

**Exhibit "B"**

Revision to the Plan Description for Lot 3 of River Street Plaza, Phase One Resubdivision approved by Ordinance No. O06-019 on March 28, 2006, and then revised by Ordinance O17-021 on May 9, 2017.

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WHEREAS, Project Canvas is the owner of record for Lot 3 of River Street Plaza, Phase One Resubdivision legally described on Exhibit "A" of this ordinance.

WHEREAS, said Lot 3 is subject to the provisions of the Conditional Use (Previously called Special Use) Planned Development Plan Description ("River Street Plaza Plan Description") approved by the City of Aurora by Ordinance No. O06-019 on March 28, 2006, and then revised by Ordinance O17-021 on May 9, 2017.

WHEREAS, O06-019 on March 28, 2006, and then revised by Ordinance O17-021 on May 9, 2017, shall remain in full forth and effect except for the modifications included herein; and

WHEREAS, said River Street Plaza Plan Description is hereby revised and amended for Lot 3 as follows:

**Section III.A.1.4. Permitted Uses:**

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n. The following additional uses shall be permitted on Lot 3 of River Street Plaza, Phase One Resubdivision:

- 1. Retail sales or service (2100)
- 2. Caterer (2560), including but not limited to a full size commercial kitchen, banquet facility, cooking demos and tasting, classes, seminars, training, workshops and events.
- 3. Performing arts or supporting establishment (5100), including but not limited to concerts and plays
- 4. Art galleries and studios (5120)
- 5. Special Purpose Recreational institutions (5200), limited to fitness classes, ~~and~~ dance recitals, and arcades

o. The following additional accessory uses shall be permitted on Lot 3 of River Street Plaza, Phase One Resubdivision:

- 1. Religious Institutions (6400)
- 2. Sidewalk activities, pursuant to Section 8.7-4.3-A of the Aurora Zoning Ordinance.

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