

Exhibit “B”

Plan Description

For the Maruti Subdivision located at 1271 N. Lake Street, Aurora, IL 60506

Upon approval of this document, said property shall be designated as B-2(S) Business District, General with a Special Use for a Planned Development on the City of Aurora Zoning Map, and be regulated by Section 8.3 of the Aurora Zoning Ordinance with the following exceptions pursuant to the Special Use Planned Development:

A. Use Regulations

This property shall be subject to the Use Regulations in the B-2(S) Business District, General District, Section 8.3-4, with the following modifications:

- (1) The Subject Property may be permitted up to one (1) total of the following additional use:
 - a. Restaurant with a drive-through facility (2530)

B. Bulk Standards

This property shall be subject to the Bulk Restrictions in the B-2(S) Business District, General District, Section 8.3-5, and the Section 5 Bulk Restrictions Section with the following modifications:

- (1) The minimum setbacks shall be as following:
 - a. Front Yard – 14 feet with an exception of the patio fencing, which may encroach into the front yard setback up to 2 feet.
 - b. Interior Side Yard – 0 feet
 - c. Rear Yard – 6 feet

All property developed under this plan description shall otherwise conform to the requirements of the City’s B-2(S) Business District, General zoning district classification.