

EXHIBIT "B"
PLAN DESCRIPTION REVISION

For the property located at the southwest corner of Meadowridge Drive and 75th Street

Casefile: NA28/3-17.234-SUPD/R/Ppn/Psd/R

Owner: Dennis J. Hiffman
1 Oakbrook Terrace, #600
Oakbrook Terrace, IL 60181

Contract Purchasers: Pulte Home Company, LLC
1900 East Golf Road, Suite 300
Schaumburg, IL 60173

Ordinance Number of
Special Use Planned Development: O98-113

Date Special Use Planned Development
Approved by City Council: December 8, 1998

Said Ocean Atlantic Woodland Corporation Plan Description is hereby revised and amended for the property legally described in Exhibit "A" as follows:

That the following shall be added to end of Section I.B Intent:

Despite having been designated and zoned for commercial uses for over 20 years the approximately 11.3 acre parcel at the southwest corner of 75th street and Meadowridge Drive has remained vacant and undeveloped. It is the intent to amend the provisions of this Plan Description to permit the rezoning and development of this 11.3 acres parcel for residential purposes consistent with the provisions set forth in section A-2.1 and A-5.1, as hereby amended.

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That the following Section III. A.2.2 be modified:

A-2.1. General Regulations Applicable to the Multiplex Parcel:

A-2.2 Statement of Intent

a. Neighborhood 2

Neighborhood 2 referenced as such within this document and on the Preliminary Plan

attached hereto, shall be approximately 33 gross acres, with a minimum of 25 acres and a maximum of 35 acres, designated as "Multiplex". Upon approval of this document, this parcel shall be designated R-4A(S) Two-Family Planned Development on the City of Aurora Zoning Map. Additionally, this parcel will also include approximately eight acres of private open space, stormwater detention/retention. These areas are intended for the construction of 280 ± Multiplex dwellings. Notwithstanding the foregoing, that parcel located at the southwest corner of Meadowridge Drive and 75th Street that was originally identified as Commercial Parcel with B-2(S) zoning is hereby designated Multiplex Parcel consistent with section A-2.2 through 2.9 of this Plan Description. This parcel is intended for development of eighty (80) front-loaded townhome units. That portion of said property consisting of approximately 8.61 acres as referenced as Parcel A and described in Exhibit A shall be zoned R-4A(S).

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That the following Section III. A-4.2 be modified:

A-4.1. Regulations Applicable to The Commercial Parcels:

A-4.2 Statement of Intent
a. Commercial Parcels

The Commercial Parcels referenced as such within this document and on the Preliminary Plan attached are approximately 47 gross acres for auto/commercial and 5 acres commercial/office, with a minimum of 40 acres and a maximum of 53 acres and designated as "Commercial". Upon approval of this document, this parcel shall be designated as B-2(S) General Retail Planned Development on the City of Aurora Zoning Map. This parcel shall be used for general retail, office and business uses as permitted in the B-2(S) General Retail District with special use for a planned unit development. Notwithstanding the foregoing, that parcel consisting of approximately 11.3 acres located at the southwest corner of Meadowridge Drive and 75th Street is hereby amended from Commercial Parcel with B-2(S) zoning to Multiplex Parcel with R-4A(S) zoning and Conservation, Open Space and Drainage Parcel with OS-1(S) zoning.

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That the following Section III.A-5.1 shall be added immediately following Section III. A-4.9

A-5.1. General Regulations Applicable to all OS-1 Conservation, Open Space and Drainage Parcel:

3.1 Parcel Size and Use Designation

The subject property referenced as Parcel B and described in Exhibit "A", contains approximately 2.69 acres. Upon approval of this document, said property shall be

designated as OS-1 Conservation, Open Space, and Drainage District with a Special Use for a 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 Conservation, Open Space, and Drainage District.

3.2 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 will be developed as open space and drainage.

3.3 Permitted Uses

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

3.4 General Provisions

The property shall be governed by the provisions of the Aurora Zoning Ordinance, Section 6.4, OS-1 Conservation, Open Space, and Drainage District.

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