

EXHIBIT "B"
PLAN DESCRIPTION REVISION
For the property located at north of Hafenrichter Road, east of Barrington Drive, and
west of Whitethorn Drive

Casefile: WH05/1-18.151-PD/R/Ppn/Psd

Owner: Oak Hill Sales LLC
1807 S. Washington Street #110
Naperville, IL 60565

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

Ordinance Number of
Special Use Planned Development: O05-039

Date Special Use Planned Development
Approved by City Council: March 22, 2005

Said New Song Highlands Plan Description is hereby revised and amended for the property legally described in Exhibit "A" as follows:

That the following Section III. A.1 be modified:

A. ZONING

The Development ~~shall be divided into~~ **consists of two three zoning** parcels, Parcel A, and Parcel B, **and Parcel C** legally described on Attachment "A". ~~Development of each parcel described on Attachment "A", and generally depicted on Attachment "B".~~

The Development was originally approved pursuant to ordinances O05-037 and O05-039 which approved development of a religious institution and twenty (21) single family homes. In 2010 the City of Aurora approved a revised preliminary plan and plat pursuant to resolution R10-083, which resolution modified the boundaries of the religious institution and permitted development of thirty four (34) single family homes. The 2010 resolution failed to modify the Plan Description contained in the 2005 ordinances. This Plan Description Revision to 2005 ordinances is intended to align the Plan Description with the 2010 resolution and a preliminary plan and plat to be approved by separate resolution. The Plan Description as follows shall hereafter govern Parcel A, B, and C.

- 1 . Parcel A, ~~that parcel lying adjacent to the extension of Bayfield Drive and Seaview Drive and those parcels lying north and south of the extension of Whitethorn Drive~~ **as depicted**

on Attachment B.

1.1 Parcel Size and Use Designation

The subject property referenced within this as Parcel A and on the Parcel Map shown on Attachment “B”, contains + 4.64 12.097 acres. ~~Upon approval of this document, said property shall be~~ Parcel A is designated as R-1 Single Family Dwelling District with a special use for a planned development on the City of Aurora Zoning Map, and be regulated by Section 44.2- 7.5 of the Aurora Zoning Ordinance as modified herein.

1.2 Statement of Intent

The R-1 Single Family Dwelling District has been chosen as the underlying base zoning for ~~this development~~ Parcel A 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~~ Parcel A will be developed as Single Family Residential Units. Access to the property will be from the extension of existing ~~internal roadways~~ roadways stubs and the property line.

1.3 Specific Rules and Definitions

The City may approve Final Plans that contain variations up to 10% of the requirement from Sections A-1.5, b, c, and d of this plan description pertaining to Signs, Landscaping & Screening, and Parking & Loading, and Section A-1.9 pertaining to Bulk Restrictions. Variations above 10% shall be requested through the Final Plan process with a public hearing as outlined in Section ~~45~~ 11 of the AZO.

1.4 Permitted Uses

~~This property~~ Parcel A shall be limited to those uses permitted in the R-1 Single Family Dwelling District, Section 44.2- 7.5 only.

1.5 General Provisions

The development of Parcel A shall be governed by the provisions of the Aurora Zoning Ordinance, Section 44.2- 7.5 R-1 Single Family Dwelling District, unless modified by the following provisions:

a. Plan Approval

Parcel A shall be subject to final plan approval pursuant to ~~Section 14.6-11(b)~~ 10.6-10.2, entitled “Procedures for approval of plans” subsection “Final plans”, of the Aurora zoning ordinance and shall contain all information as described on Attachment “C”, Required Components of Final Plans.

b. Signs

All signs shall be pursuant to the “Aurora Sign Ordinance” and the Special Sign District regulations attached hereto as Attachment E to the Plan Description, and incorporated herein. Notwithstanding the foregoing, the owner of Parcel A shall be permitted a marketing sign on Parcel B provided said sign complies with the height and size limitation contained in the Aurora sign ordinance.

c. Landscaping and Screening

All Landscaping and screening shall be pursuant to Attachment “D”, Landscaping Requirements.

d. Parking and Loading

All parking and loading shall be pursuant to Section ~~40~~5.13, “Off-Street Parking and Loading” of the Aurora Zoning Ordinance.

f. Specific Restrictions

Design and construction standards for lakes and blue/green detention areas shall be pursuant to the Kane County Stormwater Ordinance requirements as adopted by the City.

1.6 Nonconforming Zoning Lots, Structures, and Uses

All nonconforming zoning lots, structures, and uses shall be pursuant to Section ~~6~~5.8, “~~Nonconforming Zoning Lots, Structures, and Uses~~” of the Aurora Zoning Ordinance.

1.7 Special Uses

All special uses pursuant to Section ~~7~~10.6, “Special Uses”, of the Aurora Zoning Ordinance shall be established in accordance with Section 44 10, “Administration” of the Aurora Zoning Ordinance.

1.8 Accessory Buildings and Uses

All Accessory structures and uses shall be pursuant to Section ~~8~~4.4, entitled “~~Accessory Buildings and Uses~~ Uses & Structures” of the Aurora Zoning Ordinance.

1.9 Bulk Restrictions

- a. Maximum Lot Area Coverage by Building and Pavement – 40% of the lot area
- b. Minimum Lot Size and Width – 8,000 square feet and 60 feet wide at 25 foot front setback line
- c. Require Setback Areas – The minimum required setback areas for this development shall be as follows:

- Front yard- 25 feet
- Rear yard – 20 feet
- Side yard – 6 feet
- Exterior Side yard – 15 feet

d. Permitted Obstructions in Required Setback Areas

Obstructions in required setback areas shall be pursuant to Section ~~5.4~~5.9 “~~Permitted Obstructions in Required Yard Areas~~” of the Aurora Zoning Ordinance.

e. Maximum Height – The maximum height of structures shall be 35 feet.

1.10 Building Elevations

Building Elevations shall be presented for approval with the Final Plat and/or 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.

* * * * *

That the following Section III. A.2 be modified:

2. Parcel B, ~~that parcel lying adjacent to Hafenrichter Road~~

2.1 Parcel Size and Use Designation

The ~~subject~~ property referenced within this document as Parcel A B and ~~on the Parcel Map shown on~~ depicted on Attachment “B”, contains + 14.07 4.039 acres. Upon approval of this document, said property shall be Parcel B is designated as R-1 Single Family Dwelling District with a special use for a planned development on the City of Aurora Zoning Map, and be regulated by Section 11.2 of the Aurora Zoning Ordinance as modified herein. This Plan Description Revision does not otherwise modify the provisions applicable to Parcel B under ordinances O05-037, O05-039, and O10-083 and resolutions PDFNL10-004 and PDFNL10-005.

* * * * *

That the following Section III.A.3 shall be added immediately following Section III. A.2.10

3. Parcel C

3.1 Parcel Size and Use Designation

The property referenced within this Plan Description Revision as Parcel C and depicted on Attachment “B”, contains approximately 4.04 acres. Parcel C is designated as R-1 single family dwellings with a special use for a planned development on the City of Aurora Zoning Map.

3.2 Statement of Intent

Parcel C shall serve as stormwater detention for the development hereby contemplated and shall be encumbered by a stormwater management easement that governs its limited use and operation.

3.3 Permitted Uses

Parcel C shall be used only consistent with the provision of the stormwater maintenance easement.

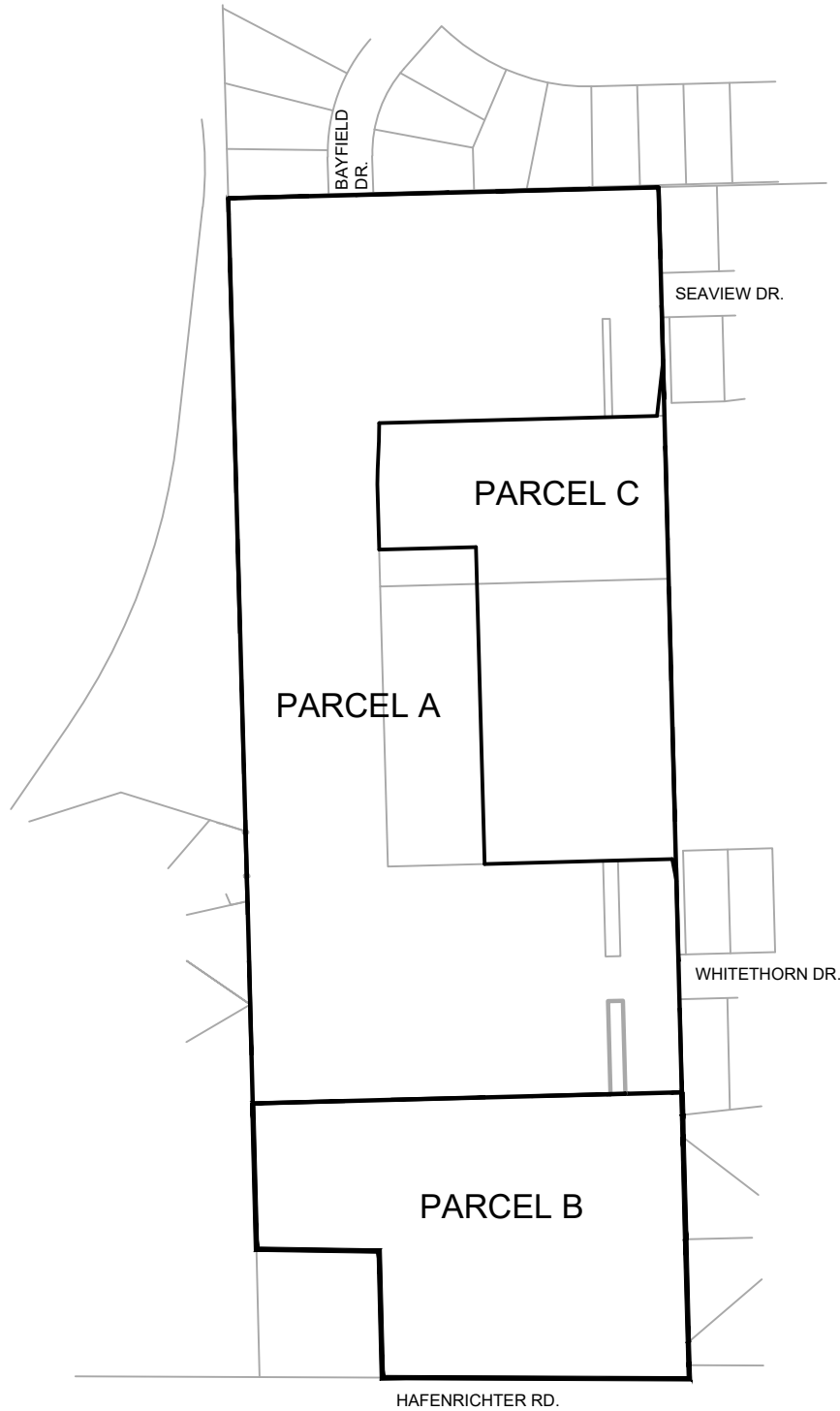
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That the following Section VI shall be modified:

- VI. Attachment "A" – Legal Description of Development Parcels
- Attachment "B" – ~~Preliminary Plan and Plat~~ Parcel Map
- Attachment "C" – Required Components of Final Site Plan
- Attachment "D" – Landscaping Requirements
- Attachment "E" – Special Sign District

* * * * *

Attachment B



DATE: 04-15-19



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LAURELTON PLACE PARCEL MAP

AURORA



ILLINOIS SCALE: 1"=250'