit, externally lit or lit with backlit pin lettering.
 - (8) Landscaping: low height shrubs and other landscaping materials should be planted at the base of each sign.

- c. Permanent – Project Signage
 - (1) Construction: Signs must be monument style, with any combination of wood, masonry, metal, or concrete.
 - (2) Quantity: A maximum of four (4) project signs are allowed and must contain the name of the overall center.
 - (3) Area: A maximum of one hundred (100) square feet per sign face is allowed.
 - (4) Height: A maximum of twenty (20) feet in height per sign is allowed.
 - (5) Location: Located within the median at main entrance on Commons Drive, at the right-in right-out entrances along Ogden Avenue and the right-in right-out entrance along 75th Street.
 - (6) Setback: Setback of a sign shall equal the height of the sign.
 - (7) Lighting: Signs may be internally lit, externally lit or lit with backlit pin lettering.
 - (8) Landscaping: shrubs and other landscaping materials should be planted at the base of each sign.

- d. Lot Signage
 - (1) Construction: Signs must be monument style, with any combination of wood, masonry, metal, or concrete.
 - (2) Quantity: A maximum of one (1) sign is allowed per lot unless the lot has two street frontages then two (2) signs are allowed, one sign per street frontage.
 - (3) Area: A maximum of fifty (50) square feet per sign face is

- allowed.
- (4) Height: A maximum of eight (8) feet in height per sign is allowed.
 - (5) Setback: Setback of a sign shall equal the height of the sign.
 - (6) Lighting: Signs may be internally lit, externally lit or lit with backlit pin lettering.
 - (7) Landscaping: low height shrubs and other landscaping materials should be planted at the base of each sign.

C. PUBLIC IMPROVEMENTS

1. A five-foot (5') concrete sidewalk or ten-foot (10') asphalt path is required to be installed by the Developer contiguous with each phase of construction with the exception that Phase 4 should be completed at the same time as Phase 1 along all property lines adjacent to public streets as depicted in the approved Redevelopment Plan, not including work associated with the Commons Drive Extension. 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 full Certificate of Occupancy, except at such time that seasonal weather conditions prevent installation of plant material, then a temporary Certificate of Occupancy will be issued until such time landscaping is installed and approved and shall not be included in the security required under Subdivision Code 43-55(a)3.
3. The Developer shall dedicate public right-of-way for Commons Drive which shall be established at one hundred (100') feet. The Developer will cooperate with the City in establishing easements as reasonably necessary for establishment of power for, and/or accommodating the installation of, utilities and other infrastructure such as but not limited to traffic signals, sidewalks or bike paths located at the Ogden Avenue and Commons Drive intersection and the 75th Street and Commons Drive intersection. The Developer shall also grant a fifteen (15') foot city easement along both sides of the Commons Drive right-of-way.

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) Sales trailer and multiple construction trailers 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 the City of Aurora Stormwater Ordinance. 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 Parcel A or Parcel B.
- 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 the City's 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. REQUESTED MODIFICATIONS AND EXCEPTIONS TO THE AURORA BUILDING CODE

- 1. Building Code Amendment 1207.2.3 and 1207.3.1
That the STC/IIC rating be reduced from 50 to 45 if field tested.
- 2. Building Code Amendment 2701.1.2, 2801.1.1, 2901.1.2
That the separated unit by unit utility meters for gas, electric, and water meter be waived.
- 3. Building Code Amendment 1404.1.1
That the percentage of full wythe masonry on elevations be reduce from 80% to 50% on all street frontage elevations and from 80% to 0% on the interior courtyard elevation.

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 SUBJECT PARCELS
ATTACHMENT "B" – MAP OF DEVELOPMENT PARCELS

ATTACHMENT "A"
LEGAL DESCRIPTION OF SUBJECT PARCELS

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

Commonly known as: 30W551 Rt 34 & 30W561 Rt 34 located in DuPage County.

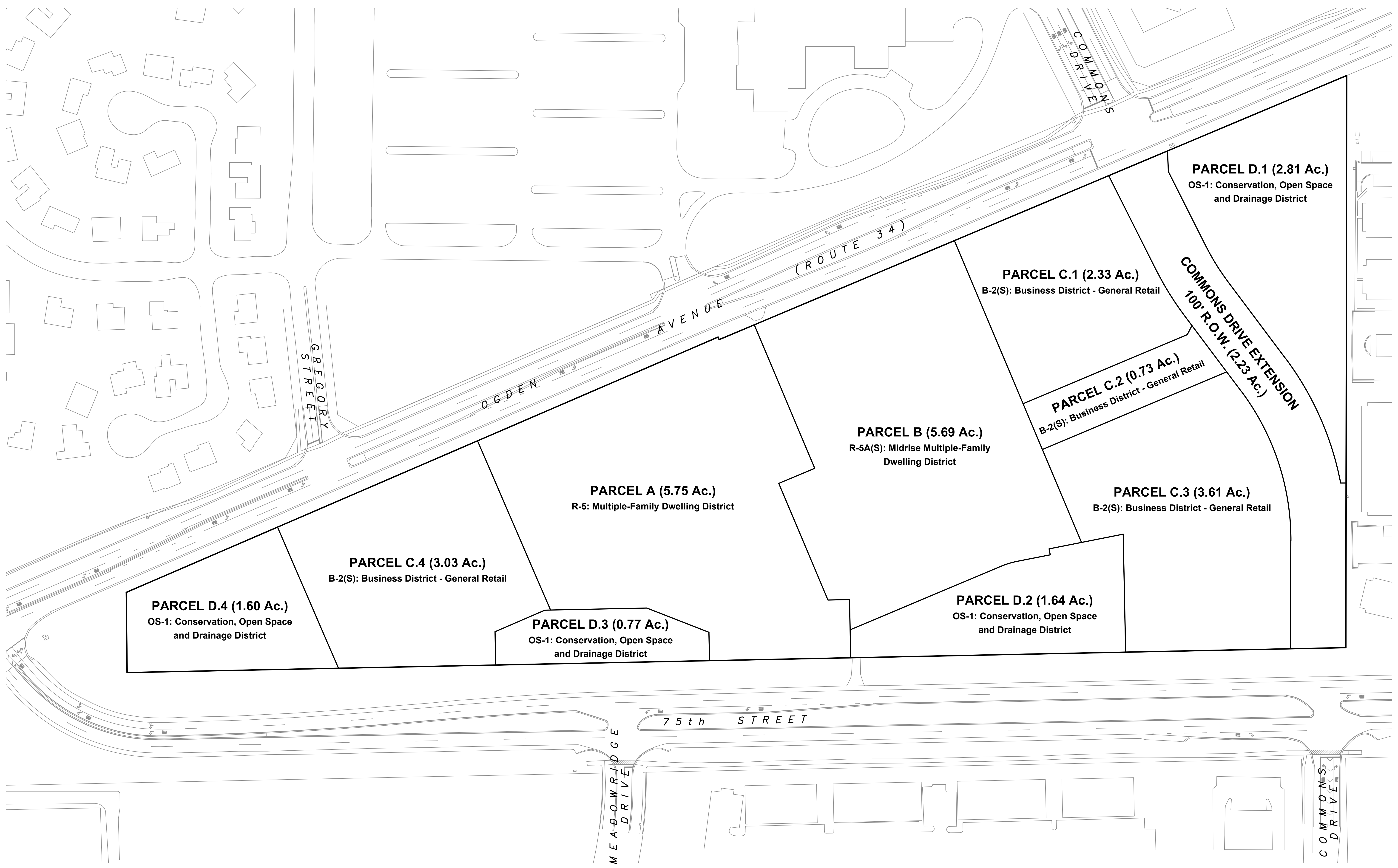
PARCEL 1:

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 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 SAID 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 DUPAGE 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.

ATTACHMENT "B"
MAP OF DEVELOPMENT PARCELS
(LATEST REVISION DATE 2019-07-09)



Parcel A: Total Area = 5.75 Acres
Parcel B: Total Area = 5.69 Acres
Parcel C: Total Area = 9.70 Acres
Parcel D: Total Area = 6.82 Acres

Contract Purchaser & Petitioner:
Cedarwood Development
 1705 MERRIMAN ROAD
 AKRON, OHIO 44313
 P: 330-836-9871
 F: 330-836-4591
 Ron Dharbo
 Laura Heister, Housing
 (330) 714-9517

Scale: 1" = 80'

North Arrow

No.	Date	Revision
1	2019.07.09	Revised per Preliminary City Review Comments

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ATTACHMENT B
MAP OF DEVELOPMENT PARCELS
MELODY TOWN CENTER
CEDARWOOD DEVELOPMENT
 CITY OF AURORA, DuPAGE COUNTY, ILLINOIS

Project Manager: JDT
 Engineer: MDM
 Date: 2019-05-21
 Project No. 17 - 131
 Sheet 1

Plot Date: Jul 09, 2019 - 11:31am Plotted By: mike.m
 File Name: P:\2017\17131\Drawings\Exhibits\17131-Attachment B - Map of Development Parcels.dwg