

EXHIBIT "B"
AMENDMENT TO BUTTERFIELD PLANNED DEVELOPMENT DISTRICT
For the property located at 2727 and 2815 Bilter Road, being south of Bilter Road and
west of N. Eola Road

Casefile:

Owner: DuPage Properties Venture as sole beneficiary of Trust 43123
c/o Development Resources, Inc.
333 North DesPlaines Street
Chicago, IL 60611

Ordinance Number of Special Use Planned Development: O76-4510 and modified with O09-004 and O15-011

Date Plan Description for Planned Development District Approved by City Council: February 3, 1976

Said Plan Description for Butterfield Planned Development District is hereby revised and amended for the property legally described in Exhibit "A" and shown on Exhibit "C" as follows:

That the following to Section II. Description of Land Uses and Section IV Requested Modifications and Exceptions from the Zoning Ordinance and the Subdivision Control Ordinance be modified:

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Part 1: Modifications to Section II. Description of Land Uses. TO BECOME EFFECTIVE ONLY UPON THE CLOSING OF THE SALE AND RECORDING OF THE DEED OF PARCEL A.

A. Section II.B.1 Manufacturing Areas: "The permitted uses shall be as follows:" is hereby amended to only allow the following ~~add as additional Permitted Uses solely with respect to proposed~~ Parcel A (to be identified as Lots 1, 2, 3, 4 and 5 of Butterfield Phase II Unit 5A the formerly known as Lot 502, the legal description for which is attached as Exhibit A) and Parcel B (formerly known as Lot 503, the legal description for which is attached as Exhibit B) in Unit 5A of the Butterfield Center for Commerce and Industry (Parcels A and B) ~~("Lots 502 and 503"), as described on the Legal Descriptions included hereto as Exhibits A and B.~~

a. Replace all permitted uses whether now existing or hereafter added allowed under the existing Section II.B.1 of Ordinance 4510 approved on February 3, 1976 with the following.

1. b. For Parcels A and B: All permitted uses whether now existing or hereafter added in the B-2 Business District – General Retail, Section 49-108.38-3 of

the Aurora Zoning Ordinance, ~~including automotive intensive uses without the need for obtaining a special use permit for each such uses provided it meets Section III.A.16.b. herein.~~ The following uses shall be permitted without the need for obtaining a conditional use permit for each such uses:

- i. Hotel, select service (1360)
- ii. Hotel, full service (1370)
- iii. Hotel, convention (1380)
- iv. Special Purpose Recreation (5200)

2. ~~c. For Parcels A and B: The following Limited But Permitted Uses of Section 49-109.3.d.4 8.3.4-4.b of the Aurora Zoning Ordinance are permitted as being The Limited But Permitted Uses of the B-2 Business District-General Retail modified as follows:~~

Dwelling units, provided they are above the first floor and above a permitted use, the square footage of residential use allowed shall not be limited by the amount of non-residential use within the building.

3. ~~d. For Parcel B only:~~ All permitted uses whether now existing or hereafter added in the ORI Office, Research, Light Industry District, Section 49-108.10 8-10 of the Aurora Zoning Ordinance except as modified in Section 5 below.

4. For Parcel A only: The provisions of paragraph 3 notwithstanding, the following use shall also be permitted:

- i. 3300 Warehouse, Distribution and Storage Services use limited to data centers, being warehouses of computer systems and associated components that processes and distributes large amounts of data, is permitted. All other uses categorized under the 3300 Warehouse, Distribution and Storage Services use is prohibited.

5. ~~e. For Parcels A and B:~~ That the following uses shall be prohibited on the Subject Property and expressly excluded from the Amended Plan Description:

- i. Pawn Shop (2160)
- ii. Used Clothing Stores (2120)
- iii. Laundromat (261 0)
- iv. Tattoo Parlors (2630)
- v. ~~Pay Day Loan and Currency Exchange Financial Institutions~~ Alternative Financial Institutions (2220)
- vi. Warehouse, Distribution and Storage Services (3300), except as modified in Section 4.i above to specifically allow data centers on Parcel A only
- vii. Vehicle Terminals and Vehicle Storage Yards, major (3310)

- viii. Vehicle Storage Yards, minor (3311)
- ix. Heavy Industrial (3400)
- x. Truck and Freight Transportation Services (4140)
- xi. Transportation Services (4100)
- xii. Commercial relocators (towing services)

That the following Part 1: Section IV: Requested Modifications and Exceptions from the Zoning Ordinance and the Subdivision Control Ordinance be modified:

The following is hereby added to Section IV.A.25:

Solely with respect to proposed Parcel A (to be identified as Lots 1, 2, 3, 4 and 5 of Butterfield Phase II Unit 5A the formerly known as Lot 502, the legal description for which is attached as Exhibit A) all uses within the building, including accessory office space, will be calculated under the general requirement for Structure 2610: Electronic Data Storage and not calculated as different uses.