

EXHIBIT “B”/ ATTACHMENT “C”

A PLAN DESCRIPTION FOR SALERNO PROPERTY
LOCATED AT 285 NE INDUSTRIAL DRIVE
CONSISTING OF 8.22 ACRES

A Plan Description for the property at the 285 NE Industrial Avenue with M-1(S) Manufacturing District, Limited Zoning, with a Special Use Planned Development for the Salerno Property Development Pursuant to Section 10.6-6 of the Aurora Zoning Ordinance.

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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.
- 40.0 To plan and promote industrial, office, office-research development in areas suited to such development and to minimize the negative impacts of industries on surrounding land uses and the environment
- 40.0(2) To promote a balanced distribution of industries within the City.
- 40.1(7) To encourage improvements in existing industrial areas that minimize industrial blight and reduce incompatibilities with neighboring land uses.

II. GENERAL CHARACTER

A. EXISTING CONDITIONS

1. Subject Property

The Subject Property consists of approximately 8.22 acres lying at the dead end NE Industrial Drive, north of Sullivan Road. The property currently utilized as an office, repair and maintenance facility, and indoor and outdoor equipment and vehicle storage uses for Windy City Amusements. The property lies within the West School District #129 boundaries. The property is currently zoned M-1 Manufacturing District, Limited and R-1 One Family Dwelling District. The City of Aurora Comprehensive Plan designates the Subject Property as Utilities.

2. Surrounding Property

North: The surrounding property to the north is zoned ORI(S), Office Research Light Industrial with a Special Use Planned Development, and is currently vacant. The City of Aurora Comprehensive Plan designates the property as Office Research Light Industrial.

South: The surrounding property to the south is zoned M-1(S) Manufacturing District with a Special Use Planned Development, and is currently vacant. The City of Aurora Comprehensive Plan designates the property as Utilities.

East: The surrounding properties to the east are zoned M-1 Industrial, with industrial use, and the City of Aurora Comprehensive Plan designates the property as Industrial.

West: The surrounding property to the west is zoned M-1(S) Manufacturing District with a Special Use Planned Development, and currently is owned by Com Ed with utilities and utilities services use. The City of Aurora Comprehensive Plan designates the property as Utilities.

III. DEVELOPMENT STANDARDS FOR EACH PARCEL

A. ZONING

The Subject Property shall be one zoning parcel(s) as legally described on Attachment "A", and generally depicted on Attachment "B".

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

1. Parcel A – M-1(S) Manufacturing District, Limited

1.1. Parcel Size and Use Designation

The zoning parcel referenced within this document as Parcel A contains approximately 8.22 acres. Upon approval of this document, said property shall be designated as M-1(S) Manufacturing District, Limited 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 9.2 titled M-1 Manufacturing District, Limited.

1.2. Statement of Intent

The M-1 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 developed with Light Industrial (3100) uses for Windy City Amusements. Access to the property will be from a full access point off of NE Industrial Avenue.

1.3 Use Regulations

1. This property shall be limited to those uses permitted in the M-1 District, Section 9.2, with the following modifications:
 - a. The following uses shall be prohibited:
 - (1) Dwelling Unit. Dwelling accommodations as may be needed to house caretaker or watchman employed on the premises, and their families.

IV. 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.

V. LIST OF ATTACHMENTS

ATTACHMENT "A" – LEGAL DESCRIPTION OF DEVELOPMENT PARCELS
ATTACHMENT "B" – MAP OF DEVELOPMENT PARCELS

ATTACHMENT "A"
LEGAL DESCRIPTION OF DEVELOPMENT PARCELS

PARCEL A

Parcel Number(s):15-10-251-013 and 15-10-251-019

Commonly known as: 285 NE Industrial Drive being north of Sullivan Road, west of Industrial drive and south of Mettel Road located in Kane County.

THAT PART OF THE EAST HALF OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE CENTER OF SAID SECTION 10 AND THENCE RUNNING NORTH ALONG THE NORTH AND SOUTH CENTER LINE OF SAID SECTION 10 A DISTANCE OF 771.3 FEET TO THE POINT OF INTERSECTION OF SAID CENTER LINE WITH THE NORTH LINE OF LAND CONVEYED TO PUBLIC SERVICE COMPANY OF NORTHERN ILLINOIS BY DEED DATED MARCH 13, 1951 AND RECORDED ON MARCH 13, 1951 IN BOOK 1533, PAGE 42, AS DOCUMENT 670108; THENCE EASTERLY ALONG SAID NORTH LINE A DISTANCE OF 220 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING EASTERLY ALONG SAID NORTH LINE AND THE NORTH LINE OF LAND OF PUBLIC SERVICE COMPANY OF NORTHERN ILLINOIS BY DEED DATED FEBRUARY 26, 1951 AND RECORDED ON JULY 3, 1951 IN BOOK 1548 PAGE 529 AS DOCUMENT 677649, A DISTANCE OR 397.93 FEET TO THE NORTHEAST CORNER OF SAID LAND CONVEYED BY DOCUMENT 677649; THENCE SOUTH ALONG THE EAST LINE OF LANDS CONVEYED BY DOCUMENT 677649 A DISTANCE OF 685.43 FEET; THENCE NORTHWESTERLY AT AN ANGLE OF 149 DEGREES 36 MINUTES 00 SECONDS TO THE RIGHT WITH A PROLONGATION OF THE LAST DESCRIBED COURSE, 786.24 FEET TO THE POINT OF BEGINNING, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

THAT PART OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE SOUTH ALONG THE WEST LINE OF SAID NORTHEAST QUARTER 1,456.95 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "A"; THENCE SOUTH ALONG SAID WEST LINE 419.43 FEET; THENCE SOUTH 88 DEGREES 15 MINUTES 00 SECONDS EAST 220 FEET FOR THE POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 15 MINUTES 00 SECONDS EAST 399 FEET; THENCE NORTH 2 DEGREES 48 MINUTES 00 SECONDS EAST 419.3 FEET TO A LINE DRAWN SOUTH 88 DEGREES 15 MINUTES 00 SECONDS EAST FROM POINT "A" AFORESAID; THENCE NORTH 88 DEGREES 15 MINUTES WEST 642.9 FEET TO SAID POINT "A"; THENCE SOUTH 27 DEGREES 39 MINUTES EAST 481.2 FEET TO THE POINT OF BEGINNING, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

ATTACHMENT "B"
MAP OF DEVELOPMENT PARCELS

Location Map (1:5,000):

