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\* Recorded at Kane County<sup>1</sup> Recorder's Office on  
December 28, 1989 ; Rec.# 2017523

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PETITIONER: Farnsworth Development Venture Limited Partnership

CITY OF AURORA, ILLINOIS  
ORDINANCE NO. 089-38 \*  
DATE OF PASSAGE MAY 2, 1989

AN ORDINANCE PROVIDING FOR THE EXECUTION OF AN ANNEXATION AGREEMENT WITH THE OWNERS OF RECORD OF TERRITORY WHICH MAY BE ANNEXED TO THE CITY OF AURORA AND WHICH IS LOCATED SOUTH OF BUTTERFIELD ROAD NORTH OF I-88, WITH ONE PORTION WEST OF CHURCH ROAD AND THE OTHER PORTION EAST OF FARNSWORTH AVENUE

WHEREAS, the City of Aurora has a population of more than 25,000 persons and is, therefore, a home rule unit under Subsection (a) of Section 6 of Article VII of the Illinois Constitution of 1970; and

WHEREAS, subject to said Section, a home rule unit may exercise any power and perform any function pertaining to its government and affairs for the protection of the public health, safety, morals and welfare; and

WHEREAS, a proposed Annexation Agreement in the form of Exhibit "A", attached hereto and included herein by reference as if fully set forth, has been duly submitted to the Corporate Authorities of the City of Aurora with the request that all required hearings be held thereon, and requesting annexation to the City of Aurora of a certain territory therein described, subject to the terms and conditions of said Annexation Agreement, pursuant to Chapter 24, Article 11-15.1-1 et seq. Illinois Revised Statutes, 1985, as amended; and

WHEREAS, the Corporate Authorities of the City of Aurora caused a notice to be prepared describing in general the terms and conditions of the proposed Annexation Agreement and stating the time and place of a public hearing to consider the proposed Annexation Agreement; and

WHEREAS, such notice of the public hearing was duly published not less than 15 nor more than 30 days prior to the hearing, in a newspaper of general circulation in the City of Aurora; and

WHEREAS, the City Council held a public hearing in the City upon the proposed Annexation Agreement as specified in such notice; and

\* Recorded at Kane County Recorder's Office  
on December 28, 1989; Doc. # 2017523

WHEREAS, the Aurora Planning Commission has held a public hearing on the petition to enter into said Annexation Agreement and the zoning amendment therein provided after due publication of notice of hearing and has submitted a recommendation to the City Council of the City of Aurora to approve the annexation of said property to the City of Aurora subject to certain conditions and, further, to place said property in the Planned Development District Zoning Classification as provided in said Agreement; and

WHEREAS, all public hearings and other action required to be held or taken prior to the adoption and execution of said Annexation Agreement in order to make the same effective have been held or taken pursuant to notice as required by law and in accordance with all requirements of law; and

WHEREAS, Exhibit "A", attached hereto and included herein by reference as if fully set forth, in its present form, has been on file with the City Clerk of the City of Aurora for public inspection for at least one week; and

WHEREAS, the Corporate Authorities, after due investigation and consideration, and following the aforesaid public hearings, have determined that entering into the Annexation Agreement in the form of Exhibit "A", attached hereto and included herein by reference as if fully set forth, will serve the public good and benefit the City of Aurora.

NOW, THEREFORE, BE IT ORDAINED by the City council of the City of Aurora, Kane and DuPage Counties, Illinois, as follows:

Section One: That said City Council finds as fact all of the preamble recitals of this Ordinance.

Section Two: That the Mayor and City Council hereby find as fact all of the Preambles of this Ordinance, as well as the Preambles contained in the Annexation Agreement in the form of Exhibit "A", attached hereto and included herein by reference as if fully set forth.

Section Three: That the Annexation Agreement in the form of Exhibit "A" attached hereto and included herein by reference as if fully set forth, and incorporated in and made a part of this Ordinance, is hereby approved and the Mayor of the City of Aurora is hereby authorized and directed to execute such Annexation Agreement on behalf of the City, and the City Clerk is hereby authorized and directed to attest the Mayor's signature and affix the corporate seal of the City thereto.

Section Four: That such number of duplicate originals of said Annexation Agreement may be executed as the Mayor shall determine.

Section Five: That this Ordinance shall take effect and be in full force and effect upon and after its passage, approval and publication in pamphlet form as required by law.

PRESENTED to the City Council of the City of Aurora, Illinois on

MAY 2, 1989.

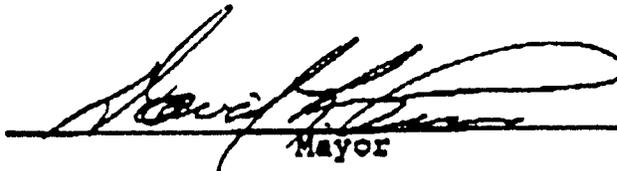
PASSED AND APPROVED by the City Council of the City of Aurora,

on MAY 2, 1989.

AYES 8 NAYS 0 NOT VOTING 0

SIGNED by the Mayor of the City of Aurora, Illinois, on

MAY 2, 1989.

  
\_\_\_\_\_  
Mayor

ATTEST

  
\_\_\_\_\_  
City Clerk

This instrument prepared by:  
Division of City Planning  
44 E. Downer Place  
Aurora, Il. 60507

Case File No. A-89-825-PA

Parcel Number 12-36-300-013; 12-35-476-001; 15-02-100-004;  
15-02-200-018; 15-01-301-009; 15-01-301-010;  
15-01-301-011; 15-01-151-005; 15-01-101-019;  
15-01-101-017; 12-36-300-007; 12-36-300-016;  
15-01-101-006; 15-01-101-007; 12-36-300-015

PR/JM  
05/05/89

AB2700

ORIGINAL

PD-048

PETITIONER: Farnsworth Development Venture Limited Partnership

CITY OF AURORA, ILLINOIS  
ORDINANCE NO. 089-39  
DATE OF PASSAGE MAY 2 1989

AN ORDINANCE ANNEXING CERTAIN PROPERTY  
TO THE CITY OF AURORA PURSUANT TO AN  
APPROVED ANNEXATION AGREEMENT

WHEREAS, the City of Aurora has a population of more than 25,000 persons and is, therefore, a home rule unit as defined in Article VII, Section 6(a) of the 1970 Constitution of the State of Illinois; and

WHEREAS, said Section of the Constitution authorizes a home rule unit to exercise any power and perform any function pertaining to its government and affairs; and

WHEREAS, the parties indicated on Exhibit "B" are the owners of record, and Farnsworth Development Venture Limited Partnership the contract purchaser, of the real estate legally described on Exhibit "A", attached hereto and incorporated herein by reference as if fully set forth, and

WHEREAS, on May 2, 1989 the above-mentioned parties, as owners of record of the real estate legally described on Exhibit "A", entered into a Annexation Agreement with the City of Aurora providing, pursuant to annexation, that said real estate be placed in a certain zoning category; and

WHEREAS, said Annexation Agreement as approved by Ordinance 089-39, dated as executed on May 2, 1989, is hereby made a part hereof and incorporated herein by reference as if fully set forth; and

WHEREAS, by petition dated December 6, 1989, the above-named parties, as owners of record of said real estate, petitioned the City of Aurora for annexation of said property in accordance with the provisions of Chapter 24, Section 7-1-8 of the Illinois Revised Statutes, 1983 as amended; and

WHEREAS, the above-named parties, as owners of record of the real estate legally described on said Exhibit "A", request that the property be placed in the Planned Development District Zoning Classification pursuant to the provisions of Ordinance No. 3100, being the Aurora Zoning Ordinance and the Zoning Map attached thereto; and

WHEREAS, the corporate authorities of the City of Aurora have determined that the property is contiguous to the City of Aurora and is

not within the corporate limits of any other municipality and that the petition in all other respects conforms to the requirements of law; and

WHEREAS, due statutory notice has been given to; the County Highway Commissioner, County Auditor, County Election Board, the Township Highway Commissioner, all Township Trustees, and any Fire Protection and Library Districts in which the real property legally described on said Exhibit "A" is located.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Aurora, Kane and DuPage Counties, Illinois as follows:

Section One: That the City Council of the City of Aurora, Illinois, finds as facts all of the recitals in the preamble of this Ordinance.

Section Two: That the real estate described on Exhibit "A", attached hereto and incorporated herein by reference as if fully set forth be, and the same is, hereby annexed to the City of Aurora, Illinois.

Section Three: That the property to the far side of any adjacent public right of way and all of every public right of way within the annexed area be, and the same is, hereby also annexed.

Section Four: That the corporate limits of the City of Aurora be, and the same are, hereby extended to include the territory hereby annexed to the City of Aurora, Illinois.

Section Five: That the real estate legally described on said Exhibit "A", be, and the same is, hereby placed in the Planned Development District Zoning Classification, pursuant to the provisions of Ordinance No. 3100, being the Aurora Zoning Ordinance and the Zoning Map attached thereto.

Section Six: That Ordinance No. 3100, being the Aurora Zoning Ordinance and the Zoning Map attached thereto, be, and the same is, hereby amended to conform to the provisions of this Ordinance.

Section Seven: That the City Clerk of the City of Aurora, be, and the same is, hereby authorized and directed to file with the Kane County Clerk and record with the Kane County Recorder of Deeds a certified copy of the ordinance, together with an accurate plat of the territory annexed, which plat should be certified as to its correctness and attached hereto as Exhibit "B".

Section Eight: That this ordinance shall take effect and be in full force and effect upon its passage, signing, recording and filing as provided by law.

Section Nine: That all ordinances or part of ordinances in conflict herewith are hereby repealed insofar as any conflict exists.

Section Ten: That any section, phrase or paragraph of this ordinance that is construed to be invalid, void or unconstitutional shall not affect the remaining sections, phrases or paragraphs of this ordinance which shall remain in full force and effect.

PRESENTED to the City Council of the City of Aurora, Illinois on

MAY 2, 1989.

PASSED AND APPROVED by the City Council of the City of Aurora,

on MAY 2, 1989.

AYES 8 NAYS 0 NOT VOTING 0

SIGNED by the Mayor of the City of Aurora, Illinois, on

MAY 2, 1989.

  
\_\_\_\_\_  
Mayor

ATTEST

  
\_\_\_\_\_  
City Clerk

This instrument prepared by:  
Division of City Planning  
44 E. Downer Place  
Aurora, Il. 60507

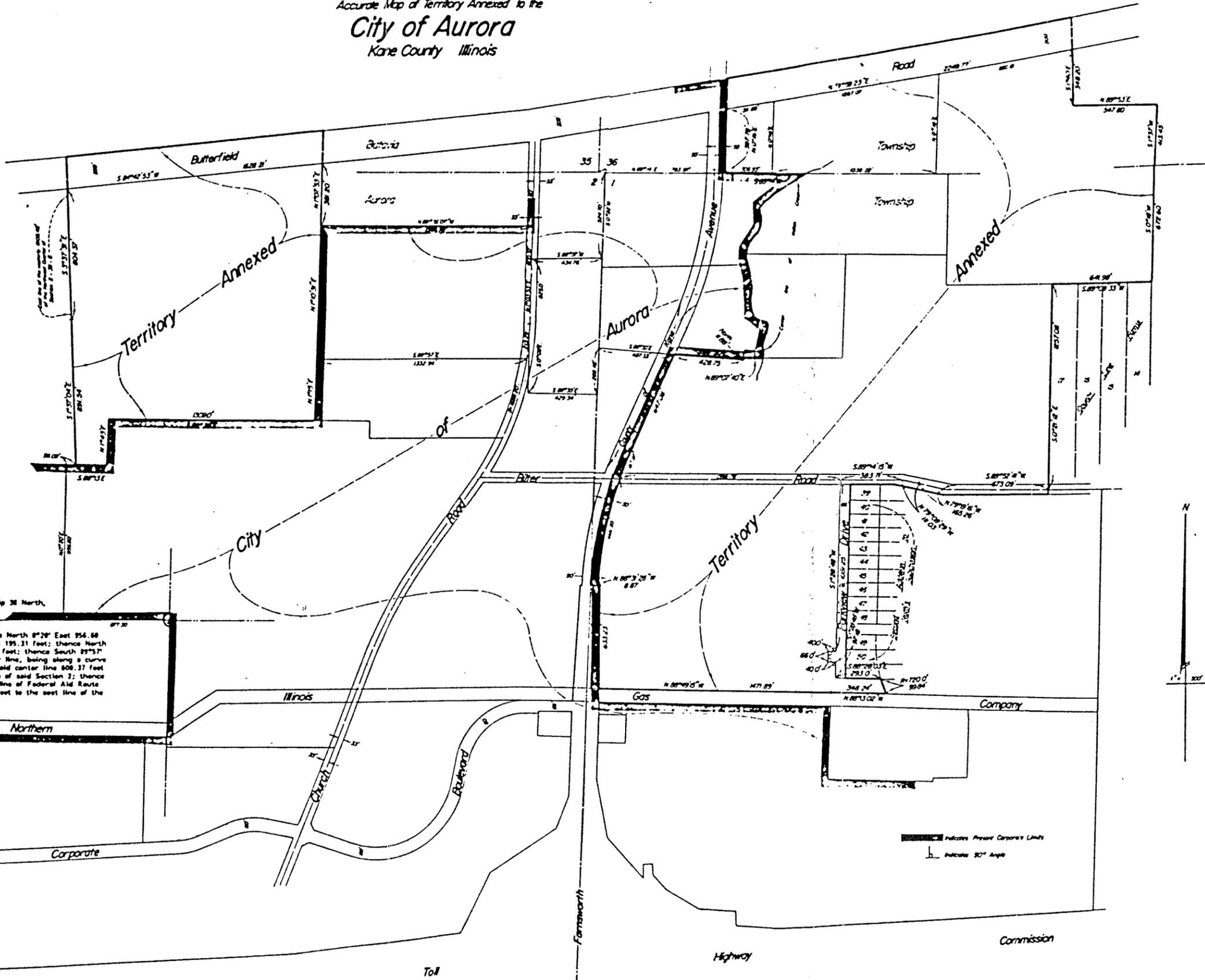
Case File No. A-89.826-A

Parcel Number 12-36-300-013; 12-35-476-001; 15-02-100-004;  
15-02-200-018; 15-01-301-009; 15-01-301-010;  
15-01-301-011; 15-01-151-005; 15-01-101-019;  
15-01-101-017; 12-36-300-007; 12-36-300-016;  
15-01-101-006; 15-01-101-007; 12-36-300-015

Accurate Map of Territory Annexed to the City of Aurora Kane County Illinois

This is to certify that the plot hereon drawn is a correct representation of that part of Section 1, Township 36 North, Range 8 East and part of the South Half of Section 36, Township 39 North, Range 8 East of the Third Principal Meridian described as follows: Commencing at a point that is 324.79 feet South 87°27' West of the northwest corner of the Northwest Quarter of said Section 1; thence South 88°37' West 434.76 feet to the center line of a public road; thence South 89°09' East 425.0 feet; thence South 89°36' East 429.54 feet to the west line of said Northwest Quarter; thence northerly along said west line 284.42 feet; thence South 86°30' East 447.33 feet to the easterly line of a tract conveyed to the County of Kane by Document 1115916 for a point of beginning; thence continuing South 86°30' East 428.75 feet to a point that is 916.86 feet South 86°30' East of the west line of said Northwest Quarter; thence North 11.86 feet; thence North 89°14' East to the center line of Indian Creek; thence northerly along said center line to the north line of the Northwest Quarter of said Section 1; thence South 89°14' West along said north line to a point that is 733.97 feet North 89°14' East of the southwest corner of said Section 36; thence North 0°18' East 397.79 feet to the southerly line of Illinois State Route No. 56 (Butterfield Road); thence North 79°59'23" East along said southerly line 1364.96 feet to a line drawn North 0°18' East from a point on the south line of said Section 36 that is 2139.12 feet North 89°14' East of the southwest corner thereof; thence North 79°59'23" East along said southerly line 898.81 feet; thence North 1°00' East 384.29 feet; thence North 89°51' East 847.88 feet; thence North 1°37' West 411.85 feet to the south line of said Section 36; thence South 0°18' West 672.60 feet to the northeast corner of Lot 14 in County Line Farms, Town of Aurora, Kane County, Illinois; thence South 89°09'33" West along a north line of said County Line Farms 641.98 feet to the northwest corner of Lot 17 in said County Line Farms; thence South 82°11'2" East along the west line of said Lot 17, 1257.04 feet to the southwest corner of said Lot (being on the center line of Biltzer Road); thence South 89°52'41" West along said center line 673.09 feet; thence North 79°19'18" West along said center line 148.74 feet; thence North 79°04'27" West along said center line 111.83 feet; thence South 89°18'15" West along said center line 83.71 feet to the northeast corner of Second Addition to Ruth's Subdivision, Town of Aurora; thence South 1°28'48" West along the west line of said Second Addition; 1951.25 feet to an angle in said west line; thence North 88°31'12" West at right angles to the last described course 48.0 feet; thence South 1°28'48" West at right angles to the last described course 64.0 feet; thence South 88°31'12" East at right angles to the last described course 48.0 feet; thence South 1°28'48" West at right angles to the last described course 67.18 feet to the southwest corner of said Second Addition; thence South 88°28'02" East along the south line of said Second Addition 293.0 feet to the easterly line of First Addition to Ruth's Subdivision, Town of Aurora; thence southeasterly along said easterly line, being along a curve to the left having a radius of 729.0 feet, 99.84 feet to the northerly line of a tract of land conveyed to Northern Illinois Gas Company by Deed recorded as Document 892412; thence North 88°13'02" West along said northerly line 346.24 feet; thence North 88°09'15" West along said northerly line 1671.89 feet to the easterly line of Parcel E-1C-219, 1 of the tract of land conveyed to the Illinois State Toll Highway Commission by Deed recorded as Document 52474; thence North 89°21'37" West along said easterly line 633.23 feet to the northeast corner thereof; thence North 88°31'28" West along the northerly line of said Toll Highway parcel 8.87 feet to the easterly line of a tract of land conveyed to the County of Kane by Deed recorded as Document 1045464; thence northeasterly along said easterly line, 1581.98 feet to the point of beginning together with that part of Butterfield Road lying northerly of and adjacent thereto, that part of Biltzer Road lying southerly of and adjacent thereto and that part of Parkview Drive lying easterly of and adjacent thereto and also that part of the North Half of Section 2, Township 36 North, Range 8 East of the Third Principal Meridian, and part of the South Half of Section 36, Township 39 North, Range 8 East of the Third Principal Meridian, described as follows: Commencing at the southwest corner of the Northwest Quarter of said Section 2; thence South 89°53' West along the south line of said Northwest Quarter 677.56 feet; thence North 0°20' East 954.68 feet; thence South 88°17' East 38.09 feet for a point of beginning; thence South 88°13' East 195.31 feet; thence North 1°43' East 284.46 feet; thence South 89°28' East 1309.0 feet; thence North 1°15' East 378.0 feet; thence South 89°53' East 1332.94 feet to the center line of Church Road; thence northeasterly along said center line, being along a curve to the left having a radius of 1688.26 feet, 213.29 feet; thence North 1°03'53" East along said center line 608.37 feet to a point that is 329.88 feet southerly, (measured along said center line) of the north line of said Section 2; thence North 89°36' West 1304.78 feet; thence North 1°07'53" East 381.26 feet to the southerly line of Federal Aid Route No. 131 (Butterfield Road); thence South 84°42'53" West along said southerly line 1628.21 feet to the east line of the westerly 1985.42 feet of the northwest Quarter of said Section 2; thence South 3°37'31" East along said east line 804.37 feet to a line drawn North 1°37'00" West from the point of beginning; thence South 1°37'00" East 891.94 feet to the point of beginning, (excepting therefrom that part thereof described as follows: Commencing at the southeast corner of the Northwest Quarter of said Section 2; thence South 89°53' West along the south line of said Northwest Quarter 677.56 feet; thence North 0°20' East 954.68 feet; thence South 88°13' East 38.09 feet; thence North 1°43' East 284.46 feet; thence South 89°28' East 1309.0 feet; thence North 1°15' East 378.0 feet for a point of beginning; thence South 89°53' East 1332.94 feet to the center line of Church Road; thence northeasterly along said center line, being along a curve to the left having a radius of 1688.26 feet, 213.29 feet; thence North 1°03'53" East along said center line 608.37 feet to a point that is 329.88 feet southerly, (measured along said center line) of the north line of said Section 2; thence North 89°36' West 1304.78 feet; thence South 1°10'31" West 821.86 feet to the point of beginning) together with that part of Butterfield Road lying northerly of and adjacent thereto, all in Aurora and Batavia Townships, Kane County, Illinois and containing 258.509 acres as shown. All distances are given in feet and decimal parts thereof.

Dated at Geneva, Illinois, December 20, 1968  
 J. M. [Signature]  
 No. 1768



Territory Annexed = 258.509 Acres

State of Illinois) ss Accepted and approved by the City Council of the City of Aurora, Illinois, this \_\_\_ day of \_\_\_, 1968.  
 County of Kane)

By Mayor \_\_\_\_\_ Attest City Clerk \_\_\_\_\_

3 2  
 10 11

2 1  
 11 12

PETITIONER: Farnsworth Development Venture Limited Partners

CITY OF AURORA, ILLINOIS  
ORDINANCE NO. 089-40  
DATE OF PASSAGE: MAY 2, 1989

AN ORDINANCE AMENDING ORDINANCE NO. 3100, BEING THE AURORA ZONING ORDINANCE AND THE ZONING MAP ATTACHED THERETO, BY REZONING PROPERTY LOCATED SOUTH OF BUTTERFIELD AND NORTH OF I-88, WITH ON PORTION WEST OF CHURCH ROAD AND THE OTHER PORTION EAST OF FARNSWORTH AVENUE, FROM M-1, ORI AND B-3 DISTRICT TO PDD DISTRICT

WHEREAS, the City of Aurora has a population of more than 25,000 persons and is, therefore, a home rule unit as defined in Article VII, Section 6(a) of the 1970 Constitution of Illinois; and

WHEREAS, said section of the Constitution authorizes a home rule unit to exercise any power and perform any function pertaining to its government and affairs; and

WHEREAS, the real estate described on Exhibit "A", attached hereto and incorporated herein by reference as if fully set forth and hereinafter referred to as said Exhibit "A" is owned by the owners listed on Exhibit "B", and partially by Farnsworth Development Limited Partnership, the contract purchaser of said real estate; and

WHEREAS, by petition dated December 6, 1988, the above-named owners and contract purchaser petitioned the City of Aurora to amend Ordinance No. 3100, being the Aurora Zoning Ordinance and the Zoning Map Attached Thereto, to rezone the real estate described on said Exhibit "A" from M-1 Manufacturing, ORI Office Research and Light Industrial, and B-3 Commercial Districts to PDD Planned Development District; and

WHEREAS, after referral of said petition from the Aurora City Council, and after due notice and publication of said notice, the Aurora Planning Commission conducted a public hearing on February 22 and March 8, 1989, made their requisite findings of fact as prescribed by Section 15.4-5 of said Ordinance No. 3100, and recommended approval of said petition to the Aurora City Council; and

WHEREAS, the City Council has reviewed said recommendation and concurs with the approval of the rezoning petition.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Aurora, Kane and DuPage Counties, Illinois, as follows:

Section One: That said City Council finds as fact all of the

preamble recitals of this Ordinance.

Section Two: That Ordinance No. 3100, being the Aurora Zoning Ordinance and the Zoning Map Attached Thereto be, and the same are, hereby amended to rezone the real estate described on Exhibit "A", attached hereto and incorporated herein by reference as if fully set forth and hereinafter referred to as said Exhibit "A" from M-1 Manufacturing, ORI Office Research and Light Industrial, and B-3 Commercial Districts to PDD Planned Development District.

Section Three: That this ordinance shall take effect and be in full force and effect upon its passage, signing, and publication as provided for by law.

Section Four: That all ordinances or parts of ordinances in conflict herewith are hereby repealed insofar as any conflict exists.

Section Five: That any section, phrase or paragraph of this ordinance that is construed to be invalid, void or unconstitutional shall not affect the remaining sections, phrases or paragraphs of this ordinance which shall remain in full force and effect.

PRESENTED to the City Council of the City of Aurora, Illinois, on

MAY 2, 1989.

PASSED AND APPROVED by the City Council of the City of Aurora,

on MAY 2, 1989.

AYES 8 NAYS 0 NOT VOTING 0

SIGNED by the Mayor of the City of Aurora, Illinois, on

MAY 2, 1989.

  
MAYOR

ATTEST:

  
City Clerk

This instrument prepared by:

Division of City Planning  
CITY OF AURORA  
44 E. Downer Place  
Aurora, Illinois 60507

Case File: A-89.827-Rz  
Parcel Number: See Exhibit "B"

Rezoning Map of Part of the City of Aurora Kane County Illinois

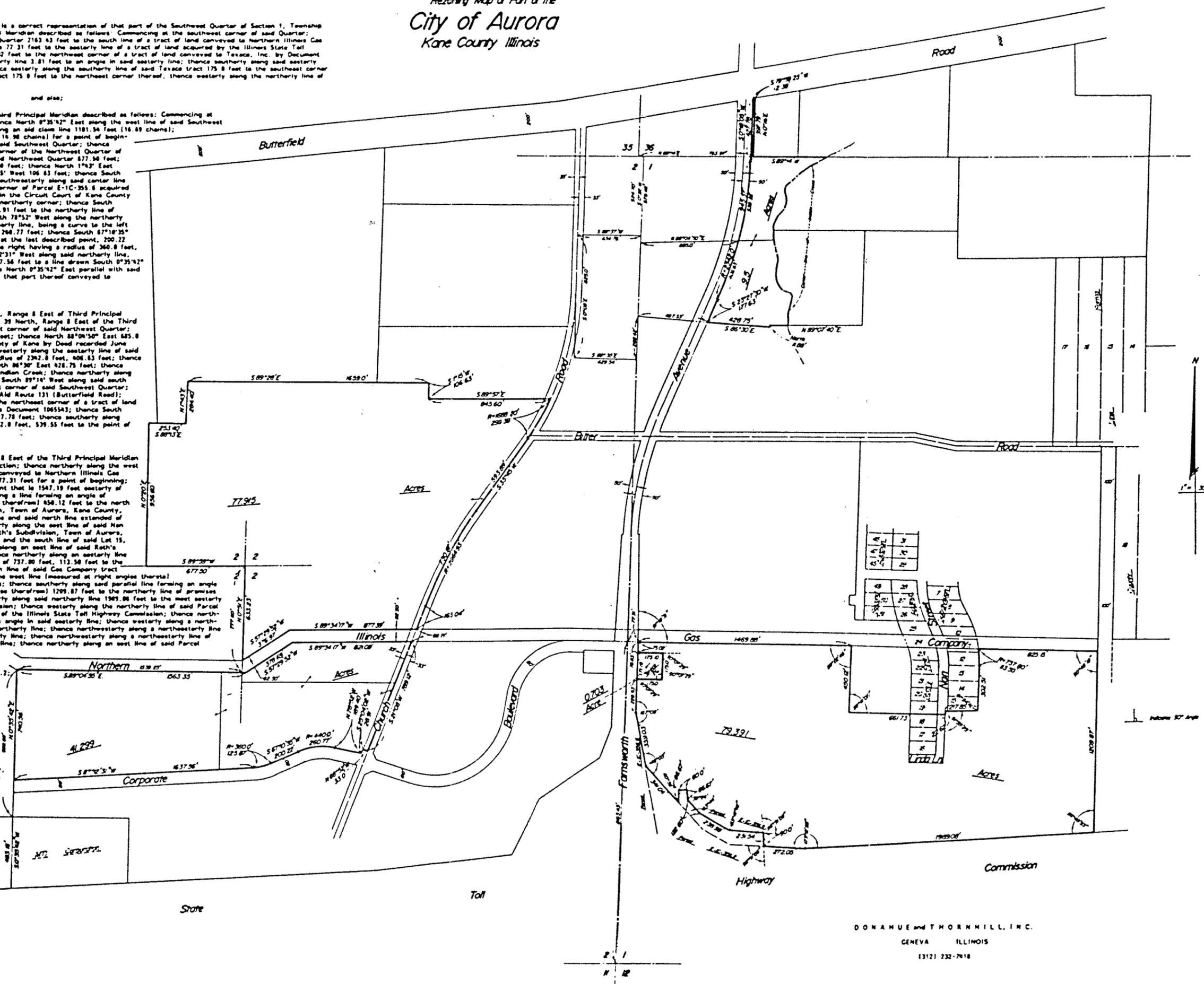
State of Illinois) This is to certify that the plat hereon shown is a correct representation of that part of the Southwest Quarter of Section 1, Township 36 North, Range 8 East of the Third Principal Meridian described as follows: Commencing at the southwest corner of said Quarter; thence northward along the west line of said Quarter 2163.43 feet to the south line of a tract of land conveyed to Northern Illinois Gas Company by Document 892912; thence eastward along said south line 77.31 feet to the east line of a tract of land conveyed to the Illinois State Toll Highway Commission; thence southward along said east line 75.82 feet to the northwest corner of a tract of land conveyed to Texaco, Inc. by Document 112516 for a point of beginning; thence southward along said east line 3.81 feet to an angle in said east line; thence southward along said east line 171.18 feet to the southeast corner of said Texaco tract; thence eastward along the southerly line of said Texaco tract 175.8 feet to the southeast corner thereof; thence northward along the easterly line of said Texaco tract 175.8 feet to the northeast corner thereof; thence westward along the northerly line of said Texaco tract 175.18 feet to the point of beginning.

that part of Section 7, Township 36 North, Range 8 East of the Third Principal Meridian described as follows: Commencing at the southwest corner of the Southwest Quarter of said Section; thence North 87°35'42" East along the west line of said Southwest Quarter 867.54 feet (114.64 chains); thence South 89°04'55" East along an old claim line 1181.54 feet (114.69 chains); thence North 87°35'42" East parallel with said west line 368.84 feet (114.96 chains) for a point of beginning; thence South 89°04'55" East 1539.23 feet to the east line of said Southwest Quarter; thence North 87°35'42" East along said east line 777.88 feet to the southeast corner of the Northwest Quarter of said Section 7; thence South 89°04'55" West along the south line of said Northwest Quarter 677.54 feet; thence North 87°35'42" East 958.88 feet; thence South 88°12'31" East 253.88 feet; thence North 1°04'31" East 728.88 feet; thence South 89°04'55" East 1659.8 feet; thence South 1°15' West 106.83 feet; thence South 89°04'55" East 895.88 feet to the center line of Church Road; thence southwesterly along said center line 2647.82 feet to a line drawn South 84°52' East from the northerly corner of Parcel E-1C-355.8 acquired by the Illinois State Toll Highway Commission through proceedings in the Circuit Court of Kane County under Case No. 37-694; thence North 84°52' West 33.8 feet to said northerly corner; thence South 25°04'52" West along the west line of said Toll Highway premises 28.91 feet to the northerly line of Corporate Boulevard as dedicated by Document 1750223; thence North 78°52' West along the northerly line of said Boulevard 189.88 feet; thence westerly along said northerly line, being a curve to the left having a radius of 360.8 feet, tangent to the last described course 268.77 feet; thence South 87°18'35" West along said northerly line, tangent to the last described curve at the last described point, 100.22 feet; thence westerly along said northerly line, being a curve to the right having a radius of 360.8 feet, tangent to the last described course 125.87 feet; thence South 87°12'31" West along said northerly line, tangent to the last described curve at the last described point, 1637.54 feet to a line drawn South 0°35'42" West parallel with said west line from the point of beginning; thence North 0°35'42" East parallel with said west line 798.54 feet to the point of beginning (excepting therefrom that part thereof conveyed to Northern Illinois Gas Company by Document 1118605).

that part of the Northwest Quarter of Section 1, Township 36 North, Range 8 East of Third Principal Meridian and part of the Southwest Quarter of Section 36, Township 36 North, Range 8 East of the Third Principal Meridian described as follows: Commencing at the northwest corner of said Northwest Quarter; thence South 87°22' West along the west line of said Quarter 579.48 feet; thence North 88°04'50" East 685.8 feet to the northeast corner of a tract of land conveyed to the County of Kane by Deed recorded June 6, 1948 as Document 187878 for a point of beginning; thence southwesterly along the easterly line of said County of Kane tract, being along a curve to the right having a radius of 2342.8 feet, 406.83 feet; thence South 22°17'30" West along said easterly line 177.63 feet; thence South 86°30" East 428.75 feet; thence North 11.88 feet; thence North 89°07'46" East to the center line of Indian Creek; thence northerly along said center line to the south line of said Southwest Quarter; thence South 89°11' West along said south line to a point that is 793.97 feet North 89°16" East of the Southwest corner of said Southwest Quarter; thence North 0°18' East 297.79 feet to the southerly line of Federal Aid Route 131 (Butterfield Road); thence South 79°59'23" West along said southerly line 12.38 feet to the northeast corner of a tract of land conveyed to the County of Kane by Deed on March 15, 1944 as Document 106584; thence South 0°18'05" West along the easterly line of said County of Kane tract 627.78 feet; thence southward along said easterly line, being a curve to the right having a radius of 2342.8 feet, 539.55 feet to the point of beginning.

that part of the South Half of Section 1, Township 36 North, Range 8 East of the Third Principal Meridian described as follows: Commencing at the southwest corner of said Section; thence northward along the west line of said Section 2163.43 feet to the south line of a tract of land conveyed to Northern Illinois Gas Company by Document 892912; thence eastward along said south line 77.31 feet for a point of beginning; thence continuing easterly along said south line 1469.88 feet to a point that is 1547.19 feet easterly of said west line (measured along said south line); thence southward along a line forming an angle of 89°22'08" with the last described course (measured counter-clockwise therefrom) 158.12 feet to the north line extended westerly of Lot 18, First Addition to Roth's Subdivision, Town of Aurora, Kane County, Illinois; thence easterly along said north line extended, the north line and said north line extended of said Lot 18, 861.73 feet to an east line of Nan Street; thence northerly along the east line of said Nan Street 22.62 feet to the south line extended westerly of Lot 15 in Roth's Subdivision, Town of Aurora, Kane County, Illinois; thence easterly along said south line extended and the south line of said Lot 15, 217.85 feet to the southeast corner of said Lot 15; thence northerly along an east line of said Roth's Subdivision 382.51 feet to a point of curvature in said east line; thence northerly along an easterly line of said Roth's Subdivision, being a curve to the left having a radius of 737.80 feet, 113.58 feet to the south line of said Gas Company tract; thence easterly along the south line of said Gas Company tract 825.15 feet to a line drawn parallel with and 100.8 feet westerly of the west line (measured at right angles thereto) of Lot 18, County Line Farms, Town of Aurora, Kane County, Illinois; thence southward along said parallel line forming an angle of 88°48'19" with the last described course (measured counter-clockwise therefrom) 1299.87 feet to the northerly line of premises acquired by the Illinois State Toll Highway Commission; thence westerly along said northerly line 1989.88 feet to the most easterly corner of Parcel E-1C-354.2 of the Illinois State Toll Highway Commission; thence westerly along the northerly line of said Parcel E-1C-354.2, 272.88 feet to the southwest corner of Parcel E-1C-354.8 of the Illinois State Toll Highway Commission; thence northerly along the easterly line of said Parcel E-1C-354.8, 98.8 feet to an angle in said easterly line; thence westerly along a northerly line of said Parcel E-1C-354.8, 231.34 feet to an angle in said northerly line; thence northwesterly along a northwesterly line of said Parcel E-1C-354.8, 238.99 feet to an angle in said northwesterly line; thence northwesterly along a northwesterly line of said Parcel E-1C-354.8, 122.88 feet to an angle in said northwesterly line; thence northerly along an east line of said Parcel E-1C-354.8, 86.87 feet to an angle in said east line; thence westerly along a north line of said Parcel E-1C-354.8, 86.8 feet to an angle in said north line; thence southward along a west line of said Parcel E-1C-354.8, 86.87 feet to a northwesterly line of said Parcel E-1C-354.2; thence northwesterly along said northwesterly line 381.88 feet to an angle in said northwesterly line; thence northerly along an easterly line of said Parcel E-1C-354.2, 359.83 feet to an east line of Parcel E-1C-354.6 of the Illinois State Toll Highway Commission; thence northerly along an east line of said Parcel E-1C-354.6, 228.93 feet to the southeast corner of a tract of land conveyed to Texaco, Inc., by Document 112516; thence easterly parallel with the south line of said Gas Company tract 175.8 feet to the southeast corner of said Texaco tract; thence northerly along the east line of said Texaco tract 175.8 feet to the northeast corner thereof; thence westerly parallel with the south line of said Gas Company tract 175.18 feet to an east line of said Parcel E-1C-354.8; thence northerly along said east line 75.82 feet to the point of beginning, all in the City of Aurora, Kane County, Illinois and containing 208.808 acres as shown. All distances are given in feet and decimal parts thereof.

Dated at Geneva, Illinois, August 15, 1994



DONAHUE and THORNHILL, INC.  
GENEVA ILLINOIS  
13121 232-7918

Revised 2/1/89, 2/16/89, 2/23/89,  
3/01/89, 3/06/89, 3/08/89,  
3/20/89,

\* Recorded at Kane County Recorder's  
Office on December 28, 1989;  
Doc. # 2017523

ANNEXATION AGREEMENT \*

THIS ANNEXATION AGREEMENT, hereinafter referred to as "AGREEMENT", made and entered into this 2nd day of May, 1989 by and between the City of Aurora, Illinois, a home rule municipal corporation, hereinafter called "CITY", and Albany Bank and Trust, Trust No. 11-3411; American National Bank & Trust Co. of Chicago, Trust No. 104848-06; Aurora National Bank Trust No. 844; Merchants National Bank Trust No. 3937; Aurora National Bank Trust No. 1943; Aurora National Bank Trust No. 5077; Aurora National Bank Trust No. 1682; Aurora National Bank Trust No. 666; Aurora National Bank Trust No. 1219; Julia S. Patterman, Kathryn M. Patterman; Aurora National Bank Trust No. 1972; Borg-Warner Corporation; Anna E. McFarland; American National Bank and Trust Co. of Chicago, Trust No. 106725-09, Butterfield Free Will Baptist Church, hereinafter called "OWNERS", and Farnsworth Development Venture Limited Partnership, hereinafter called "DEVELOPER".

W I T N E S S E T H:

1. The Owners collectively are record title holders of the premises legally described in Attachment "A" and "A," attached hereto hereinafter called "Subject Property", and also known as Farnsworth International.
2. The Owners have submitted appropriate applications with a disclosure of the beneficial owners of any land trusts holding title to all or a portion of said Subject Property.
3. The Developer is the contract purchaser of the Subject Property and assumes certain obligations hereunder.
4. The parties to this Agreement desire that certain parcels of the Subject Property be annexed to the City of Aurora as indicated on Attachment "A" and that the parcels on Attachment "A," previously annexed be rezoned and that the entire Subject Property be considered contiguous property for the purposes of creating a unified Planned Development District.
5. The parties hereto understand that the funding for certain public improvements necessary for the development of the Subject Property are contingent upon the approval by the City of a Tax Increment Financing District (TIF).
6. In accordance with Subsection 14.7 and Section 15 of City Ordinance No. 3100, hereinafter called the "Zoning Ordinance," an application with the Plan Description has heretofore been filed

with the City Clerk for a zoning amendment establishing the entire Subject Property as a Planned Development District and approving the plan description attached hereto as Attachment B.

7. The Subject Property described in Attachment "A" is contiguous to the city limits of the City of Aurora, Kane and DuPage Counties, Illinois, and is not within the corporate limits of any other municipality.

8. That there are no electors residing within the Subject Property.

9. That the Owners have petitioned to rezone a portion of the Subject Property previously annexed to the City from its current zoning of M-1, M-2, B-3, and ORI to Planned Development District.

10. This Agreement is made pursuant to Chapter 24, Sections 11-15.1-1 et seq and 7-1-1 et seq, Illinois Revised Statutes 1985.

11. All notices, publications, public hearings, and all other matters attendant to said Agreement as required by State statute and the ordinances, regulations, and procedures of the City have been met.

NOW THEREFORE, it is agreed by and between the parties hereto as follows:

SECTION A. ANNEXATION AND ZONING.

1. The Owners shall file with the City Clerk a properly executed Annexation Petition pursuant to this Agreement covering the properties described in Attachment "A" not later than 60 days after the execution of this Agreement.
2. Subsequent to the approval of this Annexation Agreement, the City shall adopt an ordinance annexing the Subject Property in Attachment "A" to the City subject to the terms and conditions herein.
3. Immediately after the passage of the ordinance annexing the Subject Property to the City, the Corporate Authorities shall, without further public hearing enact, in accordance with Subsection 14.7 of the Zoning Ordinance, an ordinance approving the establishment of the Subject Property in Attachments "A" and "A<sub>1</sub>" as a Planned Development District and amending the Zoning Ordinance classifying the Subject Property as a Planned Development District subject to all the provisions, terms and conditions set forth in the Plan Description, and amending the City Zoning Map by rezoning the Subject Property as a Planned Development District, and said Subject Property shall thereafter be subject to all of

the provisions, terms and conditions set forth in this Agreement and in the Plan Description including, without limitation, all of the modifications and exceptions from the Zoning Ordinance, Subdivision Control Ordinance, and Sign Ordinance that are set forth in the Plan Description attached hereto and made a part hereof as "Attachment B".

4. If an Annexation Petition for the Subject Property is not filed within 60 days, the City may:
  - a) deem this Agreement as the Petition to Annex and shall annex the Subject Property pursuant to the terms of this Annexation Agreement; or
  - b) void this Agreement; or
  - c) grant the Owners an extension of time to file an Annexation Petition.
5. Within 90 days of annexation to the City, Owners and Developer agree to petition the Fox Valley Park District and Aurora Sanitary District for annexation of said Subject Property described in Attachment "A" and "A<sub>1</sub>," where necessary.
6. The parties hereto understand and agree that in order to develop the Subject Property and to provide the necessary public improvements for said property that a Tax Increment Financing District (TIF) must be established by the City to provide for said development. It is expressly understood and agreed that the annexation, zoning and development of the Subject Property described in Attachment A and A<sub>1</sub> is contingent upon the establishment of said TIF and that the failure to establish said TIF within 60 days after date hereof will authorize Owners and Developer to terminate this Agreement at Owners and Developers option, and thereupon City agrees thereafter to deannex said property so annexed pursuant to this Agreement within twenty-one (21) days after a request for same and to cause all properties rezoned to be returned to their former zoning status, if requested, all at no cost to Owners and Developer.
7. The City agrees to adopt an ordinance rezoning the Borg-Warner Corporation parcel from ORI to Planned Development District only upon notification by the Developer hereunder that said Developer has taken title to said Borg-Warner parcel, it being the intent of the parties hereto that no such rezoning shall take effect until title has passed from the Borg-Warner Corporation to the Developer, its nominee or assigns.

8. The City understands that the sole basis of an Annexation Petition by Butterfield Free Will Baptist Church or its successors is to provide the opportunity to include said property in the TIF district subject to a City inspection of the property prior to annexation, the City agrees not to require any changes to the church facilities and will leave said property on parcel 2A "as is" until such time as said property is redeveloped hereunder. In the event the Developer herein is unable to purchase said parcel and/or a TIF district is not established, the church parcel shall be de-annexed by the City within sixty (60) days after written request by the Church to the City for same, all at no cost to said Church.

SECTION B. DURATION, APPLICABILITY AND OWNER RESPONSIBILITY.

1. This Agreement shall be binding upon and inure to the benefit of the parties hereto, successor owners of record of the Subject Property, or any part thereof, which is the subject of this Agreement, heirs, executors, administrators, successors, assignees, lessees, devisees and upon any successor municipalities for a period of twenty (20) years from the date of execution hereof unless changed in accordance with law, provided however, this Agreement may be extended by agreement of the parties for subsequent periods of five (5) years.
2. It is understood and agreed by the parties hereto that, in the event all or any portion of the Subject Property is sold or conveyed at any time during the term of this Agreement, all the obligations and responsibilities of the Owners, as herein set forth shall devolve upon and be assumed by such purchaser or grantee, and the Owners shall be released from all obligations which relate to any portion of the Subject Property as may have been sold or conveyed.
3. The City shall record a copy of this Agreement with the appropriate county recorder within thirty (30) days after execution by the parties thereto.

SECTION C. DEVELOPMENT REVIEW.

1. Owners and Developer agree that no portion of the Subject Property shall be developed except for the "Building Site" as shown on the Concept Plan which the City agrees to issue all necessary permits for the construction of an approximately 120,000 square foot building on said existing parcel during this annexation and zoning process, which property shall be subject only to the City's existing M-1 zoning district standards until such

development has been approved by the City in accordance with the conditions hereinafter set forth and that the Concept Plan attached hereto as part of Attachment "B" be used as a general guideline in the development of the Subject Property.

2. That the Subject Property described in Attachment "A" and "A<sub>1</sub>" shall be governed by all of the existing requirements contained in the Aurora Zoning Ordinance No. 3100 except for such modifications and variations which are hereinafter provided in Section D of this Agreement and the Plan Description attached hereto. Further, that the development of the property be limited to the uses set forth in the Plan Description attached hereto and made a part hereof as Attachment "B".

SECTION D. VARIATIONS AND SPECIAL USES.

1. The development and uses of the Subject Property shall be as set forth in this Agreement and the Plan Description attached hereto as Attachment "B".

SECTION E. ROADS, PUBLIC UTILITIES AND STORM WATER RETENTION.

1. The Owners and Developer agree to construct and install a looped water main system to provide adequate fire protection and water service for the Subject Property, and to connect said water mains to the existing City water system, as approved by the City.
2. The City agrees to provide adequate water service for fire protection and for commercial and domestic consumption within the Subject Property.
3. The City shall not require the Owners and Developer to participate in the cost of or to reimburse any developer or the City for any water facilities previously constructed by the City or by any other developer except as provided for herein. The City shall not require the Owners and Developer to guarantee or participate in the cost of or the repayment of any existing water revenue bonds, junior lien bonds or any other general obligation or water revenue bonds; provided, however, that the Owners and Developer agree to pay all usual and customary connection fees, rates and charges applicable to any citizens similarly situated and shall pay any real estate taxes or charges applicable to property located in the City.

Developer agrees to reimburse the City for the Church Road watermain extension as set forth in Resolution R80-211 at the time of connection to said watermain

extension. Further, Developer agrees to pay \$14.50 per lineal foot per side for the watermain located adjacent to Developers property fronting on Butterfield Road and Bilter Road, payable at the time of connection to said watermain. Additionally, Developer agrees to follow the provisions of City Resolution R87-3532 regarding watermain recapture for Amoco Oil Company's Farnsworth Avenue watermain installation.

4. Owners and Developer agree to connect to the sanitary sewer system and shall pay such charges for sewer service as are prescribed by City ordinances or by the Aurora Sanitary District.
5. Any and all field tiles on the Subject Property must be protected during construction and shall be re-routed so as to not run under any building. Any filling operations must be done in such a manner so as not to raise the overland emergency routing from adjacent properties. When, as and if said field tile is re-routed Owners and Developer shall not be required to use any tile of a type, kind or character other than a new replacement that is equivalent to that presently used for the field tile in question. If the tile is run under any paved area, concrete tile must be used.
6. The parties hereto agree that no development of the Subject Property shall occur until and unless adequate storm and sanitary discharge plans and other related plans have been approved by the appropriate City of Aurora Department or Departments, or agency, in charge, which approval shall not be unreasonably withheld.

SECTION F. GENERAL PROVISIONS.

1. Owners and Developer agree that the construction of buildings on the Subject Property shall be in accordance with the Aurora Building Code requirements in force at the time of building permit submittal.
2. All codes and ordinances of the City of Aurora not amended by this Agreement and any codes and ordinances lawfully adopted by said City after the execution and adoption of this Agreement by the parties hereto shall apply to the Subject Property so long as any such code and ordinance changes do not alter or change the terms of this Agreement and that said codes and ordinances or resolutions apply equally to all other properties within the City. Provided, however, that the Aurora Zoning Ordinance in effect on the date of the adoption of this Agreement shall control during the term of this Agreement or any extension thereof except where modified herein.

The Aurora Subdivision Control Ordinance (including all Tables and Specifications referred to therein together with the City Standard Specifications for Improvements) in effect on the date of the adoption of this Agreement shall control for a period of three (3) years from said date for the Subject Property located west of Church Road and for a period of six (6) years from said date for the Subject Property located east of Farnsworth Avenue, except where modified herein.

- a. Generally more restrictive requirements: If, during the term of this Agreement, the provisions of the existing ordinances and regulations, other than those specified in subparagraph (b) herein, which may relate to the development, subdivision, construction of improvements, buildings, appurtenances and all other development of any kind and character on the Subject Property, are amended or modified in a manner so as to impose more stringent requirements on the development, subdivision or construction referred to herein, then such increased requirements shall not be effective as applied to the Subject Property unless such amendment or modification is reasonable and not arbitrary and is enacted upon the affirmative vote of two-thirds of the City Council. Nothing herein, however, shall be deemed to permit a more restrictive change in the Aurora Zoning Ordinance and/or Subdivision Ordinance with respect to the Subject Property pursuant to this Agreement, unless such change is mutually agreed upon.
- b. Specifically more restrictive requirements: Except as provided herein, the Owners and Developer shall comply with all of the specific ordinances and regulations of the City as amended and provided herein. If, during the term of this Agreement, the provisions of said Ordinances and regulations are amended or modified in a manner so as to impose more stringent requirements with respect to the development and construction standards specifically referred to in the Preliminary Engineering Plat and Plan Description, then such increased requirements shall not be effective as applied to the Subject Property unless such change is mutually agreed upon. The Building and Fire Codes in effect at the time of development shall apply notwithstanding any provisions to the contrary.
- c. Less restrictive requirements: If, during the term of this Agreement, any existing, amended, modified or new ordinances, codes or regulations affecting the zoning, subdivision, development, construction of improvements, building or appurtenances, or any other development of any kind or character upon the Subject Property, are amended or modified in a manner to impose less

restrictive requirements on development of, or construction upon, properties within the City, then the benefit of such less restrictive requirements shall inure to the benefit of the Owners and Developer, and anything to the contrary contained herein notwithstanding, the Owners and Developer may elect to proceed with respect to the development of, or construction upon the Subject Property with the less restrictive amendment or modification applicable generally to all properties within the City.

3. Owners and Developer agree that all existing buildings on the Subject Property shall be razed and removed within one (1) year of annexation, except for the structures on Parcel 2A on the Concept Plan, which structures may remain until actual redevelopment of Parcel 2A takes place.
4. If any section, subsection or paragraph of this Agreement shall be held invalid, the invalidity of such section, subsection or paragraph shall not affect any of the other provisions of this Agreement.
5. This Agreement shall be enforceable in any court of competent jurisdiction by any of the parties hereto by any appropriate action at law or in equity to secure the performance of the covenants herein contained. If any provision of this Agreement is held invalid, such provision shall be deemed to be excised therefrom and the invalidity thereof shall not affect any zoning classification which has been approved by the City pursuant to the provisions of the City's ordinances and regulations. The Planned Development District zoning classification shall not be changed during the term of this Agreement without Owners and Developer's approval and shall survive this Agreement and continue to be the zoning classification of the Subject Property unless changed in accordance with law.
6. The Developer agrees to pay all fiscal impact contributions as may be validly imposed on the Subject Property and as are generally applicable to all other properties within the City.
7. The parties expressly understand and agree that the provisions and terms of this Agreement, the attachments and exhibits thereto and the provisions of the Planned Development District zoning as granted herein shall amend, supersede and replace the provisions of any other agreements or zoning provisions affecting the Subject Property included within Attachment "A and A<sub>1</sub>".

8. Any notice or demand hereunder from any party hereto to another party hereto shall be in writing and shall be deemed served if mailed by prepaid registered or certified mail addressed as follows:

If to the City: Mayor  
City of Aurora  
44 East Downer Place  
Aurora, Illinois 60504

If to the Developer: Farnsworth Development Venture  
Limited Partnership  
200 S. Wacker Drive  
Chicago, Illinois 60606

John F. Philipchuck  
Attorney at Law  
123 Water Street  
Naperville, Illinois 60566

If to the Owner: Dan Dolan, Sr.  
2315 E. New York St.  
Aurora, Illinois 60505

or to such address as any party hereto or an assignee or successor in interest of a party hereto may from time to time designate by notice to the other parties hereto or their successors in interest.

9. After annexation of the Subject Property to the City, the City without further public hearing, shall adopt such amendments and modifications to the City ordinances and resolutions regulating alcoholic beverages as may be necessary to grant alcoholic beverage licenses to qualified applicants for use within the Subject Property for a hotel/conference center, restaurant, golf course, and two (2) class C licenses.
10. The parties agree that there are no school, park or other types of land/cash donations required by this development except those provided for herein.

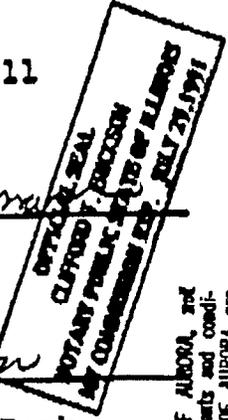
IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed by their duly authorized officers upon the day and year first written above.

City of Aurora, Illinois,  
a municipal corporation

OWNERS:  
Butterfield Free Will  
Baptist Church

By: [Signature]

By: Thomas L. Slavin



Attest: Clifford T. Eicken

Attest: Clifford T. Eicken  
Merchants National Bank  
Trust No. 3937

Attest: Cheryl M. Varoff  
City Bank and Trust  
Trust No. 11-3411

By: Robert M. Laine

Attest: [Signature]  
LAND TRUST OFFICER

Attest: Samuel M. [Signature]  
Trust Officer

Attest: Richard H. Loring  
MORTGAGE LOAN OFFICER

American National Bank  
& Trust Co. of Chicago  
Trust No. 106726-09

American National Bank  
& Trust Co. of Chicago  
Trust No. 104848-06

By: [Signature]  
VICE PRESIDENT

By: [Signature]  
VICE PRESIDENT

Attest: [Signature]  
ASSISTANT SECRETARY

Attest: [Signature]  
ASSISTANT SECRETARY

Aurora National Bank  
Trust No. 844

Aurora National Bank  
Trust No. 1943

By: P. Jean Mickle, A.T.C.

By: P. Jean Mickle, A.T.C.

Attest: Jacqueline Stewart

Attest: Jacqueline Stewart

American National Bank and Trust Company of Chicago

American National Bank and Trust Company of Chicago

This instrument is executed by ALBANY BANK AND TRUST COMPANY N.A., not personally but solely as Trustee, as aforesaid. All the covenants and conditions to be performed hereunder by ALBANY BANK AND TRUST COMPANY N.A. are undertaken by it solely as Trustee, as aforesaid and not individually, and no personal liability shall be asserted or be enforceable against ALBANY BANK AND TRUST COMPANY N.A. by reason of any of the covenants, conditions, representations or warranties contained in this instrument.

This instrument is executed by THE MERCHANTS NATIONAL BANK OF AURORA, and previously not solely as Trustee, as aforesaid. All the warranties, covenants and conditions to be performed hereunder by THE MERCHANTS NATIONAL BANK OF AURORA are undertaken by it solely as Trustee, as aforesaid and not individually. No personal liability shall be asserted or be enforceable against THE MERCHANTS NATIONAL BANK OF AURORA by reason of any of the covenants, conditions, representations or warranties contained in this instrument.

This instrument is executed by the undersigned Land Trustee, not personally but solely as Trustee in the exercise of the power and authority conferred upon and vested in it as such Trustee. It is expressly understood and agreed that all of the warranties, indemnities, representations, covenants, undertakings, and by or made herein made on the part of the Trustee, represent and shall be deemed to be made by and for the Trustee personally. No personal liability or portion thereof shall be asserted or enforceable in any time by or on account of any warranty, indemnity, representation, covenant, condition or agreement of the Trustee in this instrument.

This instrument is executed by the undersigned Land Trustee, not personally but solely as Trustee in the exercise of the power and authority conferred upon and vested in it as such Trustee. It is expressly understood and agreed that all of the warranties, indemnities, representations, covenants, undertakings, and by or made herein made on the part of the Trustee, represent and shall be deemed to be made by and for the Trustee personally. No personal liability or portion thereof shall be asserted or enforceable in any time by or on account of any warranty, indemnity, representation, covenant, condition or agreement of the Trustee in this instrument.

Aurora National Bank  
Trust No. 5077

By: P. Sean Michels, A.T.O.

Attest:

Jacquelyn Waldert

Aurora National Bank  
Trust No. 666

By: P. Sean Michels, A.T.O.

Attest:

Jacquelyn Waldert

Aurora National Bank  
Trust No. 1972

By: P. Sean Michels, A.T.O.

Attest:

Jacquelyn Waldert

By: Julia S. Patterman  
Julia S. Patterman

By: Anna E. McFarland  
Anna E. McFarland

DEVELOPER:

Farnsworth Development  
Limited Partnership

By: Neil M. Ryan

Attest:

Emilee B. Finnan

Aurora National Bank  
Trust No. 1682

By: P. Sean Michels, A.T.O.

Attest:

Jacquelyn Waldert

Aurora National Bank  
Trust No. 1219

By: P. Sean Michels, A.T.O.

Attest:

Jacquelyn Waldert

Borg Warner Corporation

By: Donald C. Mausell

Attest:

J. Hunt

By: Kathryn H. Patterman  
Kathryn H. Patterman

ATTACHMENT "B"

A Plan Description for  
The Farnsworth International Business Park  
located East of Farnsworth Avenue and West of Church  
Road, South of Butterfield Road and  
North of the East - West Tollway

Date Approved May 2, 1989

Ordinance No. 089-40

Revised 1/12/89  
1/26/89  
1/31/89  
2/10/89  
2/15/89  
2/23/89  
3/01/89  
3/06/89  
3/08/89  
3/20/89  
4/10/89

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A Plan Description for  
The Farnsworth International Business Park  
located on the East and West Side of  
Farnsworth Avenue, South of Butterfield Road  
and North of the East - West Tollway

This document shall serve as Exhibit B to the Ordinance establishing a Planned Development District for the Subject Property described on Exhibit "A" and "A<sub>1</sub>" of said Ordinance.

I. QUALIFYING STATEMENTS

A. PURPOSE: This Planned Development District is established to assist the Aurora Planning Commission and City Council in governing their recommendations and actions on this Development as it relates to existing and planned land uses in the area. The development of the Subject Property as a large, multi-use business environment requires specific and separate criteria to guarantee that it be planned and developed as a unit under unified and/or coordinated control. The provisions and standards herein set forth have been established to promote a quality development consistent with existing and future development in proximity to the Subject Property. The District consists of approximately 460 acres uniformly planned and divided into two major sections as ORI East and ORI West and connected via the Northern Illinois Gas Company utility right-of-way.

B. GOALS: To promote and protect the public health, safety, morals, comfort and general welfare of this area; and

To permit the development of office, research, industry and commercial uses with extensive landscaping and open space areas in a planned business park setting; and

To create regulations that will promote the compatibility of the existing M-1 land with planned ORI and business uses on the Subject Property and protect the character of the areas; and

To promote certain open space amenities to serve recreational needs and enhance the visual character of the development; and

To insure that the necessary storm water control measure are included in the development plan of the Subject Property; and

To promote where possible, the coordinated use of drainage and retention facilities with existing or planned open space; and

To provide convenient commercial development to serve projected population growth in the area; and

To promote the "gateway" concept of landscaped frontages along major roads.

## II. GENERAL CHARACTER

### A. Existing Conditions

A-1. Subject Property: The Subject Property is currently farmed, and consists of approximately 460 contiguous acres located within a larger area bounded by Butterfield Road to the north, the East-West Tollway to the south, Mitchell Road to the west and the Kane-DuPage County line to the east. The property is divided into two sections: The West Side located along the west side of Church Road and containing approximately 185 acres, and the East Side which contains about 265 acres along the east side of Farnsworth Avenue. The Northern Illinois Gas Company pipeline right-of-way provides a linkage between the two sections.

Indian Creek flows in a southerly direction through the East Side. The Creek and its floodplain present opportunities to resolve the storm water drainage concern in the area and provide a recreational and visual amenity.

The Subject Property is adjacent to the Farnsworth Avenue exit on the East-West Tollway.

A-2. Surrounding Property: There are a variety of land uses adjacent to the Subject Property. The West Side is bordered by Marmion Military Academy to the north, farming to the west, industry to the south and to the east.

The East Side is adjacent to the East-West Tollway on the south, manufacturing and commercial uses to the west, and farming to the north and northwest. The Sealmaster and Pepsi Cola industrial properties abut the East Side's southwest boundary.

There are two existing residential areas located near the East Side - Parkview Estates Subdivision and a section of 5 acre parcels along Bilter Road. In view of the existing and planned ORI development of surrounding property, these residential areas are considered transitional with the potential for future redevelopment.

B. Existing Zoning Classifications

B-1. Subject Property: The property is classified into a number of zoning classifications which will be unified under the Planned Development District. The zoning classification existing prior to adoption of this Planned Development District are as shown on Attachment 6.

B-2. Surrounding Property: The unincorporated land surrounding the Subject Property is zoned County F-District Farming. City of Aurora zoning classifications adjacent to the proposed development include ORI, M-1 and B-3. There are two small R-1 parcels located on the east side of Church Road.

C. Comprehensive Plan

C-1. Subject Property: Farnsworth International is consistent with the goals and objectives of the City of Aurora Comprehensive Plan. The proposed development generally follows the Plan's recommendations for Office, Research/Industrial and Commercial land uses; and will promote the development of high quality Office Research and Industrial uses in the area.

Indian Creek is a major design feature of the development in accordance with the conversation, open space, recreation and drainage land uses designated in the Comprehensive Plan. The location of trailways, landscaped setbacks and entry ways enhance the gateway image and further the open space objectives of the community.

C-2. Surrounding Property: The Comprehensive Plan indicates ORI zoning for properties to the West and commercial and quasi public uses for properties to the North. Properties to the East to be developed as ORI with a combination of high density residential and single family residential south of the tollway.

III. DEVELOPMENT STANDARDS FOR EACH LAND USE PARCEL

A. ZONING:

Generally the Aurora Zoning Ordinance shall apply as modified by this Plan Description and the regulations set forth in this section shall establish the Use Districts for the Subject Property.

A-1.1. Parcel No. 1 - "ORI East"

A-1.2. Statement of Intent - The development concept for the ORI East is enhanced by large amounts of open space including a system of lakes and target golf course that forms a recreational spine through the property. A significant land use element is a proposed hotel/conference center site. The environment is suitable for and limited to research and development activities, office uses, warehousing, and limited manufacturing that will not have adverse effects upon the environmental quality of the community. It groups compatible uses and promotes the economic development potential of the City.

A-1.3. Permitted Uses - See Attachment 4a.

A-1.4. General Provisions

a. Plan Approval - Prior to issuance of any building permits, preliminary, final, and landscape plans shall be reviewed and approved pursuant to Section 14.7 of the Aurora Zoning Ordinance and Attachment 8 hereto.

b. Minimum lot size and width - The minimum lot size is 60,000 square feet when lots are located east and north of the golf course/open space and west of the north/south spine road and south of Corporate Boulevard. Minimum lot size in all other areas is 80,000 square feet. Minimum lot width is 150 feet.

c. Required Yard Areas

<u>Yard Area</u>	<u>Building Setback*</u>	<u>Parking Setback</u>
<u>Exterior</u> (Internal Streets)	25'	25'

Bilter Road	30'	25'
Butterfield Road	50'	50'
Farnsworth	50'	50'
Tollway	75'	50'
<u>Interior</u>	15'	8'
Golf Course	10'	10'

\* The required building setback shall be increased in depth by one foot (1') for each three feet (3') in height by which any building or structure on the lot exceeds a height of thirty feet (30'). No building shall be located within 100 feet of a residential lot except where the "Aurora Comprehensive Plan" indicates a non-residential land use. The minimum parking setback listed above shall be permitted regardless of building height.

d. Permitted Obstructions in Required Yard Areas  
Notwithstanding provisions to the contrary in Section 5.4 of the Aurora Zoning Ordinance, and except as provided herein, all yards shall be open and unobstructed from the ground level to the sky and landscaped pursuant to Section III A-1.8.

- (1) All Yards: Landscape material and landscape features; fences; above ground utility boxes when required to provide service to the property; pedestrian pathways;
- (2) Exterior Front: Maximum 30' wide pavement providing direct access to the property from the public right-of-way; signs; flag poles;
- (3) Exterior Side or Rear: Signs; flag poles;
- (4) Interior Side and Rear: 5' encroachment allowed for building related (non-processing) mechanical equipment; shared access ways; shared parking.

e. Height and Bulk Standards

Maximum Height - 100 feet (provided however, a hotel/conference center use shall have no height limitation). The maximum height limitation may be increased to 150' by Special Use Permit in accordance with Section 14 of the

Aurora Zoning Ordinance with the following restrictions:

Maximum Floor Area Ratio - 0.70. May be increased by Special Use Permit in accordance with Section 14 of the Aurora Zoning Ordinance with the following restrictions:

\* A premium of .20 may be granted if seventy five percent (75%) or more of the required parking is provided underground.

\* A premium of .02 may be granted for each additional acre in lot size above one (1) acre to a maximum of ten (10) acres.

- f. General Restrictions - See Attachment 14.
- A-1.5. Special Uses - See Attachment 4a. All special uses shall be established in accordance with Section 14 of the Aurora Zoning Ordinance.
- A-1.6. Accessory Uses and Buildings - Notwithstanding provisions to the contrary in Sections 3.2 and 8 of the Aurora Zoning Ordinance, Accessory Uses and Buildings shall not comprise more than fifty (50) percent of the size and extent of the principal building and use. The location of accessory buildings shall be governed by the same regulations as the principal building.
- A-1.7. Signs - All signs shall be erected in conformance with Attachment 7a. - d. and the Aurora Sign Ordinance as modified herein.
- A-1.8. Landscaping and Screening - Pursuant to Attachment 12.
- A-1.9. Parking and Loading - Notwithstanding provisions to the contrary in Section 10 of the Aurora Zoning Ordinance, all parking and loading areas shall be established pursuant to Attachment 15.
- A-1.10. Performance Standards - It is the intent of this section to provide that business, utilities, light industry, research and related activities shall established and maintained with property appearance from the streets and adjoining properties and to provide that each such permitted uses shall be a good neighbor to adjoining property by the control or emission of noise, odor, glare, light,

vibration, smoke, particulate matter gasses, and waste.

It is further the intent of this section to state the conditions of construction and operation with which uses will be expected to comply. In many cases the relation of a prospective use to all these performance standards, like any other provisions of this ordinance, are continuing obligations and that all uses shall be expected to operate in compliance with these standards. The building plans shall bear the signature of a qualified professional stating that all performance standards will be complied with based upon the submitted building plans. The City retains the option to conduct its own investigation to determine compliance with the performance standards.

a. Compliance:

Any use in ORI East shall be so constructed and operated as to comply with the performance standards hereinafter set forth governing noise, odors, glare, exterior lights, vibration, smoke particulate matter gases, hazards, waste, and others.

No use already established on the effective date of this ordinance shall be so altered or modified as to conflict with or further conflict with the performance standards set forth in Sub-Section "d" below shall be complied with and any use which fails to comply with standards shall be violation of this ordinance and shall be subject to penalties provided for such violation.

b. Measurement:

Each measurable standard shall be measured at the appropriate indicated location in accordance with the provisions of Sub-Section "d" below.

c. Enclosures:

In ORI East, all activities involving manufacturing, fabricating, processing,

assembly, disassembly, repairing, cleaning, servicing and testing shall be conducted in completely enclosed buildings. The storage of materials, products and goods may be outdoors, in interior side or rear yards only, if screened from public view. Outdoor storage or uncontained bulk materials subject to dusting such as powder, grain, sand and coal is prohibited.

d. Standards:

- (1) Noise. Noise shall be measured on any property line of the tract on which the operation is located. Noise shall be muffled so as not to become objectionable due to intermittence, beat frequency, shrillness, or intensity. At the property line the sound pressure level of noise radiated continuously from a facility shall not exceed the value given in Tables 1 and 2 in any octave band frequency. The sound pressure level shall be measured with the Sound Level Meter and an Octave Band Analyzer that conforms to specification published by the American Standards Association. Octave band analyzers shall be calibrated in the preferred frequencies (American Standard Association S1.6-1967). Preferred Frequencies for Acoustical Measurements shall be used

TABLE 1

<u>Center Frequency Cycles Per Second</u>	<u>Maximum Permitted Sound Pressure Level, Decibels</u>
31.5	79
63	74
125	69
250	64
500	58
1,000	52
2,000	47
4,000	43
8,000	40

If the noise is not smooth and continuous, one more of the corrections in Table 2 shall be added to or subtracted from each of the decibel levels in Table 1.

TABLE 2

<u>Type of Operation or Character of Noise</u>	<u>Corrections in Decibels</u>
Noise source operates in less than 20% of any one hour period	plus 5*
Noise source operates less than 5% of any one hour period	plus 10*
Noise source operates less than 1% of any one hour period	plus 15%
Noise of impulsive character (hammering, etc.)	minus 5
Noise of periodic character (hum, screech, etc.)	minus 5

\*Apply one of these corrections only.

- (2) Odors. Odors from any use hereafter begun shall not be discernible at the property line and shall not exceed the odor threshold concentration. The measurement of the threshold odor shall be in accordance with the American Society for Testing Materials Method D1391-57 "Standards Method for Measurement of Odor in Atmosphere (Dilution Method)" (Philadelphia: American Society of Testing Materials, 1957). Detailed plans for the prevention of odors crossing property lines may be required before the issuance of a building permit.
- (3) Glare. Glare, whether direct or reflected such as from floodlights or high temperature process, and as differentiated from general illumination, shall be visible at any property line.
- (4) Exterior Lighting. Any lights used for exterior illumination shall

direct light away from adjoining properties.

- (5) Vibration. Vibration shall not be discernable at any property line to the human sense of feeling for three (3) minutes or more duration in any one (1) hour. Vibration at any time shall not produce an acceleration at any time shall not produce an acceleration of more than 0.1 gravities or shall result in any combination of amplitudes and frequencies beyond the "safe" range of Table 7 United States Bureau of Mines Bulletin No. 422 "Seismic Effects of said Bulletin No. 442 shall be used to compute all values for the enforcement of this provision.
- (6) Smoke. Measurement shall be one of the points of emission. The Ringelmann Smoke Chart published in the United States Bureau of Mines shall be used for the measurement of smoke. Smoke not darker or more opaque than No. 0 on said chart may be emitted except that smoke not darker or more opaque than No. 1 on said chart may be emitted for periods not longer than four (4) minutes in any thirty (30) minutes. These provisions, applicable to visible smoke, shall also apply to visible smoke of a different color but with an equivalent apparent opacity.
- (7) Particular Matter. Solid or liquid particles shall not be emitted at any point in concentrations exceeding 0.1 grains per cubic foot of the conveying gas or air. For measurement of the amount of particles applied to a stack temperature of five hundred (500) degrees Fahrenheit and fifty percent (50%) excess air.
- (8) Hazard. Any operation shall be carried on with reasonable

precautions against fire and explosion hazards.

(9) Gases. Fumes or gases shall not be emitted at any point in concentrations or amounts that are noxious, toxic, or corrosive. The values given in Table I (Industrial Hygiene Standards - Maximum Allowable Concentration for an eight (8) hour day, five days per week), Table II (Odor Thresholds), Table IV (Concentrations of Substance Causing Pain into the Eyes), and Table V (Exposures to Substances Causing Injury to Vegetation) in the latest revision of Chapter 5, "Physiological Effect", that contains such tables, in the "Air Pollution Abatement Manual", by the Manufacturing Chemists' Association, Inc., Washington D.C. are hereby established as guides for the determination of permissible concentration or amounts. Detailed plans for the elimination of fumes or gases may be required before the issuance of a building permit.

(10) Waste. All sewage and industrial wastes shall be treated and disposed of in such a manner as to comply with the waste quality standards applicable to the classification assigned to the receiving water by Illinois Environmental Protection Agency for the Aurora Sanitary District of all plans for waste disposal facilities shall be required before issuance of any building permit.

A-2.1. Parcel No. 2, 2A, 2B - "Commercial / ORI East"

Commercial / ORI East shall be established as swing parcels that may be developed as either commercial pursuant to Section III A-2.1 or ORI pursuant to Section III A-1.1. Said use shall be established at the time of Preliminary Plan approval.

A-2.2. Statement of Intent - The development concept for the Commercial parcel in ORI East is a community shopping center designed as a single, unified and coordinated project that eliminates the "strip commercialization effect". Site and building design standards are established to insure high quality development. These standards include: attention to architectural materials; required review of internal traffic circulation patterns for vehicular safety; and provisions for landscaped parking and yard areas to reduce the visual impacts of parking areas and promote a "gateway" frontage along major roads.

A-2.3. Permitted Uses - Parcel 2 and 2A see Attachment 5b. For parcel 2B see Attachment 5c.

A-2.4. General Provisions

a. Plan Approval - Prior to issuance of any building permits, preliminary, final, and landscape plans shall be reviewed and approved pursuant to Section 14.7 of the Aurora Zoning Ordinance and Attachment 8 hereto.

b. Minimum lot size and width - The minimum lot size is 40,000 square feet. Minimum lot width is 75 feet.

c. Required Yard Areas

<u>Yard Area</u>	<u>Building Setback*</u>	<u>Parking Setback</u>
<u>Exterior</u> (Internal Streets)	25'	25'
Bilter Road	30'	25'
Butterfield Road	30'	30'
Farnsworth	30'	30'

<u>Interior</u>	15'	8'
Golf Course	10'	10'

\* The required building setback shall be increased in depth by one foot (1') for each three feet (3') in height by which any building or structure on the lot exceeds a height of thirty feet (30'). No building shall be located within 100 feet of a residential lot except where the "Aurora Comprehensive Plan" indicates a non-residential land use. The minimum parking setback listed above shall be permitted regardless of building height.

- d. Permitted Obstructions in Required Yard Areas Notwithstanding provisions to the contrary in Section 5.4 of the Aurora Zoning Ordinance, and except as provided herein, all yards shall be open and unobstructed from the ground level to the sky and landscaped pursuant to Section III A-2.8.
- (1) All Yards: Landscape material and landscape features; fences; above ground utility boxes when required to provide service to the property; pedestrian pathways;
  - (2) Exterior Front: Maximum 30' wide pavement providing direct access to the property from the public right-of-way; signs; flag poles;
  - (3) Exterior Side or Rear: Signs; flag poles;
  - (4) Interior Side and Rear: 5' encroachment allowed for building related (non-processing) mechanical equipment; shared access ways; shared parking.
- e. Height and Bulk Standards - There shall be no restrictions as to the height of buildings in Commercial East.
- f. General Restrictions - See Attachment 14.
- A-2.5. Special Uses - See Attachment 5b. All special uses shall be established in accordance with Section 14 of the Aurora Zoning Ordinance.
- A-2.6. Accessory Uses and Buildings - Notwithstanding provisions to the contrary in Sections 3.2 and 8 of the Aurora Zoning Ordinance, Accessory Uses and Buildings shall not comprise more than

fifty (50) percent of the size and extent of the principal building and use. The location of accessory buildings shall be governed by the same regulations as the principal building.

- A-2.7. Signs - All signs shall be erected in conformance with Attachment 7a. - d. and the Aurora Sign Ordinance as modified herein.
- A-2.8. Landscaping and Screening - Pursuant to Attachment 12.
- A-2.9. Parking and Loading - Notwithstanding provisions to the contrary in Section 10 of the Aurora Zoning Ordinance, all parking and loading areas shall be established pursuant to Attachment 15.
- A-2.10. Performance Standards - None shall apply.

A-3.1. Parcel No. 3 "ORI West"

A-3.2 Statement of Intent - ORI West development is intended to provide and maintain a planned environment in a park-like setting that includes research and development activities, office uses, warehousing and manufacturing that will not have adverse effects upon the environmental quality of the community. The development will provide adequate space in appropriate locations for various manufacturing and related activities so that the economic structure of the community may be strengthened and that employment opportunities will be found. ORI West is designed so that the movement of raw materials, finished products and employees can be carried on in an efficient and safe manner.

A-3.3. Permitted Uses: See Attachment 4b.

A-3.4. General Provisions

- a. Plan Approval - Preliminary Plan and Plat is hereby approved as Attachments 2 and 3.

No final plan or site plan submittal, review or approval shall be required for any portion of the development lying west of existing Church Road (ORI West); except that, such review and approval shall be required for the proposed commercial center.

Final plans for any outside storage areas shall be reviewed and approved pursuant to Section 14.7 of the Aurora Zoning Ordinance.

- b. Minimum lot size and width - The minimum lot size is 40,000 square feet. Minimum lot width is 75 feet.

c. Required Yard Areas

<u>Yard Area</u>	<u>Building Setback*</u>	<u>Parking Setback</u>
<u>Exterior (Internal Streets)</u>	25'	25'
Bilter Road	30'	25'

Butterfield Road	50'	50'
<u>Interior</u>	15'	8'

\* The required building setback shall be increased in depth by one foot (1') for each three feet (3') in height by which any building or structure on the lot exceeds a height of thirty feet (30'). No building shall be located within 100 feet of a residential lot except where the "Aurora Comprehensive Plan" indicates a non-residential land use. The minimum parking setback listed above shall be permitted regardless of building height.

c. Permitted Obstructions in Required Yard Areas  
Notwithstanding provisions to the contrary in Section 5.4 of the Aurora Zoning Ordinance, and except as provided herein, all yards shall be open and unobstructed from the ground level to the sky and landscaped pursuant to Section III A-3.8.

- (1) All Yards: Landscape material and landscape features; fences; above ground utility boxes when required to provide service to the property; pedestrian pathways;
- (2) Exterior Front: Maximum 30' wide pavement providing direct access to the property from the public right-of-way; signs; flag poles;
- (3) Exterior Side or Rear: Signs; flag poles;
- (4) Interior Side and Rear: 5' encroachment allowed for building related (non-processing) mechanical equipment; shared access ways; shared parking.

d. Height and Bulk Standards

Maximum Height - 100 feet, which may be increased to 150' by Special Use Permit in accordance with Section 14 of the Aurora Zoning Ordinance with the following restrictions:

Maximum Floor Area Ratio - 0.70. May be increased by Special Use Permit in accordance with Section 14 of the Aurora Zoning Ordinance with the following restrictions:

\* A premium of .20 may be granted if seventy five percent (75%) or more of the required

parking is provided underground.

\* A premium of .02 may be granted for each additional acre in lot size above one (1) acre to a maximum of ten (10) acres.

- e. General Restrictions - See Attachment 14.
  
- A-3.5. Special Uses - See Attachment 4. All special uses shall be established in accordance with Section 14 of the Aurora Zoning Ordinance.
  
- A-3.6. Accessory Uses and Buildings - Notwithstanding provisions to the contrary in Sections 3.2 and 8 of the Aurora Zoning Ordinance, Accessory Uses and Buildings shall not comprise more than fifty (50) percent of the size and extent of the principal building and use. The location of accessory buildings shall be governed by the same regulations as the principal building.
  
- A-3.7. Signs - All signs shall be erected in conformance with Attachment 7a. - d. and the Aurora Sign Ordinance as modified herein.
  
- A-3.8. Landscaping and Screening - Pursuant to Attachment 12.
  
- A-3.9. Parking and Loading - Notwithstanding provisions to the contrary in Section 10 of the Aurora Zoning Ordinance, all parking and loading areas shall be established pursuant to Attachment 15.
  
- A-3.10. Performance Standards - All development shall adhere to the standards set forth in Section III A-1.10 of this Plan Description.

A-4.1. Parcel No. 4 - "Commercial/ORI West"

A-4.2. Statement of Intent - The development concept for the Commercial parcel in ORI West is a neighborhood shopping center designed as a single, unified and coordinated project that eliminates the "strip commercialization effect". Site and building design standards are established to insure high quality development. These standards include: attention to architectural materials; review of internal traffic circulation patterns for vehicular safety; and provisions for landscaped parking and yard areas to reduce the visual impacts of parking areas and promote a "gateway" frontage along major roads.

A-4.3. Permitted Uses - See Attachment 5a.

A-4.4. General Provisions

a. Plan Approval - Prior to issuance of any building permits, preliminary, final, and landscape plans shall be reviewed and approved pursuant to Section 14.7 of the Aurora Zoning Ordinance and Attachment 8 hereto.

b. Minimum lot size and width - The minimum lot size is 40,000 square feet. Minimum lot width is 75 feet.

c. Required Yard Areas

<u>Yard Area</u>	<u>Building Setback*</u>	<u>Parking Setback</u>
<u>Exterior</u> (Internal Streets)	25'	25'
Butterfield Road	30'	30'
<u>Interior</u>	15'	8'
Open Space	10'	10'

\* The required building setback shall be increased in depth by one foot (1') for each three feet (3') in height by which any building or structure on the lot exceeds a height of thirty feet (30'). No building shall be located within 100 feet of a residential lot except where the "Aurora

Comprehensive Plan" indicates a non-residential land use. The minimum parking setback listed above shall be permitted regardless of building height.

d. Permitted Obstructions in Required Yard Areas Notwithstanding provisions to the contrary in Section 5.4 of the Aurora Zoning Ordinance, and except as provided herein, all yards shall be open and unobstructed from the ground level to the sky and landscaped pursuant to Section III A-4.8.

- (1) All Yards: Landscape material and landscape features; fences; above ground utility boxes when required to provide service to the property; pedestrian pathways;
- (2) Exterior Front: Maximum 30' wide pavement providing direct access to the property from the public right-of-way; signs; flag poles;
- (3) Exterior Side or Rear: Signs; flag poles;
- (4) Interior Side and Rear: 5' encroachment allowed for building related (non-processing) mechanical equipment; shared access ways; shared parking.

e. Height and Bulk Standards - 3 stories or 50 feet; whichever is less.

f. General Restrictions

- (1) No carry out liquor sales are permitted.
- (2) Business hours of operation shall be limited to 6:00 a.m. to 11:00 p.m. (local time).
- (3) The rear facade of any commercial buildings shall not face Butterfield Road.
- (4) See Attachment 14.

A-4.5. Special Uses - See Attachment 5a. All special uses shall be established in accordance with Section 14 of the Aurora Zoning Ordinance.

A-4.6. Accessory Uses and Buildings - Notwithstanding provisions to the contrary in Sections 3.2 and 8 of the Aurora Zoning Ordinance, Accessory Uses and Buildings shall not comprise more than fifty (50) percent of the size and extent of

the principal building and use. The location of accessory buildings shall be governed by the same regulations as the principal building.

- A-4.7. Signs - All signs shall be erected in conformance with Attachment 7a. - d. and the Aurora Sign Ordinance as modified herein.
- A-4.8. Landscaping and Screening - Pursuant to Attachment 12.
- A-4.9. Parking and Loading - Notwithstanding provisions to the contrary in Section 10 of the Aurora Zoning Ordinance, all parking and loading areas shall be established pursuant to Attachment 15.
- A-4.10. Performance Standards - Not applicable to commercial districts.

B. PUBLIC IMPROVEMENTS:

1. The provisions of the Aurora Subdivision Control Ordinance and this Plan Description shall govern all development of the Subject Property regardless of the size of a parcel being developed at any one time. If no subdivision plats for the Subject Property are required, then Owners agree that the public improvements and other subdivision control requirements of the Aurora Subdivision Control Ordinance shall be applicable to the Subject Property except as modified herein.
2. Storm water control provisions shall be allowed in accordance with the City Stormwater Control Ordinance and Attachment 10.
3. No guardrails shall be required within the development. Alternative means of safeguarding areas to be protected will be provided as required and approved by the city engineer.
4. No fencing shall be required around any lake areas.
5. Slope requirements for various types of public and private properties shall be in accordance with Attachment 12a, 12e, and 12f.
6. Right-of-way lines do not have to be parallel to facilitate the varying widths and curves of the roadway system as shown on the Concept Plan.
7. Gatehouses, street furniture, landscaping elements, directions and directional signs shall be permitted within street medians provided the Owner provides for indemnification of the City and maintenance of said facilities. The proposed plans for the private use of public right-of-ways shall be reviewed and approved by the City.
8. Lots or blocks may be divided or aggregated to meet building or development needs without requiring resubdivision provided lot areas and widths are in accordance with the requirements herein.
9. All building sites within the development shall drain into the lake system on the golf course as shown on Attachment 1 and 10, and no further onsite retention and/or detention shall be required.
10. To promote the park-like character of the development, the Owner shall provide a pedestrian

- 10. To promote the park-like character of the development, the Owner shall provide a pedestrian circulation system consisting of a landscaped asphalt pathway on one side of the street in lieu of standard sidewalks on both sides as shown on the concept plan, Attachment 1.
- 11. Farming as a temporary interim use shall be permitted provided it can be operated so as not to cause a nuisance or damage to any property owner within or adjacent to the District.
- 12. The City agrees to permit the Developer to construct water wells for the purpose of providing a water supply for the golf course, irrigating landscaped areas, and the creation of and use for ponds or lakes, provided there shall be no interconnection or intermix of such water with the City water system. The City further agrees to allow Developer to construct irrigation systems for landscaped areas within City easements and rights-of-way and further agrees to enter into agreements with Developer to connect said irrigation systems to the municipal water system as per other such City agreements. Any water wells so constructed shall be engineered so as to not negatively impact any water wells on adjoining properties.
- 13. The primary access points from perimeter public right-of-ways for the Subject Property are hereby granted as depicted on the Concept Plan, Attachment 1 and Attachment 17.

Further, that lots 1 - 5, inclusive on the preliminary plan and plat attached hereto as Attachments 2 and 3 be permitted one access drive per lot with a minimum separation between drives for said lots 1-5 of 150' feet measured from center line to center line of said drives as indicated on Attachment 9c. Remaining access points shall be permitted as indicated on Attachment 17. Construction of the right-in/right-out access points shall be as shown on Attachment 9d.

- 14. City agrees to enter into a standard City of Aurora Recapture Agreement with respect to the improvement of certain roads as depicted on Attachment 13 within thirty (30) days after completion of said improvements to reimburse Developer for that portion of said roadway benefiting properties other than the Subject Property as shown on said Attachment 13.
- 15. The parties understand and agree that the standard pavement width for all roadways within the Subject

9c

Property shall be as shown on Attachments 3, 9, 9a and 9b. Any pavement widening costs incurred in increasing said pavement width over and above said standards shall be reimbursed to the Developer by the City. Payment shall be received within thirty (30) days after installation and acceptance of said improvement which acceptance shall not be unreasonably withheld.

16. In the event that proper warrants are met for traffic signal improvements at the intersection of Bilter Rd and Farnsworth Ave., Farnsworth Ave. and Corporate Blvd., Butterfield and Raddant Rd and Butterfield Rd and Corporate Blvd. (North/South spine road), the Developer's responsibility for cost sharing for signals shall be limited to thirty (30%) percent of the cost of the traffic signals. See Attachment 9c.
17. In the event that the Developer proposes street signage and/or street light poles which vary from standard city installation, Developer agrees to submit such proposal signage and/or light poles to the Department of Planning and Engineering for review and approval.

IV. REQUESTED MODIFICATIONS AND EXCEPTIONS FROM THE ZONING ORDINANCE, SUBDIVISION CONTROL ORDINANCE AND SIGN ORDINANCE

- A. ZONING ORDINANCE MODIFICATIONS AND EXCEPTIONS:  
With respect to those provisions of the Zoning Ordinance listed in Section III and shown in modified form or as modified by exhibits attached hereto, the District shall be subject thereto only as modified.
- B. SUBDIVISION CONTROL ORDINANCE MODIFICATIONS AND EXCEPTIONS: The District shall not be subject to these provisions of the Subdivision Control Ordinance listed below and described as inapplicable or as modified in exhibits attached hereto or as listed and modified below. With respect to Subsection 1. below, the Subdivision Control Ordinance, in its application to the District, shall be deemed generally modified in accordance therewith. The definitions contained in Section 43-8 of the date, unless shown as inapplicable or modified in this section, shall apply to the District.

Notwithstanding any language to the contrary, if there is any conflict between the language in the Plan Description and the Annexation Agreement For Farnsworth International, then the language of the Annexation Agreement shall prevail and control.

1. The words "improvement", "improvements", "public improvements" and "street improvements", wherever used in the Subdivision Control Ordinance, shall be deemed to mean only those land improvements which are required to be dedicated to the City or to the State of Illinois or a unit of local government (hereinafter called "other public body") pursuant to the provisions of said Ordinance as modified by this Plan Description, and the design standards set forth in those sections of the Subdivision Control Ordinance, as modified by the Annexation Agreement for Farnsworth International, this Plan Description and Exhibits, which are attached hereto and made a part hereof, shall be applicable only to such required land improvements.

2. Modifications

- a. ~~Section 43.5 Conflicting Provisions~~  
~~Where the conditions imposed by any provisions of this chapter on the use of land are either more restrictive or less restrictive than comparable conditions imposed by any other provision of this chapter or of any other law, ordinance, rule, or regulation of any kind, the regulations which are more restrictive or which impose higher standards or requirements shall govern.~~

"Sec. 43-5. EFFECTS OF CONFLICTS.  
Where the conditions imposed upon the subdivision of land by any provision of this chapter are either more restrictive or less restrictive than comparable conditions imposed by any other provision of this chapter, the regulations which are more restrictive or which impose higher standards or requirements shall govern; provided, that where the conditions imposed upon the subdivision of land by any provision of this chapter which have been modified by this Plan Description are either more restrictive or less restrictive than comparable conditions imposed by other provisions of this chapter, the conditions imposed by the provisions of this chapter which have been so modified shall govern. Where the conditions imposed upon the subdivision of land by any provision of this Chapter, as modified by this Plan Description, are either more restrictive or less restrictive than comparable conditions imposed by any other law, ordinance,

rule or regulation of any kind, the conditions imposed by the provisions of this chapter, as modified by this Plan Description shall govern."

- b. Section 43-55, Arrangement for improvements prerequisites subsection (a), (3):
3. In lieu of actual construction of the improvements, as provided in paragraph 2 above, the subdivider may post, at the time of submittal of the final plat, cash, ~~or letter of credit or security~~ to ensure completion of the proposed public improvements in accordance with the following:
- a. Such cash or securities shall be in an amount equal to one hundred percent (100%) of the estimated improvement costs as certified by the city engineer.
- b. Securities must be approved by the law department, shall be irrevocable, and shall be in effect for ~~two (2)~~ three (3) years after approval of the final plat, or until the issuing institution has received written documentation from the city council certifying that the subdivider has complied with all terms and conditions of this chapter.
- c. If all public improvements are not installed within ~~eighteen (18)~~ thirty (30) months after approval of the final plat, the city shall be authorized to draw upon the securities. The city council may grant the subdivider additional time to complete the improvements, provided the securities are extended, or new securities provided, effective for a period of not less than six (6) months beyond whatever additional time is allowed the subdivider.
- d. The city council shall ~~have the right to~~ allow for the reduction of securities provided herein, as work progresses on a quarterly basis, in an amount equal to eighty percent (80%) of the cost of improvements completed as certified by the city engineer. Furthermore, the city council may accept the sanitary sewer and water main system prior to the completion of other improvements.
- c. Section 43-72 Streets:

Streets in subdivision shall comply with the provisions of Chapter 42-20, and as modified by Attachment<sup>26</sup> 9 attached hereto

d. Section 43-75, Blocks, subsection (b):

1. Block length shall not exceed eighteen hundred (1800) feet, or be less than ~~six hundred (600) feet~~ three hundred (300) feet.

e. Section 43-91, Compliance required; certification:

~~No subdivision of land shall be approved without the subdivider submitting a statement signed by the City Engineer certifying that the improvements described in the subdivider's plans and specifications, together with agreements, meet the minimum requirements of this Plan Description, of all ordinances of the City as modified by this Plan Description and of Article V. of the Subdivision Control Ordinance as modified by this Plan Description and Annexation Agreement.~~

No subdivision of land shall be approved without the subdivider submitting a statement signed by the City Engineer certifying that the improvements described in the subdivider's plans and specifications, together with agreements, meet the minimum requirements of this Plan Description, of all ordinance of the City as modified by this Plan Description and of Article V. of this Subdivision Control Ordinance as modified by this Plan Description and Annexation Agreement.

f. Section 43-95, Street Improvements:

Minimum construction requirements for street improvements shall be as outlined in the city specifications for improvements except as modified herein on Attachment 11a and 11b.

g. Section 43-98, Sidewalks.

~~Concrete sidewalks of portland cement shall be constructed as specified in the city specifications for improvements on both sides of all streets in residential, commercial and industrial subdivisions. At final plat approval, the planning and development committee may defer installation of sidewalks~~

~~committee may defer installation of sidewalks on one (1) side of any or all streets in commercial and industrial subdivisions. However, the final plat must include a provision that the city council may require installation of additional sidewalks at a subsequent date on any or all streets having sidewalks on one (1) side in accordance with procedures established in Article 11, division 64 of the Illinois Municipal Code (Ill. Rev. Stat. Ch. 24, P. 11-64-1 et seq.). Unless otherwise approved by the committee, the planning commission or the city council or both, all sidewalks shall be located within the street right of way and one (1) foot inside the right of way line.~~

A jogging trail system as shown on the concept plan shall be required in lieu of all public sidewalk requirements. The pathway system shall be constructed in accordance with Attachment 1.

h. Section 43-100, Street and regulatory signs:

All street and regulatory signs shall be in accordance with the city specifications for improvements. All street signs shall be in accordance with Attachment 7c.

i. Section 43-101, Street lighting and marking

Provisions and installation shall be made for the adequate lighting and name markers of public streets within the proposed subdivision in accordance with the standards and requirements established within the specifications for improvements. The Developer reserves the right to request a uniform street name sign program subject to City review and approval.

j. Developer agrees to any change City makes in its Subdivision Control Ordinance relating to resident inspection and testing procedures whereby Developer pays for this work by a consultant hired by the City so long as said procedure applies equally to all property within the City.

C. SIGN ORDINANCE MODIFICATIONS AND EXCEPTIONS: Article 19 of the Aurora Code shall be modified as follows:

1. The City hereby establishes a "Special Sign District" entitled "Farnsworth International Sign District", pursuant to Chapter 12, Article 19, Section 1902.5 of the City of Aurora Code of Ordinances. Said sign standards are set forth in Attachment 7 and 7a-7e.

V. GENERAL PROVISIONS RELATING TO THE PROPOSED DISTRICT

A. PLAN AND PLAT REVIEW PROCEDURES:

1. Attachment 1 herein constitutes and is hereby approved as the concept plan for this Plan Development District.
2. Attachment 2 constitutes and is hereby approved as the preliminary plan and Attachment 3 constitutes the subdivision plat for that portion of the Subject Property lying west of existing Church Road and said plan does constitute and satisfy the requirements for the "first preliminary plan" for the Planned Development District.
3. Sections 14.7-6 through 14.7-14 inclusive of the Aurora Zoning Ordinance, shall regulate the plan and plat review procedures hereunder.
4. Revisions to Approved Plans: At any time and from time to time, the Owner and/or Developer shall have the right to request a revision to any approved preliminary and/or final plan. Said procedure shall be pursuant to the sections of the Aurora Zoning Ordinance setforth in Paragraph 3.

B. CHANGES IN PLAN DESCRIPTION

Amendments to this Plan Description 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.

C. REVISIONS TO APPROVED PLANS:

1. At any time and from time to time, the Owners and Developer shall have the ability to petition the City for a revision to an approved preliminary and/or final plan. Said procedure shall be pursuant to Section 14.7-12 of the Aurora Zoning Ordinance.

D. PRIVATE COVENANTS:

1. Prior to the recording of a final plat for any areas within the District, a document containing covenants, conditions, and restrictions will be recorded which sets forth various private controls. Included therein will be the creation of a Property Owners Association which Association will be responsible for the maintenance of non-public landscaping areas, trails, recreational facilities, signage and hardscape.

LIST OF ATTACHMENTS TO PLAN DESCRIPTION

<u>ATTACHMENT NO.</u>	<u>DESCRIPTION</u>
1.	Concept Plan
2.	Preliminary Plan
3.	Preliminary Plat
4.	Proposed ORI Uses
4a.	ORI East Uses
4b.	ORI West Uses
5.	Proposed Commercial Uses
5a.	West of Church Road
5b.	East of Farnsworth Avenue
5c.	Bilter/Farnsworth Commercial Parcel 2B
6.	Existing Zoning Map
7.	Sign District
7a.	Tenant / Building Identification Signs
7b.	Directional Signs
7c.	Site Directional and Vehicular Control Signs
7d.	Temporary Real Estate and Construction Signs
8.	Required Components of Final Site Plans
9.	Roadway Design Standards
9a.	Roadway Cross-section Industrial / Commercial
9b.	Roadway Cross-section Bilter Road
9c.	Table of Roadway Improvements and Signalization
9d.	Schematic Barrier Design Right In/Right Out Turns

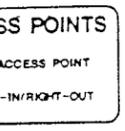
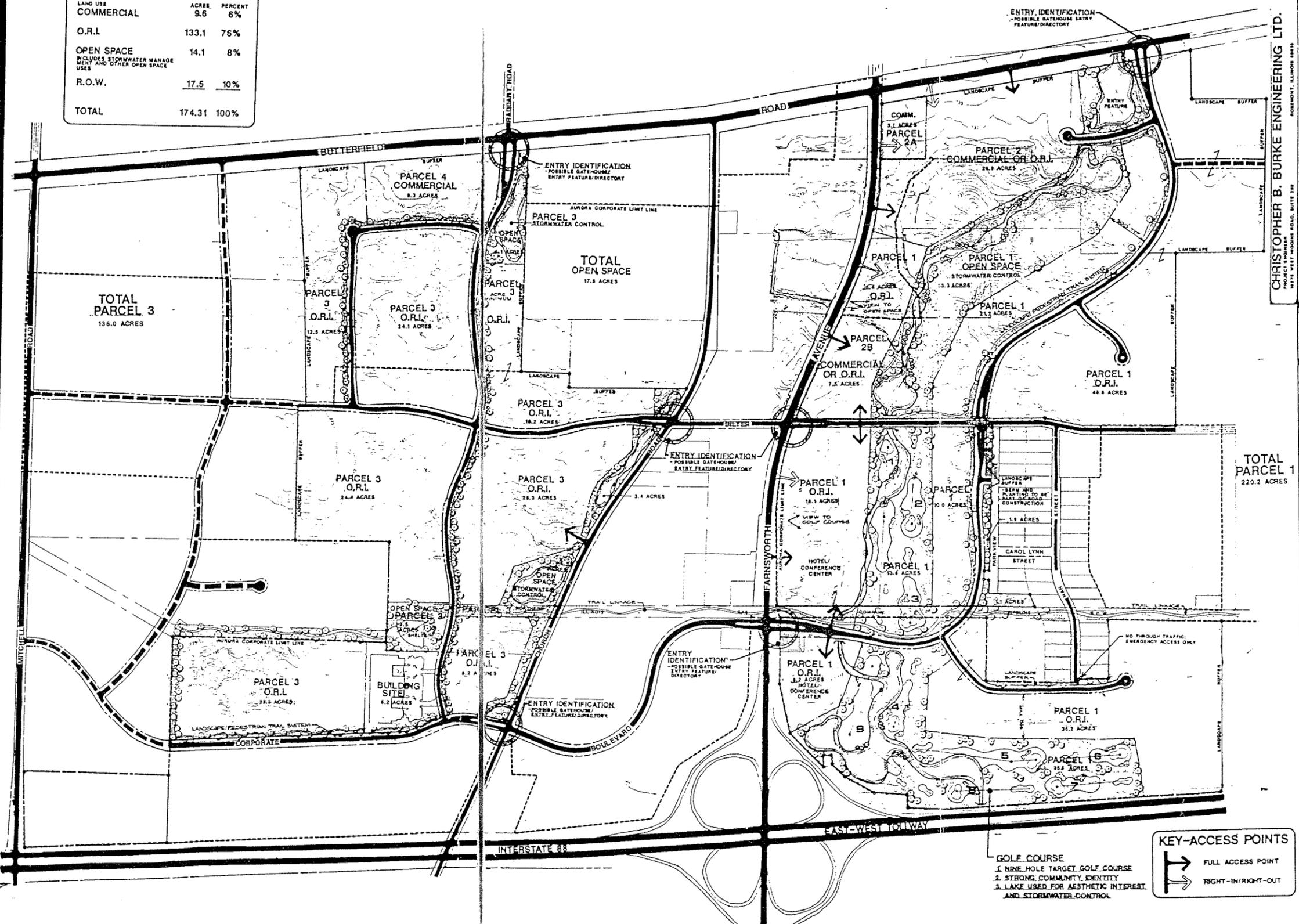
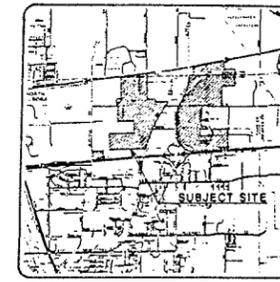
10. Stormwater Management Study
11. Design and Construction Standards for Lakes and Blue/Green Construction Areas
12. Landscaping
- 12a. Landscape - Typical Street Cross-section
- 12b. Landscape - Typical Berming at Building
- 12c. Landscape - Typical Berming at Parking
- 12d. Typical Right-of-way / Setback Area
- 12e. Typical Slopes and Transitions
- 12f. Typical Berm/Grading Diagrams
- 12g. Typical Exterior Refuse Collection Area/Transformer/ Other Outside Facility
- 12h. Typical Loading Dock
- 12i. Typical Lake Edge Treatment
13. Parkview Intersection and Roadway Recapture
14. General Restrictions
15. Parking and Loading Standards
16. Development Time Table
17. Farnsworth/Butterfield Permitted Access Points

# Farnsworth International BUSINESS PARK

ATTACHMENT "1"

SITE DATA- WEST		
LAND USE	ACRES	PERCENT
COMMERCIAL	9.6	6%
O.R.I.	133.1	76%
OPEN SPACE <small>INCLUDES STORMWATER MANAGEMENT AND OTHER OPEN SPACE USES</small>	14.1	8%
R.O.W.	17.5	10%
<b>TOTAL</b>	<b>174.31</b>	<b>100%</b>

SITE DATA- EAST		
LAND USE	ACRES	PERCENT
COMMERCIAL <small>DOES NOT INCLUDE 3.1 ACRES WHICH IS PART OF THE ANNEXATION</small>	34.2	13%
O.R.I.	138.0	51%
OPEN SPACE <small>INCLUDES LAND FOR GOLF COURSE AND STORMWATER MANAGEMENT FEATURES</small>	82.2	31%
R.O.W.	13.2	5%
<b>TOTAL</b>	<b>267.61</b>	<b>100%</b>



**KEY-ACCESS POINTS**  
 1. NINE HOLE TARGET GOLF COURSE  
 2. STRONG COMMUNITY IDENTITY  
 3. LAKE USED FOR AESTHETIC INTEREST AND STORMWATER CONTROL

CHRISTOPHER B. BURKE ENGINEERING LTD.  
 1715 WEST WOODS ROAD, SUITE 300  
 ROSEMONT, ILLINOIS 60018



CONCEPT PLAN - ATTACHMENT "1"

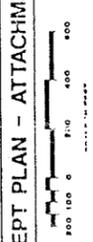
JOB NUMBER: 8870  
 COMPLETED: 03/18/89  
 REVISED: 7/8/89  
 2-10-89  
 2-14-89  
 2-18-89  
 3-7-89

12/1/89

SHEET NUMBER

MARQUETTE PROPERTIES  
 208 S. WICKER DRIVE SUITE 300  
 CHICAGO, ILLINOIS 60606

THE LANNERT GROUP  
 LAND PLANNING ARCHITECTURE  
 100 WEST MADISON STREET  
 CHICAGO, ILLINOIS 60602



1310 3RD FLOOR  
 CHICAGO, ILLINOIS 60602  
 CONCEPT PLAN  
 12/1/89

# Farnsworth International BUSINESS PARK

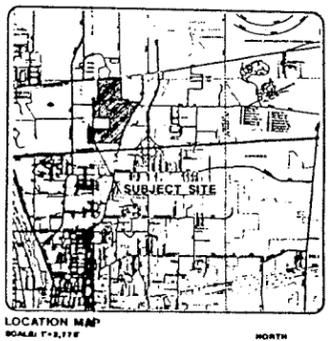
ATTACHMENT "2"

PARCEL 4  
COMMERCIAL  
9.8 ACRES TOTAL

PARCEL 3  
O-R-I  
127.0 ACRES TOTAL

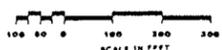
BUILDING SITE  
O-R-I  
6.2 ACRES TOTAL

SITE DATA		
LAND USE	ACRES	PERCENT
COMMERCIAL LOTS	9.80	5.51%
O.R.I. LOTS	133.15	76.39%
OPEN SPACE		
STORMWATER	11.28	6.47%
OTHER OPEN SPACE	2.82	1.62%
SU3-TOTAL	14.10	8.08%
R.O.W.	17.46	10.02%
<b>TOTAL</b>	<b>174.31</b>	<b>100%</b>



ATTACHMENT "2"

PRELIMINARY PLAN - WEST SIDE



MARQUETTE PROPERTIES

OWNER/DEVELOPER  
100 S. WACKER DRIVE SUITE 3000  
**THE LANNERT GROUP**  
LAND PLANNING ARCHITECTURE

CHICAGO, ILLINOIS 60606  
LANDSCAPE ARCHITECTURE  
ST. CHARLES, ILLINOIS 61774  
MONTGOMERY, PENNSYLVANIA 19104

DESIGN/DEVELOPMENT

CONSULTANTS  
13121 267-8888  
13121 377-8888  
13121 444-3900

JOB NUMBER  
COMPLETED  
DATE  
OWNER  
DATE  
12/1/89

FARNSWORTH INTERNATIONAL  
BUSINESS PARK

RADDANT ROAD

BUTTERFIELD ROAD



CHURCH ROAD

SEWER/WATER  
MANAGEMENT

BIRTE ROAD

RADDANT ROAD

NORTHERN ILLINOIS GAS COMPANY  
R.O.W. #82.5

CORPORATE BLVD

EAST-WEST TOLLWAY I-88

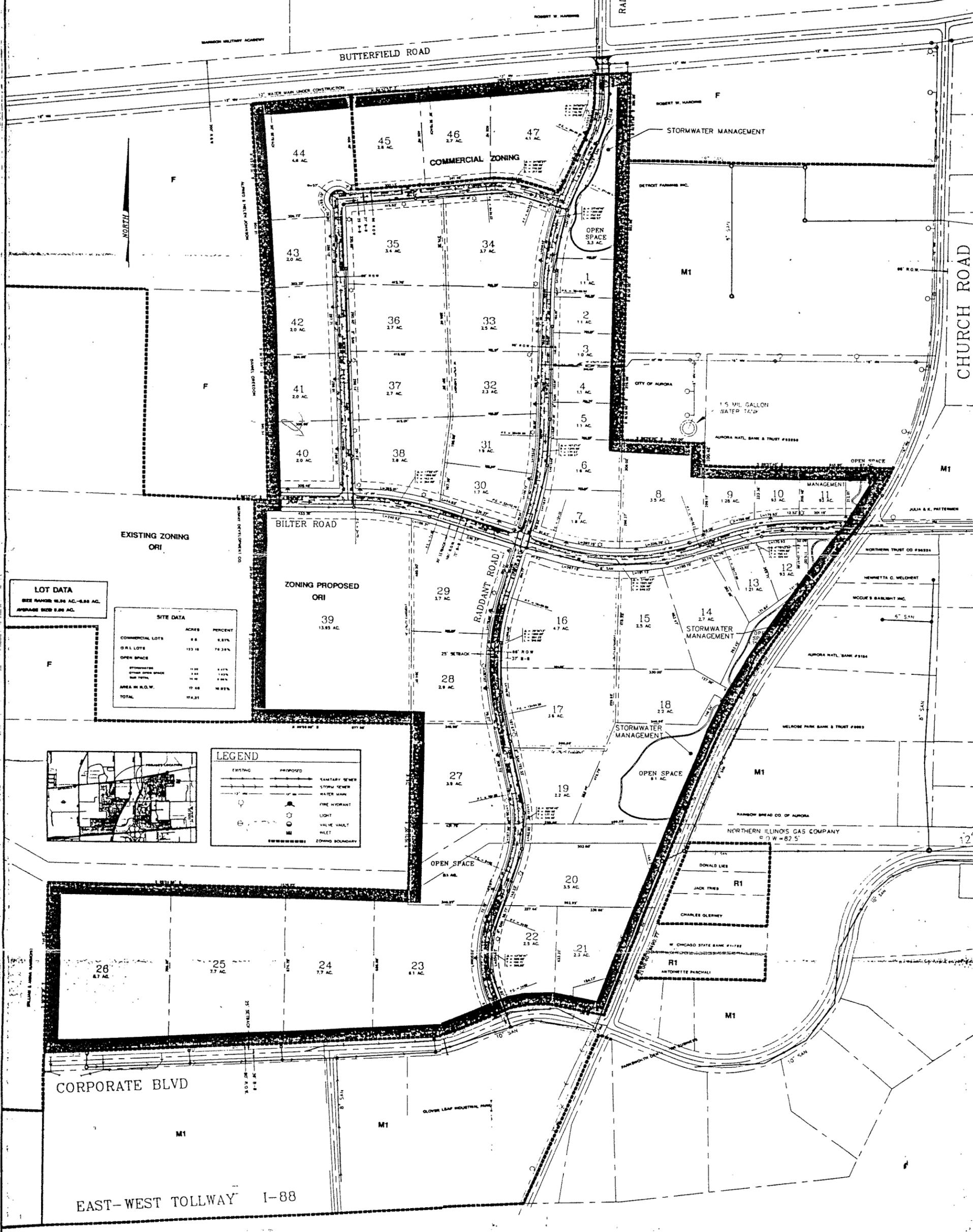
CHRISTOPHER B. BURKE ENGINEERING LTD.  
10275 West Higgins Road, Suite 460  
Rosemont, Illinois 60018 (312) 296-0500

CLIENT:  
MARQUETTE PROPERTIES  
200 S. WACKER DR. SUITE 3900  
CHICAGO, ILLINOIS 60606

DATE	12/15/88
FILE NAME	300001.DWG
PROJECT NO.	88-01
DESCRIPTION	PRELIMINARY SUBDIVISION PLAT
ATTACHMENT IN	
SHEET NO.	1 OF 1



# FARNSWORTH INTERNATIONAL BUSINESS PARK



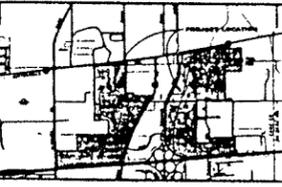
**LOT DATA**  
SIZE RANGE 0.56 AC - 4.88 AC  
AVERAGE SIZE 2.26 AC

**SITE DATA**

	ACRES	PERCENT
COMMERCIAL LOTS	8.8	6.81%
OFFICE LOTS	123.18	76.38%
OPEN SPACE		
STORMWATER	11.22	8.71%
OTHER OPEN SPACE	1.22	0.95%
TOTAL	124.4	100%

**LEGEND**

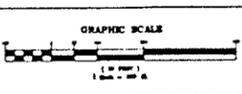
EXISTING	PROPOSED	DESCRIPTION
(Symbol)	(Symbol)	SANITARY SEWER
(Symbol)	(Symbol)	STORM SEWER
(Symbol)	(Symbol)	WATER MAIN
(Symbol)	(Symbol)	FIRE HYDRANT
(Symbol)	(Symbol)	LIGHT
(Symbol)	(Symbol)	VALVE VAULT
(Symbol)	(Symbol)	W/LET
(Symbol)	(Symbol)	ZONING BOUNDARY



**CHRISTOPHER B. BURKE ENGINEERING LTD.**  
10275 West Higgins Road, Suite 460  
Rosemont, Illinois 60018 (312) 296-0500

CLIENT: **MARQUETTE PROPERTIES**  
200 S. WACKER DR. SUITE 3900  
CHICAGO, ILLINOIS 60606

PROJECT NO. 88-60	DATE FEBRUARY 1988	DESCRIPTION PRELIMINARY SUBDIVISION PLAT ATTACHMENT III	SHEET 1 OF 2
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FARNSWORTH INTERNATIONAL  
BUSINESS PARK

735 BUTTERFIELD ROAD

FARNSWORTH AVE

BILTER ROAD

EAST-WEST TOLLWAY I-88



CHRISTOPHER B. BURKE ENGINEERING LTD.  
10275 West Higgins Road, Suite 460  
Rosemont, Illinois 60018 (312) 296-0500

CLIENT:

MARQUETTE PROPERTIES  
200 S. WACKER DR. SUITE 3900  
CHICAGO, ILLINOIS 60606

DATE

PROJECT NO. 08-00  
FILE NAME: PRELIMINARY PLAT

DATE

DESCRIPTION:  
PRELIMINARY SUBDIVISION PLAT

DATE

DESCRIPTION:  
ATTACHMENT #1



GRAPHIC SCALE  
1" = 100'



ATTACHMENT 4

FARNSWORTH INTERNATIONAL PROPOSED ORI USES

Permitted uses and Special uses in the proposed ORI East area of the development East of Farnsworth Avenue shall be as shown on Attachment 4a.

Permitted uses and Special uses in the proposed ORI West area of the development West of Church Road shall be as shown on Attachment 4b.

ATTACHMENT 4a

FARNSWORTH INTERNATIONAL PERMITTED USES  
ORI EAST

A. PERMITTED USES

Artwork, commercial graphics and drafting services. Blueprinting and photostatic services. Duplicating and letter service firms.

Clinics - medical or dental

Engineering and testing laboratories and offices

Hotel and motel or combination office hotel/motel, including dining and meeting rooms, which must be staffed with twenty - four hour clerk service, maid and janitor services.

Industrial activities, including, but not limited to, electronics, scientific and precision instruments manufacture and repair, experimental product development and plastic products design and assembly, printing and publishing.

Laboratories, offices, and ancillary uses for research and development.

Medical and dental research laboratories

Pilot plants in which processes planned for use in production elsewhere can be treated to the extent reasonably necessary for full investigation of the merits of a product or process including commercial viability.

Production of prototype products when limited to the scale reasonably necessary for full investigation of the merits of a product, including commercial viability

Warehousing and distribution facilities, but excluding motor freight terminals.

B. Those uses not specifically listed above when found to have economic and performance compatibility with uses on adjoining properties and when not of a more intensive character than adjoining uses.

C. THE FOLLOWING USES SHALL ONLY BE PERMITTED AS SPECIAL USES:

Automotive service station including automated wash facilities and mini mart but not major automotive repair only where shown on the concept plan.

Heliport, Commercial and Private, (1) ground site as depicted on the concept plan; any number located on building roofs

Telecommunication Center as a Principal Use

Public and Private Utility facilities as Principal Use

D. USES TO BE PERMITTED BOTH AS FREESTANDING FACILITIES, AND AS ACCESSORY TO AND INCLUDED IN OFFICE/COMMERCIAL BUILDINGS:

Banks and financial institutions including drive-in or drive through facilities

Building Trades, Showrooms, show area not to exceed 25% of total floor area

Business and Professional Schools, Corporate Training Centers, Data Processing and Electronic Training Centers.

Church Parcel 2A only, Section 5.14 of the Aurora Zoning Ordinance shall not apply

Clubs, Lodges, and Fraternal Organizations

Community Theater

Craft type Textiles, Spinning Weaving, Dyeing and Printing products.

Daycare Center

Entrance Gatehouse and/or Directories

Golf Course including accessory structures and buildings

Health Clubs

High/Tech art signage and displays

Hotels-motels, including dining and meeting rooms, which must be staffed with twenty four hour clerk service, maid and janitor services.

Laboratories, commercial (medical, dental, research, experimental and testing)

Medical and Dental Supplies Manufacturing

Open space and stormwater management area

Private Membership Clubs, Private Parks, and recreation centers

Recreation facilities health club, including but not limited to gymnasium skating rink, tennis, racquetball, or similar facility within fully enclosed structure.

Restaurants, tearooms, cafe when the establishment is not of the drive in or drive through type.

Swim Clubs, Tennis and similar activities need not be enclosed

E. ADDITIONAL ACCESSORY USES/BUILDING RETAIL. One or more uses hereinafter set forth may be operated as accessory if each such use meets the following conditions: (1) is provided for the convenience of the owner and/or tenants, (2) does not have free standing ground signs of any type, (3) is incidental or secondary only to a principal building containing forty thousand (40,000) square feet of gross floor area:

Barbershop, or beauty parlor

Blueprinting and photostatic establishments

Book and stationary store

Camera and photographic supply shops for retail

Candy and ice cream shops, retail only

Clothing and Wearing Apparel, as an accessory use

Drugstores

Gift shops. Notions store., Tobacco store. Newsstand.

Office supply store

Optician, optometrist

Parcel delivery station of not more than two hundred fifty (250) feet.

Photographic development and processing drop-off service only, no physical processing on premises.

Postal substations. Telegraph office.

Public and Private Utility Facilities, as an accessory use.

Telecommunications Center, as an accessory use

Travel bureau and transportation ticket office

Typewriter, computer, adding machine and office machine sales and drop off repair service

Revised 3/1/89, 3/3/89, 3/20/89

ATTACHMENT 4b

FARNSWORTH INTERNATIONAL PERMITTED USES  
ORI WEST

A. PERMITTED USES

Advertising displays manufacture  
Artificial limb manufacture  
Apparel and other products manufactured from textiles  
Awnings, venetian blinds and window shades manufacture  
Bakeries, wholesale  
Banks and Financial Institutions including drive-in or drive through facilities  
Bedspring and mattress manufacture  
Belting manufacture  
Bicycle manufacture  
Brooms and brushes manufacture  
Boat building and repair  
Building trades, showrooms and shops  
Bus line shops and garage  
Business and professional schools, corporate training centers, data processing and electronic training center  
Canning and preserving  
Canvas and canvas products manufacture  
Carpet and rug cleaning  
Carpet manufacture  
Cartage (local) express hauling and storage yards  
Cement block manufacture

Ceramic products, pottery, and glazed tile manufacture

Cleaning and dyeing establishments when employing facilities for handling more than one thousand (1,000) pounds of dry good per day

Clubs, lodges and fraternal organizations

Cigarette and cigar manufacture

Coated fabrics, except rubberized, manufacture

Cork and cork products manufacture

Cosmetics, drugs and perfumes manufacture

Creameries and dairies

Drapery and bedding manufacture

Drugs and pharmaceutical products manufacture

Electrical equipment appliances manufacture

Engraving

Entrance Gatehouse and/or Directories

Felt manufacture

Food processing, packaging and distribution

Fur goods, not including training or dyeing, manufacture

Glass products, from previously manufacture glass

Health Clubs

Heating appliances and sheet metal products, including stoves and ranges manufacture

Hosiery manufacture

Ice cream and ice manufacture

Jewelry manufacture

Laundries, more than one thousand (1,000) pounds daily capacity

Machine shops and metal products manufacture, when not equipped with heavy (exceeding fifty-ton) pressure punch

presses, drop forges, riveting and grinding machines or any other equipment which may create noise, vibrations, smoke, odors, heat, glare or fire hazards, exceeding the performance standards of this section.

Medical and dental supplies manufacture

Metal polishing and plating

Musical instrument manufacture

Open Space and Stormwater Management Area

Optical goods and equipment manufacture

Pattern making manufacture

Piano and organ manufacture

Plastic products, but not including the processing of materials, manufacture

Private Membership Clubs, Private Parks, and recreation centers

Processing, finishing and assembly facilities

Public and private utility facilities, as an accessory use

Public utility electric substations and distribution center, gas regulation centers

Rubber products (small) such as washers, gloves, footwear, bathing caps, and tire recapping, but excluding rubber and synthetic rubber processing manufacture.

Sales and storage of building materials and products within a building

Scientific and precision instruments manufacture

Shoe and boot manufacture

Storage and household goods

Storage and sale of trailers, farm implements and other similar equipment on an open lot

Sporting and athletic equipment manufacture

Stone, marble and granite grinding and cutting

Swim clubs, tennis, handball, racquetball clubs and similar activities, need not be enclosed

Textiles-spinning and weaving, dyeing and printing

Tools and hardware, such as hand tools, bolts, nuts, screws, cutlery, house hardware, locks and plumbing appliances, manufacture

Tool and dye shops

Truck and trailer, over one and one half ton capacity, rental agencies

Toys and children's vehicles, manufacture

Warehousing/Receiving, Weaving, Dying and Printing Manufacturing

Wire brush manufacture

B. Those uses not specifically listed herein when found to have economic and performance compatibility with adjoining properties and when not of a more intensive character than adjoining uses.

C. The following additional uses shall be considered as Special Uses:

Floor area ration (F.A.R.) Premiums as specified in Section 12.11b, Subsection 6a of the Aurora Zoning Ordinance

Day Care Center

Heliport, commercial and private, (1) ground site as depicted on the preliminary plan; any number located on building roofs

Public and Private Utility facilities as a principal use

ATTACHMENT 5

FARNSWORTH INTERNATIONAL PROPOSED COMMERCIAL USES

Permitted Uses and Special Uses in the proposed Commercial area of the development West of Church Road shall be as shown on Attachment 5a.

Permitted Uses and Special Uses in the proposed Commercial area of the development East of Farnsworth Avenue shall be as shown on Attachment 5b.

Revised 3/1/89, 3/3/89, 3/20/89

ATTACHMENT 5a

FARNSWORTH INTERNATIONAL PERMITTED USES  
ORI WEST COMMERCIAL

A. PERMITTED USES

Art galleries and studios

Art and school supply stores

Auto accessory store, where there is not driveway across the sidewalk into the principal building

Bakery shop, including the baking and processing of food products, when prepared for retail use upon the premises only

Banks and financial institutions

Barbershop, beauty parlor, chiropody, or similar personal service shop

Blueprinting, photostating, and printing establishments

Book and stationary store, other than an adult business use

Candy and ice cream shops, retail only

Camera and photographic supply stores for retail sale

Coin and philatelic stores

Convenience stores

Costume and rental shop

Custom dressmaking, millinery, tailoring or shoe repair when conducted for retail sales on the premises only

Day Care Center

Delicatessens

Dress shops

Florist shops and conservatory for retail trade on the premises only

Gift shops

Haberdashery  
Health Club  
Hobby stores  
Jewelry store and watch repair  
Launderette and laundromat, when operated with supervisory personnel  
Leather goods and luggage store  
Libraries  
Locksmith  
Musical instrument sales and repair, retail trade only  
Newsstand  
Notions store  
Offices, business and professional, including medical clinics  
Photography studio, including the developing of film and pictures when conducted as a part of the retail business on the premises  
Photograph developing and processing  
Picture framing when conducted for retail trader only on the premises  
Postal substations (finance stations and contract stations)  
Public utility collection offices  
Radio and television stores, including minor repairs and service  
Reading rooms  
Restaurant  
Schools: Music, dance, business, commercial or trade  
Telegraph office  
Travel bureau and transportation ticket office

B. Those uses not specifically listed above when found to have economic and performance compatibility with uses on adjoining properties and when not of a more intensive character than adjoining uses. At the time of a request for a building permit and/or an occupancy permit, whichever occurs first, from the Zoning Administrator for such a use not listed above, the Developer shall send notice to adjoining property owners notifying them of said request.

C. SPECIAL USES - ORI West permitted uses as shown on Attachment 4b.

D. LIMITED USES - The following shall also be permitted uses but shall be no larger than 3600 square feet (net) in size and shall be of neighborhood character:

Antique shops

Bicycle sales and repair

Drugstores

Drycleaning and pressing establishments

Electrical appliance and or electronic store

Food and fruit stores

Grocery stores

Hardware stores

Household appliance store

Optician, optometrist offices

Sporting goods store

Toy store

Variety store

Wearing apparel store

Revised 3/1/89, 3/3/89, 3/20/89

ATTACHMENT 5b

FARNSWORTH INTERNATIONAL PERMITTED USES  
ORI EAST COMMERCIAL

A. PERMITTED USES

Antique shops

Auto accessory store, where there is a driveway entrance across the side walk into the principal building

Automobile sale and service establish for new passenger automobiles and trucks, including sale of used cars and trucks when operated in conjunction with a principal use. Mechanical repairs, body repairs and repainting may be included. All facilities shall be contained in an enclosed building except the storage of automobiles and trucks displayed in the open.

Battery and tire service stations

Bicycle sales and repair

Billiard and poolrooms

Blueprinting, photostating, and printing establishments

Carryout or delivery food establishments

Church and church related schools and day care facilities only on Parcel 2A

Clubs and fraternal organizations

Costume rental shop

Department stores

Drive through restaurant

Drycleaning and pressing establishments, when employing facilities for the cleaning and pressing of no more than seven hundred and fifty (750) pounds of dry goods per day, and when using carbon tetrachloride or other similar inflammable solvents approved by the fire department

Dry goods store

Electrical appliance store and repair, but not including appliance assembly or manufacturing

Employment agency

Furniture store, and upholstery when conducted as part of the retail operations and secondary to the main use

Furrier, when conducted for retail trade on the premises only

Garden supplies and seed stores, but not including the repair or operation of power equipment

Hand laundries employing not more than four (4) persons

Hotels, including dining and meeting rooms, which must be staffed with twenty four hour clerk service, maid and janitor service

Interior decorating shops, including upholstery and making of draperies, slip covers and other similar articles when conducted as part of the retail operations and secondary to the main use

Liquor store, package goods only

Mirror and glazing shop

Orthopedic and medical appliance store, but not including the assembly or manufacture of such articles

Pawnshops

Pet shops, but not including animal hospitals

Photograph developing and processing

Plumbing showroom

Physical culture and health services

Radio and television, including major repairs and service

Schools: music, dance, business, commercial or trade

Secondhand store and rummage shops

Sewing machine sales and service

Taxidermist

Theater indoor, other than an adult business use

Typewriter and adding machine sales and service

B. Any other similar type retail stores not specifically permitted herein and which have economic compatibility with the established uses on adjoining properties.

C. SPECIAL USES

Automotive service station including automated wash facilities and mini mart but not major automotive repair, subject to specific site plan review and approval.

ATTACHMENT 5c

BILTER/FARNSWORTH COMMERCIAL PARCEL 2B

A. PERMITTED USED - All uses permitted under ORI West in addition to the following:

Bicycle sales and repair

Blueprinting, photostating and printing establishments

Clubs and fraternal organizations

Costume rental shop

Drycleaning and pressing establishments, when employing facilities for the cleaning and processing of not more than seven hundred and fifty (750) pounds of dry goods per day, and when using carbon tetrachloride or other similar inflammable solvents approved by the fire department

Electrical appliance store, electronics store and repair, but not including appliance assembly or manufacturing

Employment agency

Furrier, when conducted for retail trade on the premises only

Laundries employing not more than four (4) persons

Hotels, including dining and meeting rooms, which must be satisfied with twenty four hour clerk service, maid and janitor service

Interior decorating shops, including upholstery and making of draperies, slip covers, and other similar articles, when conducted as part of the retail operations and secondary to the main use

Photograph developing and processing

Physical culture and health services

Plumbing showroom

Schools: music, dance, business, commercial or trade

Theater indoor, other than an adult business use

Typewriter, computer and adding machine sales and service

B. Any other type retail stores not specifically permitted herein and which have economic compatibility with the established uses on adjoining properties.

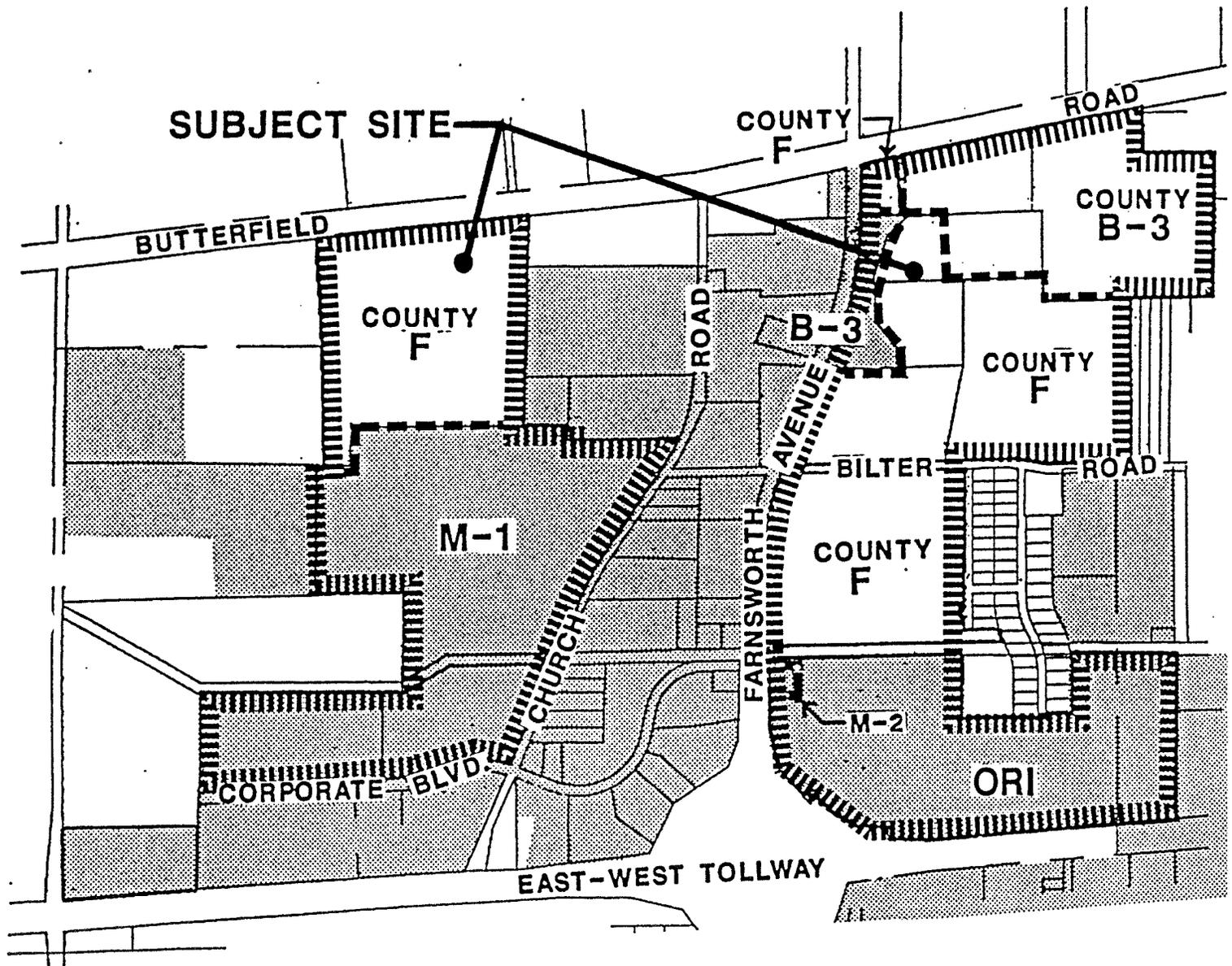
C. SPECIAL USES

Automotive service station including automated wash facilities and mini mart but not major automotive repair.

# FARNSWORTH INTERNATIONAL

BUSINESS PARK

ATTACHMENT "6"



 AURORA CORPORATE LIMITS  
 ZONING DISTRICT BOUNDARY

**PROPOSED ZONING - PDD**

MARQUETTE PROPERTIES  
200 S. WACKER DR. STE. 3900  
CHICAGO, IL 60606

LAND PLANNING • ARCHITECTURE • LANDSCAPE ARCHITECTURE

One West Illinois Street  
St. Charles, IL 60174  
312 • 377 • 6900



ATTACHMENT 7

FARNSWORTH INTERNATIONAL SIGN DISTRICT

The City hereby establishes a "Special Sign District" entitled "Farnsworth International Sign District", pursuant to Chapter 12, Article 19, Section 1902.5 of the City of Aurora Code of Ordinances.

**INTENT:**

The sign standards are intended to promote a continuous and uniform identification, locational and directional environment throughout the development, where the appearance of an individual property blends and is compatible with the common areas as well as with surrounding properties. The sign standards are critical factors in unifying the site and are adopted for the following purposes:

To promote commerce by improving the appearance of the city. Attractive easily readable signage makes for high quality entryways into the city, thus drawing development, tourists, now residents and customers.

To promote quality signage. Signage which complements the architecture, is in keeping with the scale of a building and its zoning district and makes for an easily understandable streetscape, results in more appealing commercial areas.

To preserve the value of private property by promoting the compatibility of signs with surrounding land uses.

To increase traffic safety by reducing distractions. With a reasonable level of signage confronting a motorist, one is better able to notice, consider and react to traffic control devices in a timely and safe manner.

To better assist the public in locating the business or use desired in the most effective manner. Signs should clearly identify the business or use even more importantly than to advertise it, and should be in an appropriate visual scale with the surrounding uses, to enable comfortable and prompt recognition and awareness.

To promote signage appropriate to the zoning district either pedestrian oriented or automobile oriented.

SIGN PROGRAM APPROVAL:

The sign program shall be approved at the time of preliminary plan approval.

OVERALL SIGN PROGRAM PARAMETERS:

1. Entry identification signs shall be allowed where shown on the Concept Plan and shall be designed to the relative scale shown on Page 4 of Attachment 7.

2. Only one permanent free standing sign shall be permitted for each lot within the district.

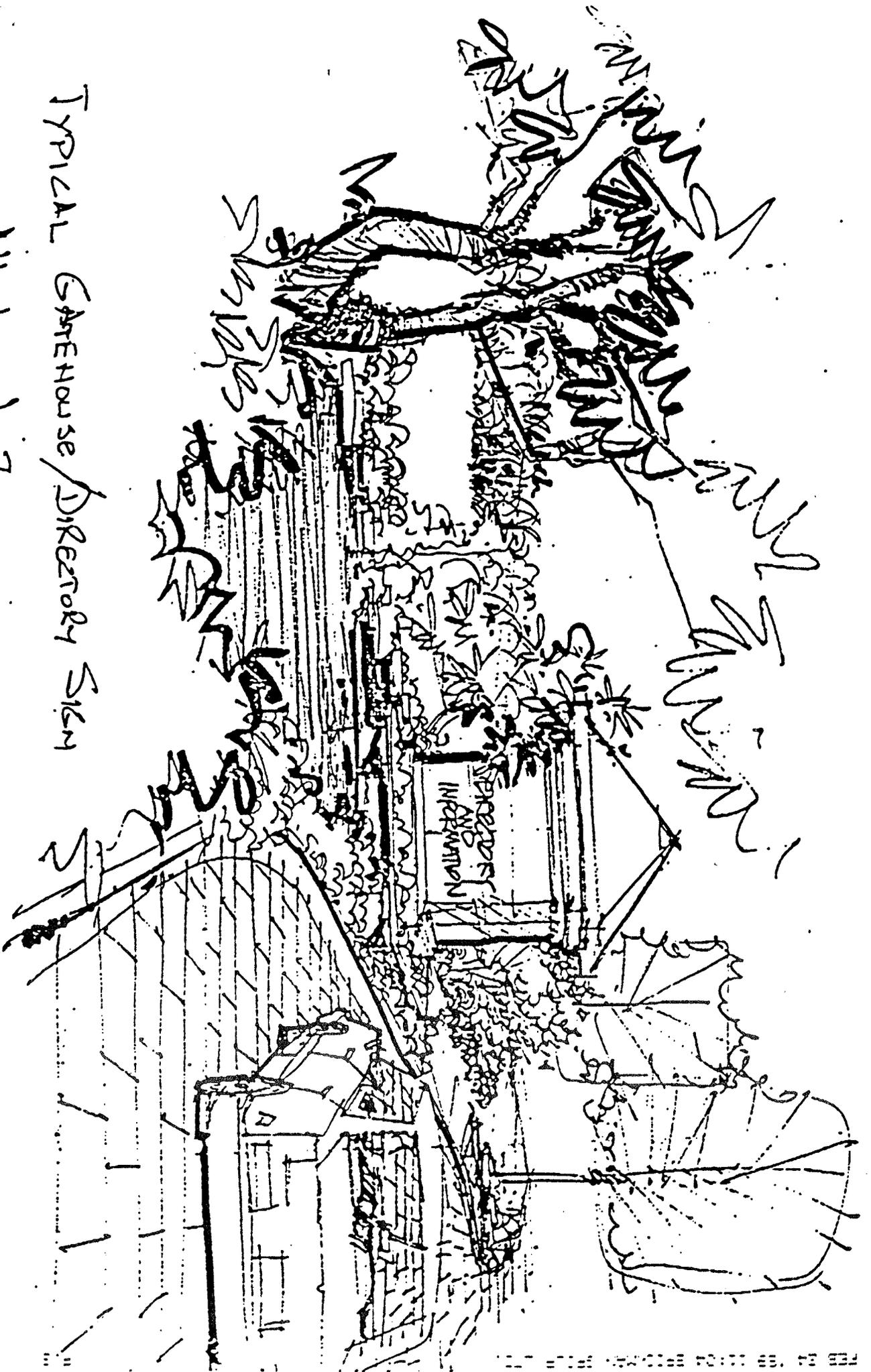
3. Upon individual request and review of site specific signage, free standing signs may be increased to the "Sign District" maximum limits of 100 square feet in area and 20 feet in height.

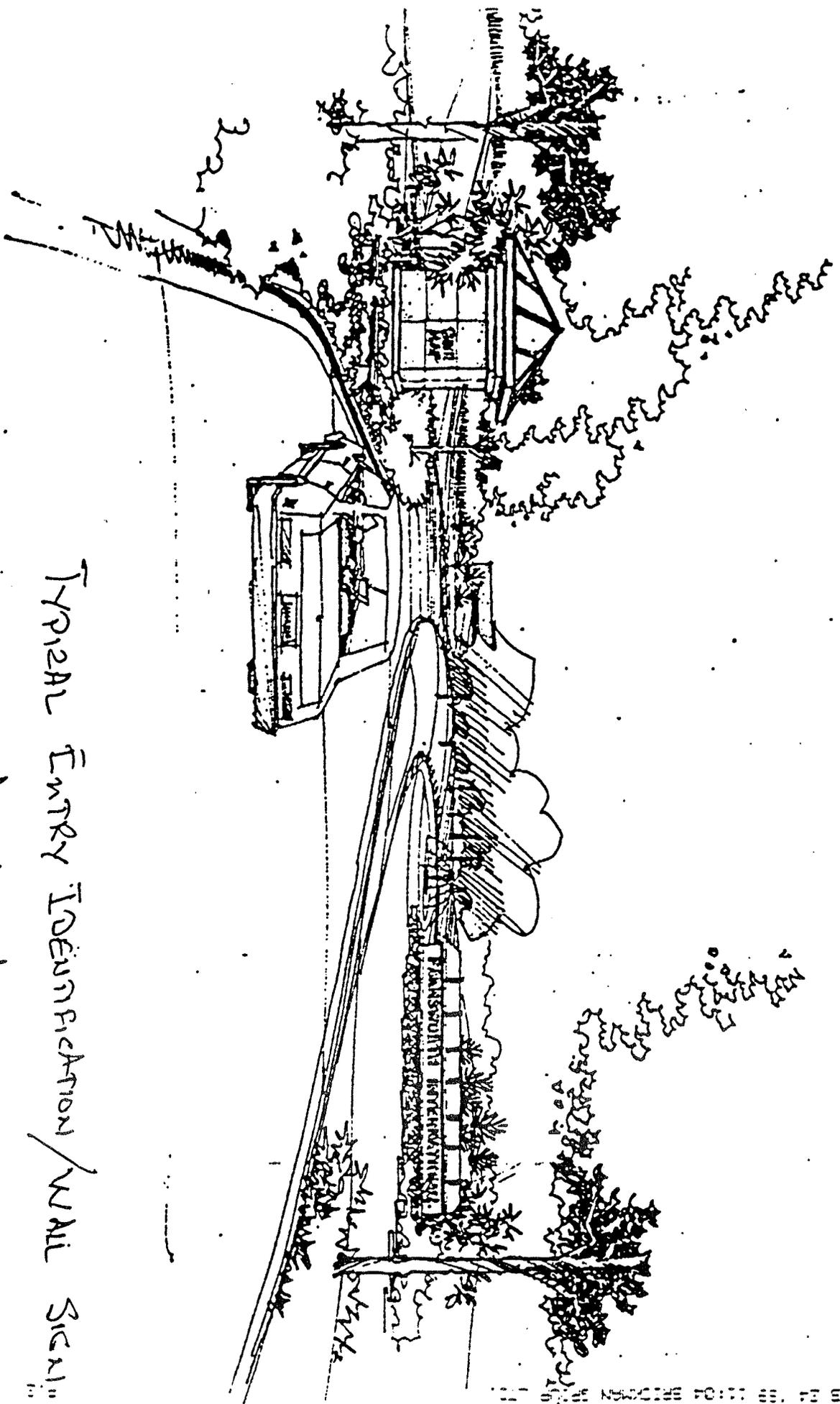
4. A maximum of five temporary real estate signs (12' by 24') shall be permitted at any one time within the district provided however, such signs shall be located as shown on Page 5 of Attachment 7e.

5. One off-premise sign for major district tenants/users shall be permitted along Butterfield Road, Farnsworth Avenue and the I-88 Tollway. Each sign is subject to City review and approval. For purposes of this section an off-premise sign shall be limited to the identification of a tenant / user within Farnsworth International which is not located upon the lot upon which said sign is located. The maximum area limitation for an off-premise sign located along the tollway shall be 250 square feet.

TYPICAL SHEDHOUSE / DIRECTORY SIGN

Attachment 7  
Page 3





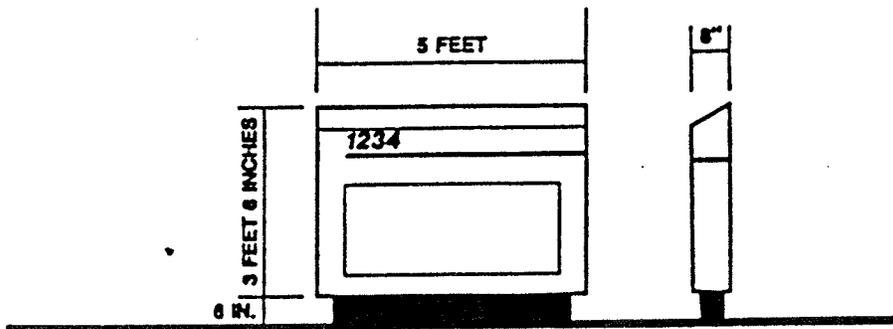
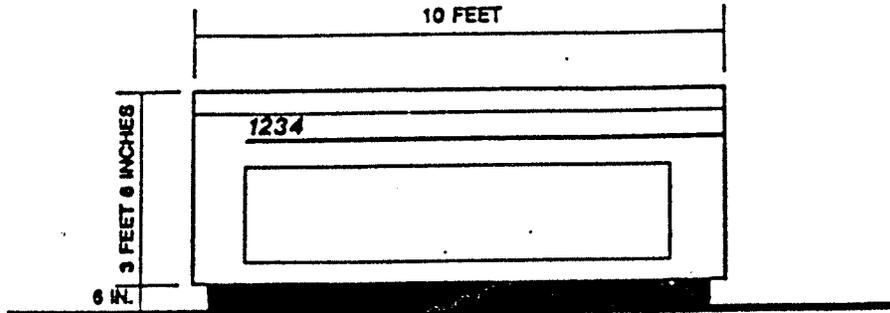
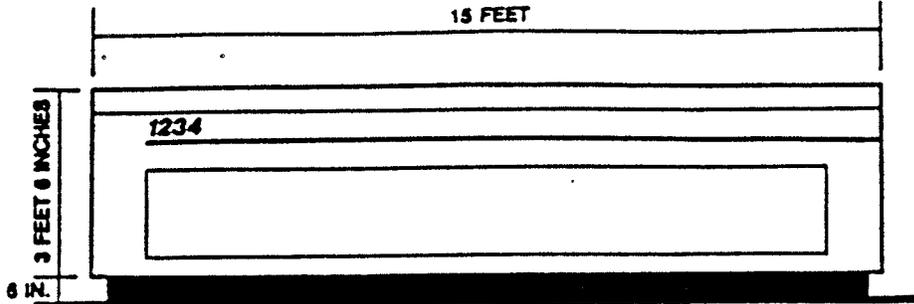
TYPICAL ENTRY IDENTIFICATION/WALL SIGN

Attachment 7

Page 4

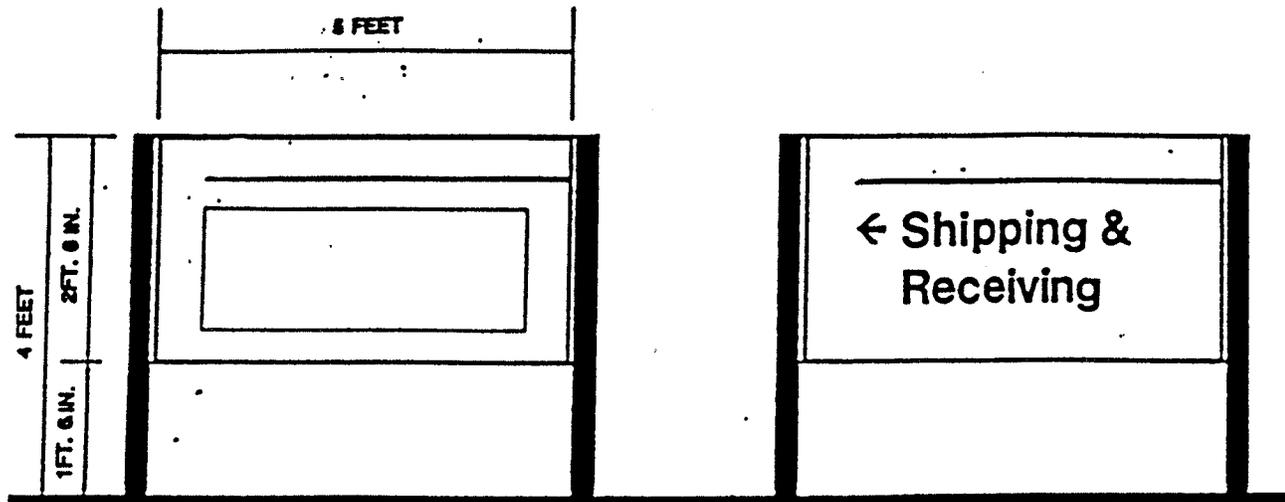
ATTACHMENT 7a

TYPICAL TENANT OR BUILDING IDENTIFICATION SIGN  
ORI WEST SIGNAGE PROGRAM



- 1) Tenant/Building identification signs are to be free-standing ground mounted units of aluminum construction, having a polyurethane enamel paint finish with matching black painted enamel base.
- 2) The signs shall have a total height of four feet and be in three varying lengths as shown above. The signs are designed to be internally illuminated.
- 3) No off-premises signs are proposed within ORI West.
- 4) Should the ORI West Commercial be developed as a unified commercial development, the developer shall be required to submit a specific signage plan.
- 5) Upon individual request and review of site specific signage, free standing signs may be increased to the "Sign District" maximum limits of 100 square feet in area and 20 feet in height.

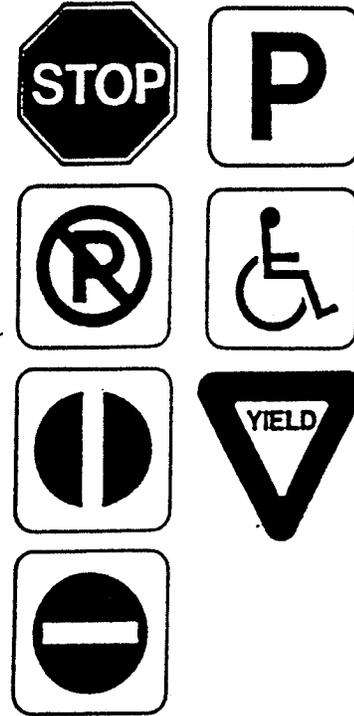
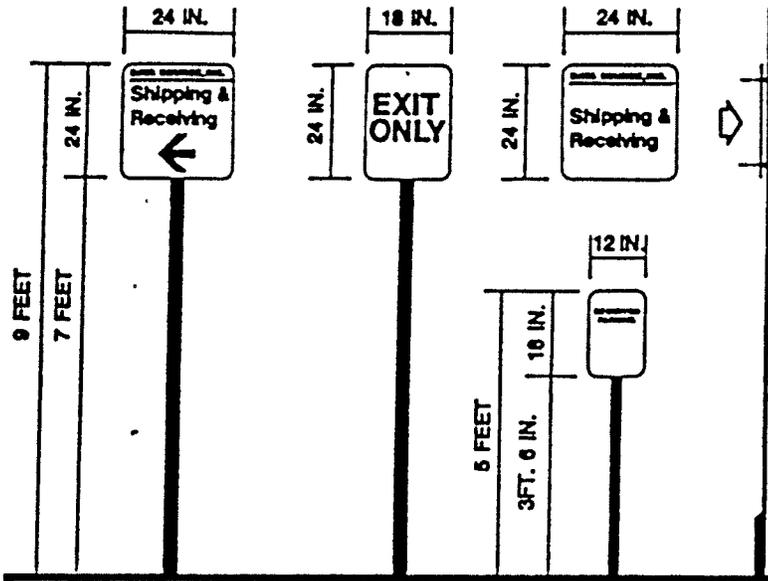
ATTACHMENT 7b  
TYPICAL DIRECTIONAL SIGNS  
ORI WEST SIGNAGE PROGRAM



Directional signs serve to provide directional information at site entries. These signs are to be free-standing post and panel units with a standard height of four feet. Posts shall be 2" x 4" extruded aluminum with polyurethane enamel finish. Panels shall be 5' x 2'-6" aluminum on extruded aluminum frames with no visible fasteners or retainers.

Directional signs may be double or single faced and may be mounted parallel or perpendicular to the street.

ATTACHMENT 7c  
 TYPICAL SITE DIRECTIONAL AND VEHICULAR  
 CONTROL SIGNS  
 ORI WEST  
 SIGNAGE PROGRAM



**Site Directional Signs**

**Vehicular Control Signs**

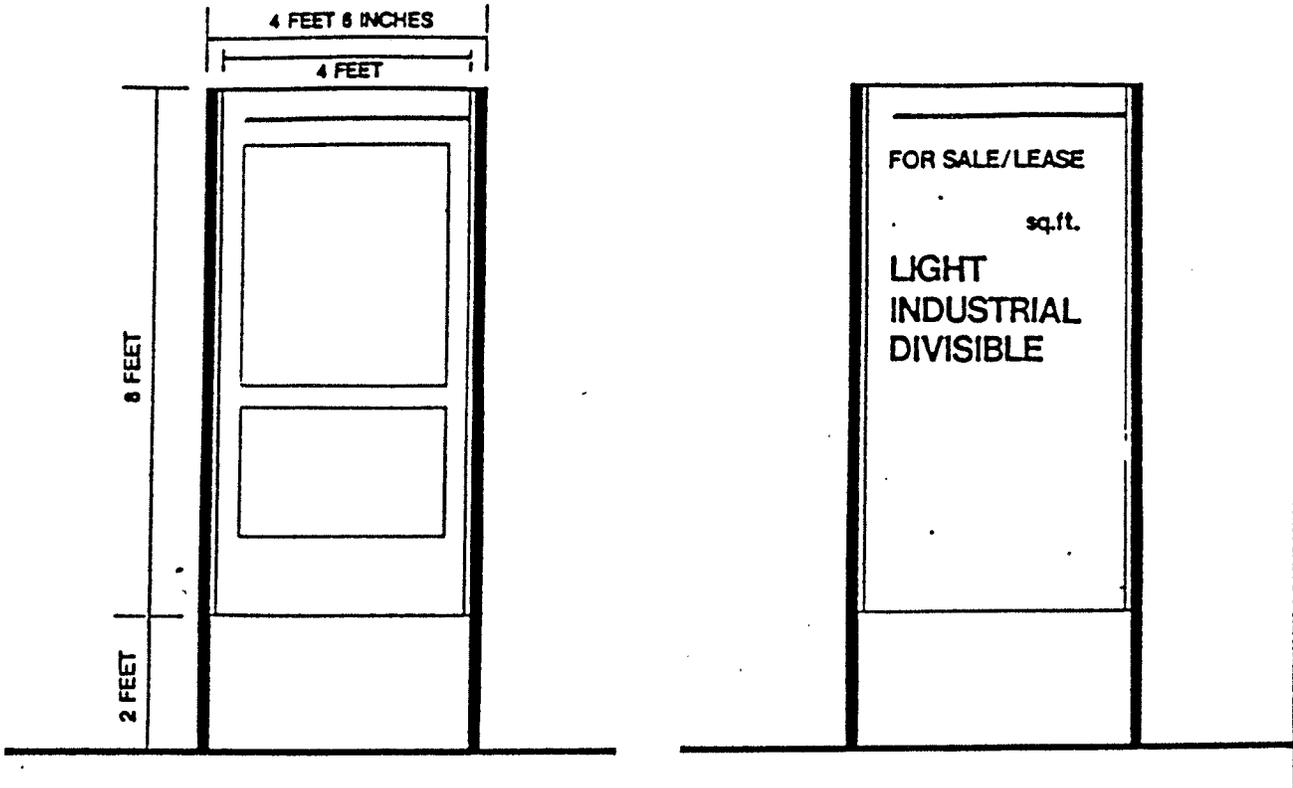
Site directional signs may be either building mounted or post and panel in the dimensions shown above. The panels shall be aluminum with a polyurethane enamel finish. The posts shall be 2" x 2" extruded aluminum.

Vehicular control signs shall be of aluminum construction and shall have panel faces and heights which meet Local, State and Federal requirements.

Such signs shall not be counted towards the square foot limit of permanent or temporary signs per lot or District.

ATTACHMENT 7c

TYPICAL TEMPORARY REAL ESTATE AND CONSTRUCTION SIGNS  
ORI WEST SIGNAGE PROGRAM

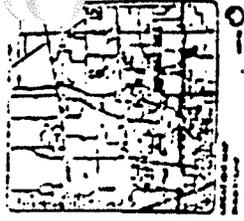
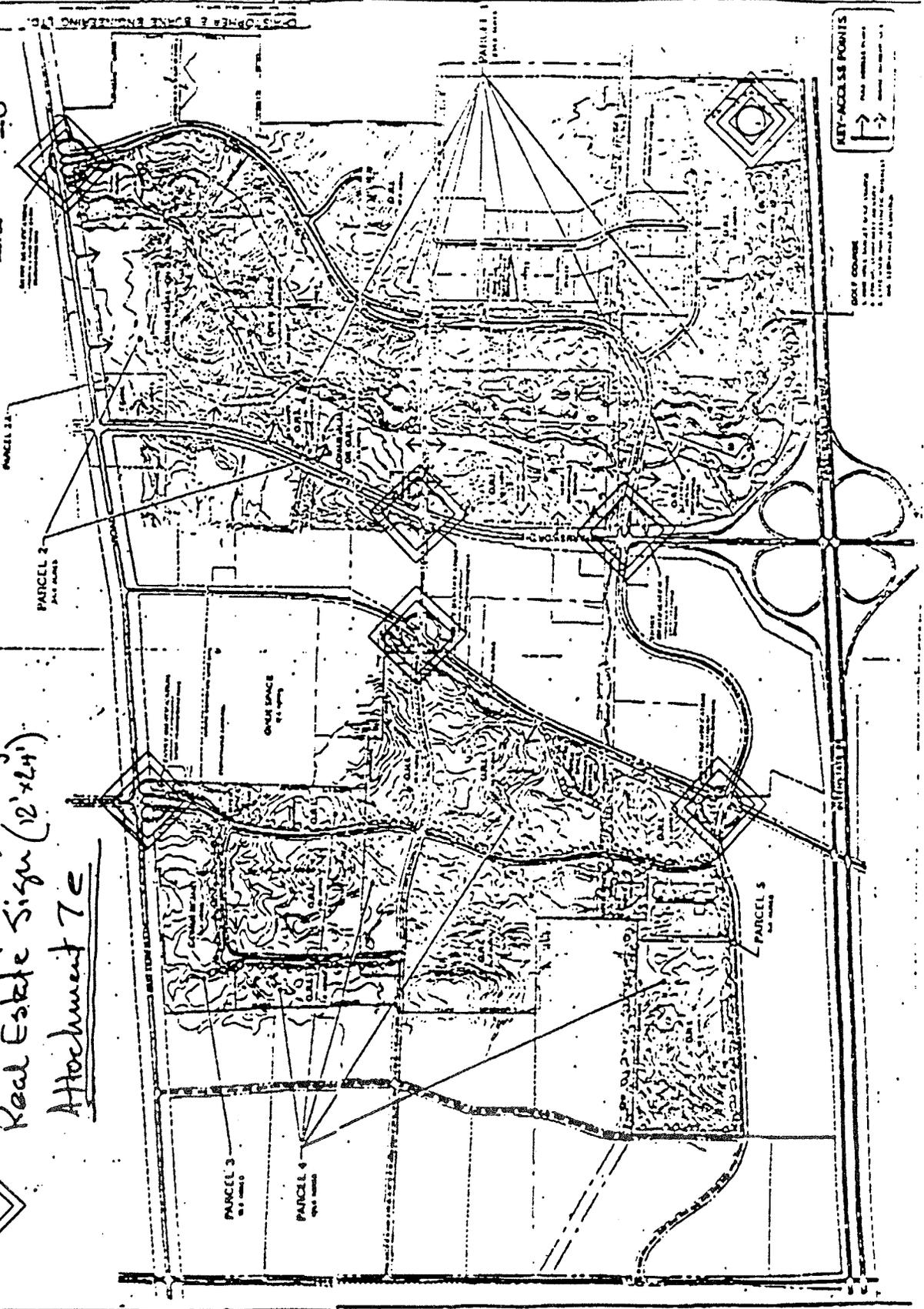


Temporary signs are to be used for construction and real estate marketing and as signs for special events and are to be removed immediately upon completion of the construction or marketing activity.

These signs shall be post and panel wood construction and shall have a total height of ten feet. All temporary signs shall have a vertically mounted 4' x 8' single or double faced panel and shall conform to Farnsworth International setback requirements.

**Farnsworth International  
BUSINESS PARK**

Location of Temporary  
Real Estate Sign (12'x4')  
Attachment 7c



**KEY-ACCESS POINTS**

- 1. MAIN ENTRANCE
- 2. WEST ENTRANCE
- 3. EAST ENTRANCE
- 4. SOUTH ENTRANCE

REQUIRED COMPONENTS OF FINAL SITE PLANS

- A. General Directions
1. Must be drawn to accurate engineering scale.
  2. Must contain following information.
    - a. Scale
    - b. North arrow
    - c. Original and revision dates.
    - d. name and address of owner of record.
    - e. Name and address of site plan designer.
- B. Written documents
1. A statement of planning objectives to be achieved by the final plan through the particular approach proposed by the petitioner.
  2. A development schedule indicating the approximate date when construction of the final plan or stages of the final plan can be expected to begin and be completed.
  3. Petitioner's proposed covenants, restrictions and conditions to be established as part of the final plan.
  4. A statement of the petitioner's intentions with regard to the future selling or leasing of all or portions of the final plan such as land areas, dwelling units, etc.
  5. Exceptions or variations to City Zoning or Subdivision ordinances being requested as part of the final plan including the specific section of the Ordinance from which the variation is requested and the requested variation itself.
  6. Estimates of cost of installation of all proposed improvements confirmed by a registered Illinois engineer.
- C. Plan Data Requirements
1. Dimensions of property.
  2. Existing and proposed streets (public and private), right-of-ways driveways, all principal and accessory buildings and their use, dimensioned building setbacks, lot sizes, sidewalks, off-street parking, service areas, open space and recreational facilities.
  3. Preliminary architectural plans for all residential buildings in sufficient detail to show basic building planning.
  4. The existing and proposed vehicular and pedestrian circulation systems, indicating their interrelationship and proposed treatments of points of conflict.
  5. Existing and proposed utility systems including sanitary sewers, storm sewers, water, electric, gas, telephone and cable television lines including their sizes.
  6. Proposed public and private lighting system.
  7. Existing and proposed easements for utility service.
  8. Proposed signage indicating size and content.
  9. Existing vegetation and plantings.
  10. Proposed berming and fencing.
  11. The location and size in acres or square feet of all areas to be conveyed, dedicated or reserved as common open spaces, public parks, recreational areas, school sites and similar public and semi-public uses.
  12. Any other information necessary to clearly show the proposed site plan elements.

**D. Information Regarding Contiguous Property**

1. Location of contiguous buildings.
2. Zoning of contiguous property.
3. Land Use of contiguous property.

**E. Site Data to be Provided in Lower Right Hand Corner**

1. Legal Description.
2. Size of property in square feet or acres.
3. Current zoning.
4. Proposed lot coverage of buildings by square feet and percentage.
5. Proposed blacktop-pavement coverage by square feet and lot percentage.
6. Number of parking spaces provided.
7. Number of parking spaces required by Zoning Ordinance.
8. Total amount of landscaped area by square feet and lot percentage.
9. Number of buildings.
10. Number of dwelling units, if residential project.
11. Breakdown of dwelling unit bedroom types, if residential project.

**F. Landscape Data to be Provided in Lower Left Hand Corner**

1. Number of plantings by type.
2. Size of plantings at installation.
3. On-center spacing for hedges.
4. Caliper size of all trees at installation.

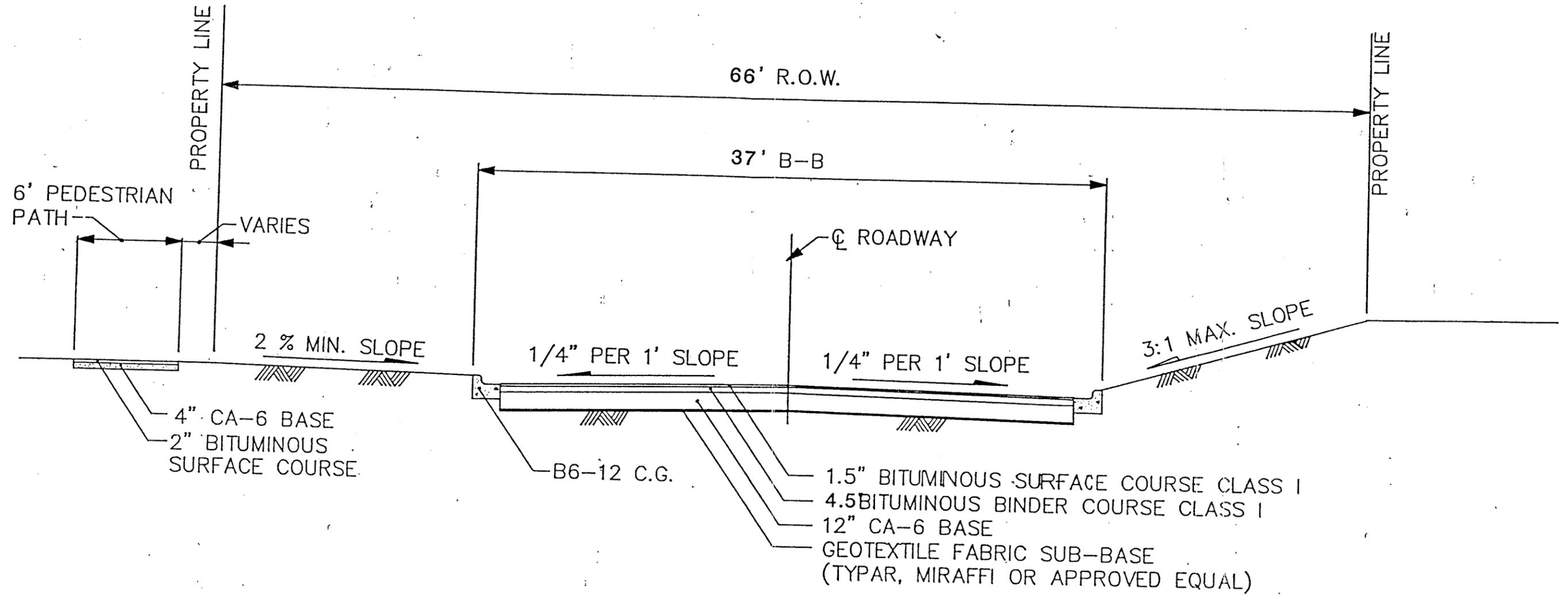
FARNSWORTH INTERNATIONAL  
ROADWAY DESIGN STANDARDS  
AURORA, ILLINOIS

<u>Street</u>	<u>Right of Way Width</u>	<u>Road Way Width</u>	<u>Length of Horizontal Curves</u>	<u>Tangent of Vertical Curves</u>	<u>Between Reverse Curves</u>	<u>Maximum Length</u>
Industrial & Commercial	66'	37'b/b	500'	200'	0	N/A
Bilter (West of Farnsworth)	100'	39'b/b	500'	200'	150'	N/A
Bilter (East of Farnsworth)	100'	4 Lanes	1000'	200'	150'	N/A
Church	40'**	N/A	N/A	N/A	N/A	N/A
Cul-de-Sac Corporate Blvd.	66'	37'b/b	500'	200'	0	As Shown On Plan
(Extended North)	66'	39'b/b	500'	200'	0	N/A
** Dedicating Up To Maximum of 40' of Right-of-Way Only						

<u>Street</u>	<u>Maximum Gradient</u>	<u>Minimum Gradient</u>	<u>Clear* Sight Distance</u>	<u>Curb Radii At Intersection</u>
Industrial & Commercial	4%	0.40%	500'	35'
Bilter (West of Farnsworth)	4%	0.40%	500'	50'
Bilter (East of Farnsworth)	4%	0.40%	500'	50'
Church	N/A	N/A	N/A	N/A
Cul-de-Sac Corporate Blvd.	4%	0.40%	500'	35'
(Extended North)	4%	0.40%	500'	35'

\* See Additional Requirements in Zoning Ordinance

Notes 8860.301



TYPICAL PAVEMENT SECTION

ATTACHMENT 9A

513342



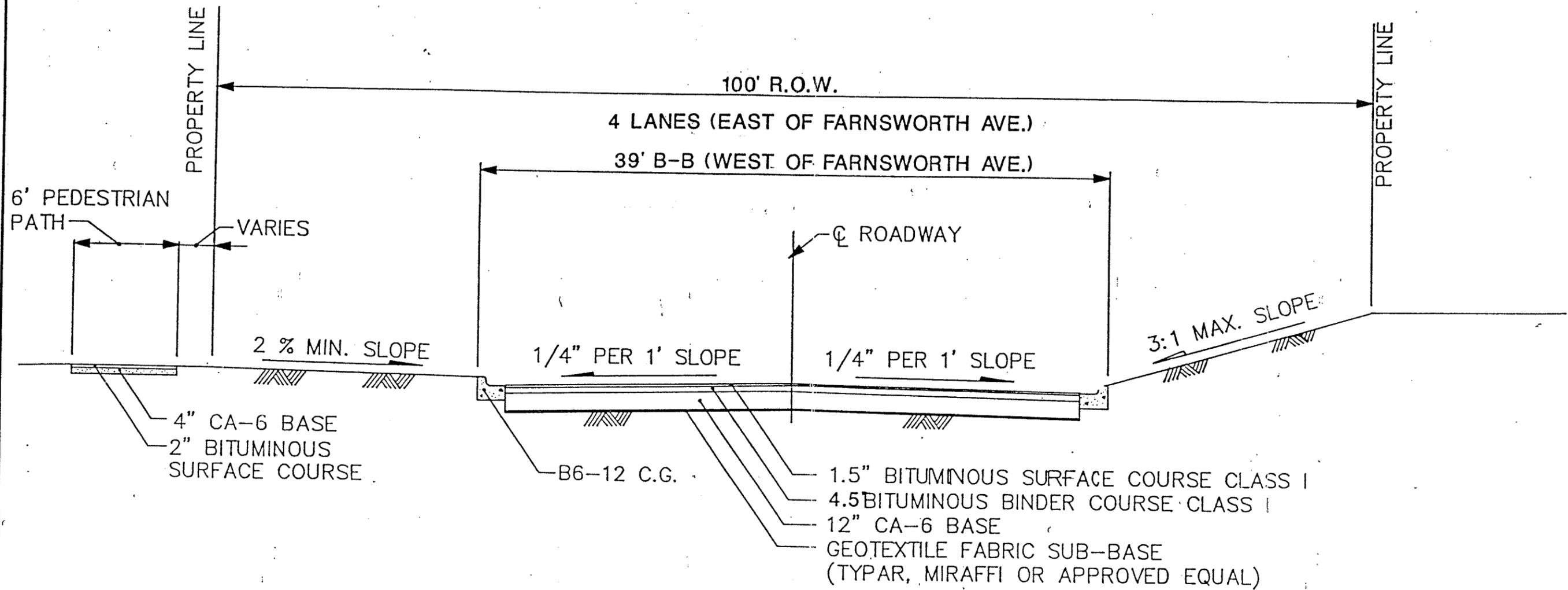
CHRISTOPHER B. BURKE ENGINEERING, LTD.  
 10275 WEST HIGGINS ROAD SUITE 260  
 ROSEMONT, ILLINOIS 60018 (312) 296-0500

CLIENT	MARQUETTE PROPERTIES
PROJECT No.	88-60
	FARNSWORTH INT'L.

TITLE	ROADWAY CROSS-SECTION PLAN (INDUSTRIAL & COMMERCIAL)
-------	---

DATE	3/1/89
DWG. No.	

APPROVED



TYPICAL PAVEMENT SECTION

ATTACHMENT 9B

513342 APPROVED	<b>CB</b> CHRISTOPHER B. BURKE ENGINEERING, LTD. 10275 WEST HIGGINS ROAD SUITE 260 ROSEMONT, ILLINOIS 60018 (312) 296-0500	CLIENT MARQUETTE PROPERTIES	TITLE ROADWAY CROSS-SECTION PLAN BILTER RD	DATE
		PROJECT No. 88-60		FARNSWORTH INT'L.

ATTACHMENT 9C - TABLE OF ROADWAY IMPROVEMENTS AND SIGNALIZATION  
ROADWAYS

STREETS	FULL ROW REQUIRED	ROW TO BE DEDICATED	PAVEMENT WIDTH	CLASSIFICATION	COST	ACCESS/ PER FEET
*BILTER ROAD: BETWEEN CORPORATE (EXTENDED NORTH) AND FARNSWORTH AVE.	100'	34'	4 LANE	MAJOR COLLECTOR	60/40 (1)	1/400'
EAST OF CORPORATE (EXTENDED NORTH)	100'	17'	4 LANE	MAJOR COLLECTOR	60/40 (1)	1/400'
WEST OF CHURCH ROAD	80' (2)	80' (2)	39' B/B (2)	MAJOR COLLECTOR	DEVELOPER	1/400'
<u>RADDAIT</u>	66'	66'	37' B/B	MINOR COLLECTOR	DEVELOPER	1/200' (3)
CORPORATE BOULEVARD (EAST OF FARNSWORTH)	66'	66'	39' B/B	MINOR COLLECTOR	DEVELOPER	1/200'
*BUTTERFIELD	200'	0	(5)	ARTERIAL		(4)
*FARNSWORTH	100'	0	52' B/B (EXISTING)	ARTERIAL		(4)
*CHURCH ROAD	80'	7	26' B/B (EXISTING)	MAJOR COLLECTOR		(4)
ALL OTHER ROADS	66'	66'		LOCAL	DEVELOPER	NOT STIPULATED

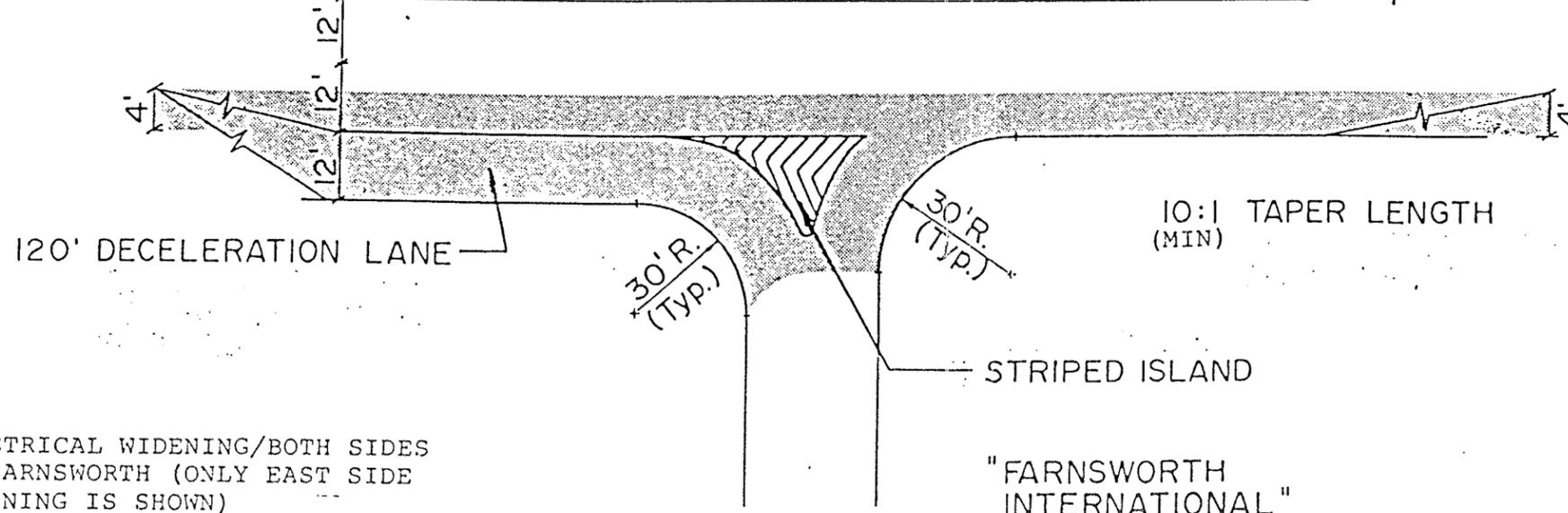
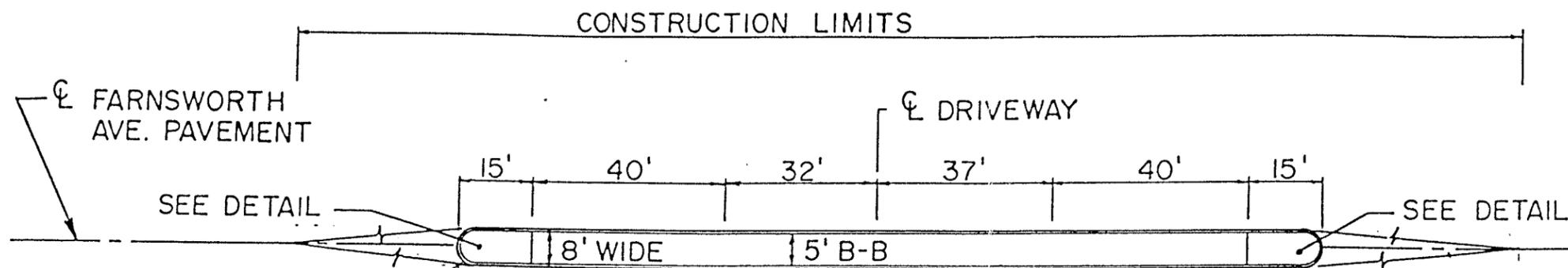
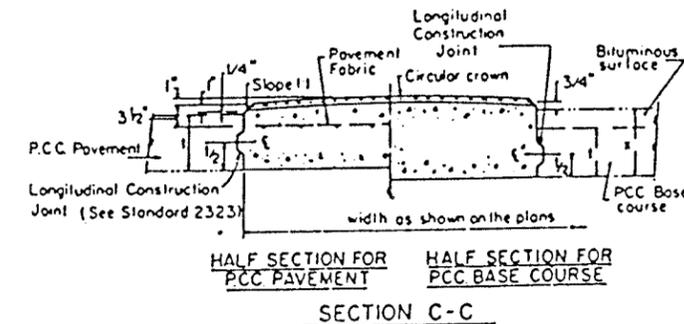
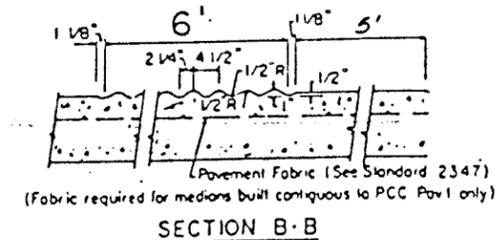
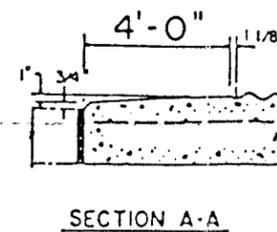
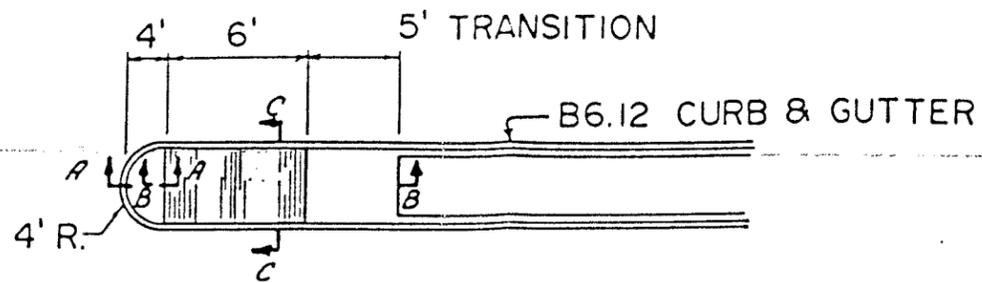
- 1) 30% PARTICIPATION FROM EACH PROPERTY OWNER ADJACENT TO EACH SIDE OF THE ROADWAY, AND 40% PUBLIC
- 2) PENDING TRAFFIC STUDY - IF PROJECTED GENERATION IS GREATER THAN 12,000 VEHICLES PER DAY, THEN A 4 LANE ROAD WILL BE REQUIRED.
- 3) 1/150' FOR LOTS 1 THROUGH 5
- 4) AS INDICATED ON THE CONCEPT PLAN
- 5) STATE REQUIREMENTS

\* FOR EACH FULL ACCESS POINT, RIGHT/LEFTS TURN LANES ARE REQUIRED. FOR EACH RIGHT IN/OUT ONLY, DECELERATION LANES AND MEDIANS ARE REQUIRED. SAID MEDIANS SHALL BE SIX (6) FEET WIDE WITH RAISED CURBING AND GENERALLY SHALL EXTEND THE LENGTH OF THE CURB CUT, AND 40' ON EITHER SIDE (SEE ATTACHMENTS 9C, 9D, AND 9E TO THE PLAN DESCRIPTION)

SIGNALIZATION (1)

INTERSECTIONS	QUADRANTS WITHIN DEVELOPMENT	DEVELOPERS PORTION	CITY'S PORTION
BILTER & FARNSWORTH	TWO	30%	40%
FARNSWORTH & CORPORATE	TWO	30%	40%
RADDAIT & ROUTE 56 (2)	TWO	30%	40%
CORPORATE & ROUTE 56	TWO	30%	40%

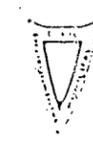
WHEN TRAFFIC COUNTS WARRANT



SYMMETRICAL WIDENING/BOTH SIDES OF FARNSWORTH (ONLY EAST SIDE WIDENING IS SHOWN)



ATTACHMENT 9D  
SCHEMATIC BARRIER DESIGN FOR  
RIGHT IN / RIGHT OUT TURNS



PREPARED BY  
**CEMCON, Ltd.**  
Consulting Engineers, Land Surveyors & Planners  
11131 County Farm Road  
Winfield, Illinois 60190 Phone: 312/653-1030

JOB No. 547.001  
DATE: 03/22/89  
REVISED: 04/10/89 LAB

FARNSWORTH INTERNATIONAL  
AURORA, ILLINOIS

ENGINEERING SUMMARY REPORT  
INDIAN CREEK HYDROLOGIC AND HYDRAULIC ANALYSIS

This letter report and associated exhibits provide a summary of our proposed plan for the development potential of the tract of land located on the northeast quadrant of the I-88 Farnsworth Avenue interchange. We have determined that a regional flood control reservoir, channel improvements, and extensive earthwork will be required to recover this quadrant of the interchange for development. Approximately 120 acre-feet of storage will be required to meet the City of Aurora Stormwater Management Ordinances for the total project area. There are 11.64 acres of open space west of Church Road and 48.30 acres of open space east of Farnsworth Avenue in the current plan dated 1/5/89. In the following sections, we provide a brief background of the study area, documentation regarding the hydrologic and hydraulic analysis, and discussion of regional flood control concepts and stormwater management plan.

BACKGROUND

The study area is identified in Exhibit 1. Marquette Properties is developing plans for the northeast quadrant of the I-88 Farnsworth Avenue interchange. A controlling factor in the development of this area is the extensive floodplain and floodway associated with Indian Creek. As illustrated on Exhibit II, most of the southern half of the study area is below the 100-year floodplain. Under the existing conditions, the property east of Farnsworth and north of I-88 is undeveloped because floodplain covers virtually the entire site. There are 117.45 acres of floodplain and 72.53 acres of floodway north of I-88 and south of Butterfield Road along Indian Creek. This is the result of both natural topographic conditions and construction of the box culvert under the I-88 roadway. This structure was under designed for the 100-year recurrence interval storm. Since the overflow elevation across I-88 construction is in effect an embankment causing flooding upstream. The tributary area upstream of I-88 is approximately 2.5 miles, and the existing 100-year frequency discharge is approximately 1100 cfs.

Christopher B. Burke Engineering, Ltd. (CBBEL) has been providing Professional Engineering Consultation to Marquette Properties for the feasibility study. This report summarizes the hydrologic and hydraulic analyses CBBEL has performed on a planning level to identify existing conditions and develop on a conceptual level flood control measures which may be required to achieve the buildable area necessary for the proposed site development.

## PREVIOUS STUDIES

The preliminary analysis we have performed for Marquette Properties has been based in part on information derived from previous studies. The first detailed study of Indian Creek was performed in 1978 for the City of Aurora Flood Insurance Study (FIS). The results of the FIS were used to develop the Flood Insurance Rate Maps (FIRM) and Floodway Maps, as well as being adopted by the Illinois Department of Transportation-Division of Water Resources (IDOT-DWR) as the regulatory flows and water surface profiles. The hydraulic modeling of Indian Creek was performed using the HEC-2 computer model, and the hydrologic modeling was performed with regional regression equations.

The second study of the Indian Creek watershed was undertaken by the United States Department of Agriculture Soil Conservation Service in 1986. In that study, independent representations of Indian Creek using the WSP-2 hydraulics and TR-20 hydrologic computer programs. The purpose of the SCS study was to develop a base condition for the watershed as it existed in 1986 and for estimated future land use through the year 2005.

Using the model results, SCS developed several alternative projects which could be used to reduce or eliminate flood damages through out the Indian Creek Watershed. Each of the flood control projects were evaluated by the SCS in terms of their economic viability. None of these projects had a ratio of benefits to cost greater than 1.0; benefits being the difference between the existing damages and those remaining after the project is in place.

After the SCS study was complete, IDOT-DWR initiated an internal study to refine the SCS projects and develop other alternatives. IDOT-DWR employed the SCS hydraulic, hydrologic, and economic (URB1) models to further investigate the economic feasibility of selected flood control projects in the vicinity of the I-88 Farnsworth interchange.

## HYDROLOGY

The Indian Creek Watershed is located in Kane and DuPage Counties, Illinois, and drains approximately 14.7 square miles at the confluence with the Fox River in Aurora. The watershed boundaries and main roads are shown on Exhibit III. Indian Creek is an intermittent stream, originating on the National Accelerator Laboratory (Fermi Lab) property east of Kirk Road and north of Butterfield Road. The watershed east of Farnsworth/Kirk Road is substantially undeveloped, due primarily to floodplain

and soils limitations. A major tributary, Selmarten Creek, joins Indian Creek south of I-88, and the floodplain north of I-88 is contiguous with the Indian Creek floodplain. Our model analysis for Marquette Properties has been limited to Indian Creek. Protection from Selmarten Creek has been considered, and is discussed in later sections.

CBBEL has duplicated the SCS hydrologic and hydraulic computer model inputs on its computer system. The hydrologic sub-areas that were represented in the TR-20 model are illustrated on Exhibit III. Table 1 provides a summary of the basic hydrologic parameters for each sub-area. The TR-20 model was modified to represent various project conditions. The curve numbers were adjusted to represent developed conditions, and reservoirs were simulated through the use of diversions set at elevations optimized for a given bypass flow rate. Channel routing as incorporated for improved channel conditions to contain the bypass flows within the bank.

#### HYDRAULICS

The SCS WSP-2 hydraulics program has been used to model the open channel flow of Indian Creek. The existing conditions model cross-sections are identified on Exhibit III. For the Marquette Properties study, the water surface profile from downstream of I-88 north to Butterfield Road has been evaluated. An improved channel has been represented, based on the required capacity to contain the 10-year frequency flow rates. The channel invert profile in the vicinity of Bilter Road has been dropped to improve the efficiency of the proposed reservoirs, and avoid the need for pump evacuated storage facilities.

#### REGIONAL FLOOD CONTROL ALTERNATIVES

To meet the development objectives for the study area, regional flood storage reservoirs north of Bilter Road and channel capacity improvements will be required. Storage facilities near the I-88/Farnsworth Avenue are not feasible due to topographic limitations, soil conditions, and lack of channel conveyance. CBBEL reviewed the previous SCS and IDOT-DWR studies referenced above. Information on the most recent flood control components proposed by IDOT-DWR indicate that they will have no significant flood reduction benefits to properties north of I-88.

The IDOT-DWR project design consists of a reservoir west of Eastview Estates and channel improvements from I-88 south. We understand that the IDOT-DWR project will lower the 100-year flood elevation downstream of I-88 approximately 1.0 foot.

An important point to consider in evaluating development of the property immediately north of I-88 is that the Selmarten Creek floodplain must be bermed off to protect the reclaimed area. The with-project 100-year flood elevation on Selmarten Creek in the vicinity of I-88 is 719.6, whereas the 100-year flood elevation upstream of I-88 on Indian Creek is 716.5. The SCS study modeling assumed the eastern border of the project property as the watershed divide, and we have followed the same convention.

### STORMWATER MANAGEMENT

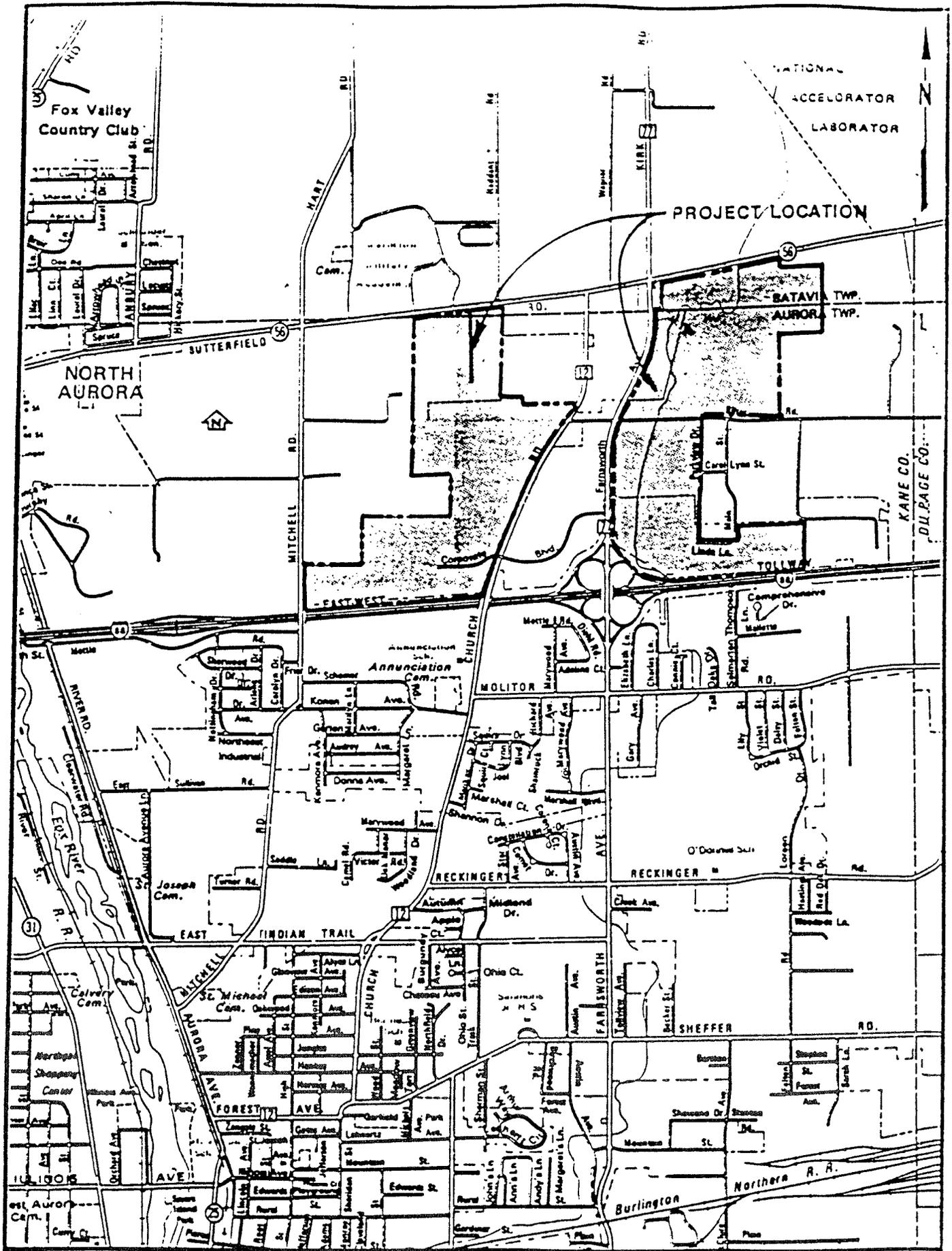
We have applied the methodologies prescribed in the City of Aurora Ordinances to enable the on-site storage requirements of the Farnsworth International Project. As illustrated on the attached exhibit, we have determined that approximately 45 acre-feet of storage will be required on the west side of Church Road and 75 acre-feet will be required east of Farnsworth Avenue: 43 acre-feet north of Bilter Road and 28 acre-feet south of Bilter Road.

Ordinance Requirements: The plan discussed in this report has been developed to achieve compliance with the City of Aurora Code Chapter 17 1/2, Floodplain Management, and Article VI, Section 47-Control of Stormwater Runoff. The stated purpose of Section 47 is "to provide standards for the control and the storage or transportation of excess stormwater for the safety, health or well-being of the people. The use of natural paths of stormwater runoff to form the storage areas is encouraged..." The controlled release and storage of stormwater shall be required in combination for all commercial, multi-family and industrial developments in excess of one-half acre; and for all single-family and duplex residential developments that contain an area in excess of two (2) acres. The controlled release rate of stormwater runoff from all developments described in Section 47-147 shall not exceed the existing safe storm drainage capacity of the natural downstream outlet or storm sewer system. The release rate shall not exceed a maximum runoff rate of one-tenth cubic feet per second per acre. The City of Aurora has developed and incorporated by ordinance amendment a form to be used to compute the required storage volume. This form, Exhibit W in the ordinance, specifies a modified Rational Method formulation with a multiplier of 1.25. This methodology does not account for actual storage routing performance of the storage facility, and is not based on hydrographic methods. It does provide for a

relatively conservative estimation of storage requirements due to the higher rainfall intensities and the multiplier. Section 47-149 of the Ordinance requires that a natural or surface channel system be designated with adequate capacity to convey through the development the stormwater runoff from all tributary upstream areas as well as all areas within the development. This has been accomplished in the preliminary phase by utilizing the regional hydrologic and hydraulic models discussed above to determine the required bypass values. It should be noted that the proposed floodplain and stormwater management plan will effect an approximate 50 percent reduction in the peak 100-year discharge at I-88 (East-West Tollway).

MJM/cks

8860.126



DRAWING 44-242 73798



**CHRISTOPHER B. BURKE ENGINEERING, LTD.**  
 10275 WEST HIGGINS ROAD SUITE 260  
 ROSEMONT, ILLINOIS 60018 (312) 296-0500

CLIENT  
 MARQUETTE PROPERTIES

PROJECT No.

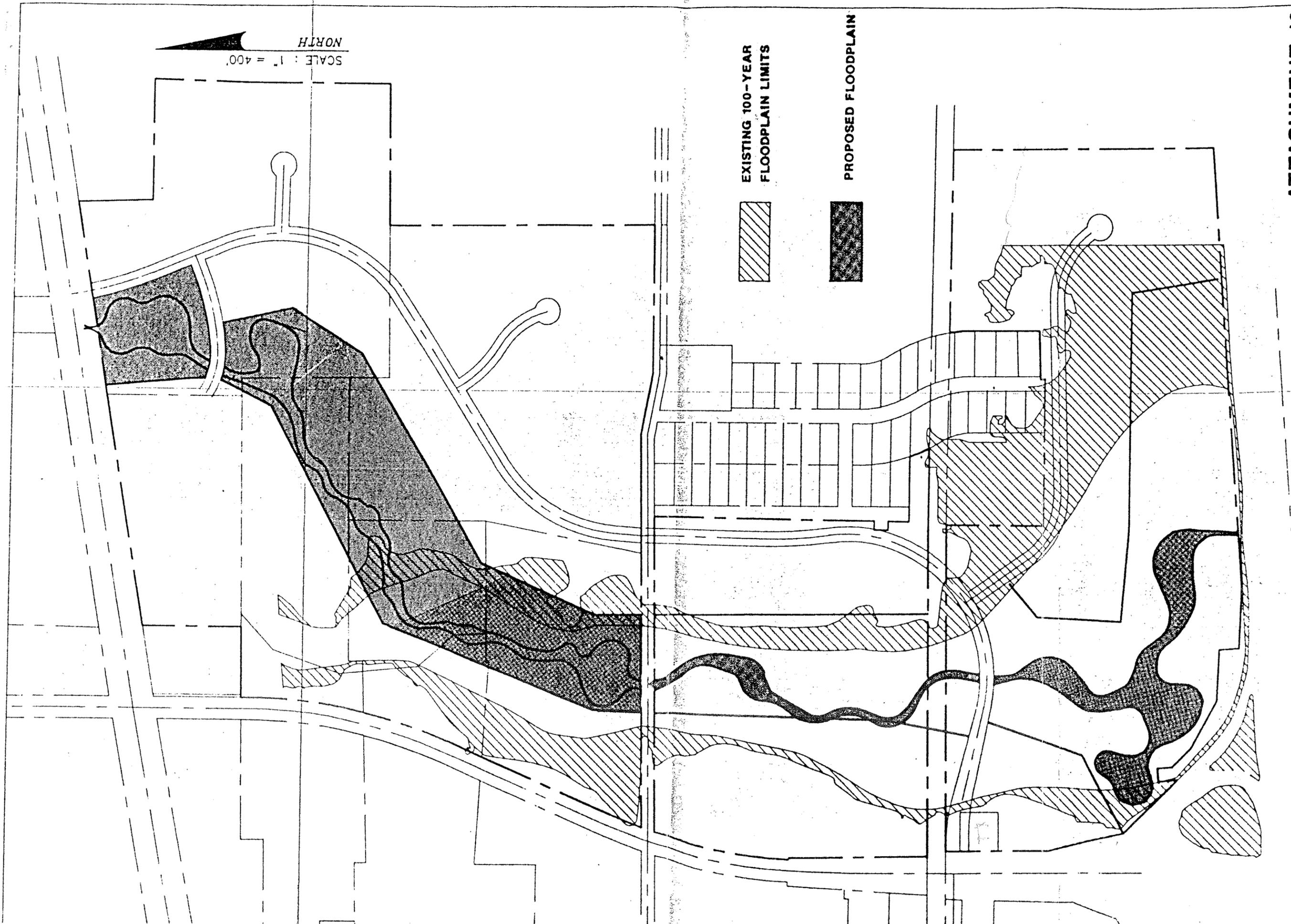
TITLE

PROJECT LOCATION

APPROVED

DATE 6/88

EXHIBIT I



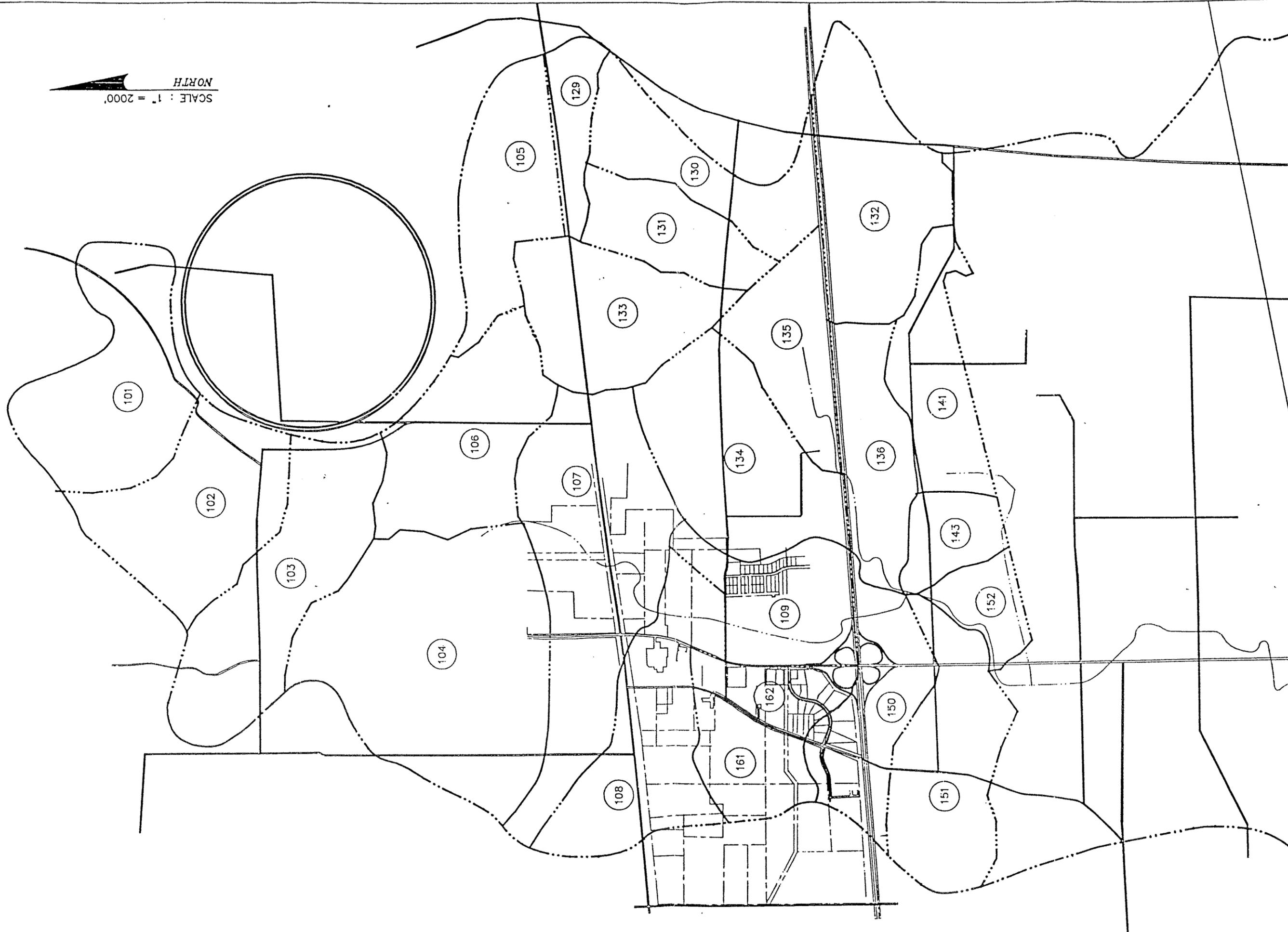
**ATTACHMENT 10**

REV	DATE	BY	NAME
FILE NAME : 080621.DWG			PART 1 OF 2
PROJECT NO. : 88-80			EXHIBIT II
DATE : JANUARY, 1988			

CLIENT:  
**MARQUETTE PROPERTIES**  
 200 S. WACKER DRIVE SUITE 3900  
 CHICAGO, ILLINOIS 60606

**CHRISTOPHER B. BURKE ENGINEERING LTD.**  
 10275 West Higgins Road, Suite 460  
 Rosemont, Illinois 60018  
 (312) 296-0500





**CB**  
 CHRISTOPHER B. BURKE ENGINEERING LTD.  
 10275 WEST HIGGINS ROAD, SUITE 460  
 ROSEMONT, ILLINOIS 60018 (312) 296-0500

CLIENT:  
 MARQUETTE PROPERTIES  
 200 S. WACKER DR. SUITE 3900  
 CHICAGO, ILLINIOS 60606

REV.	DATE	BY	NATURE
FILE NAME : 8860SHED.DWG			
PROJECT # : 88-60			
DATE : SEPTEMBER, 1988			
EXHIBIT 3			

DESIGN AND CONSTRUCTION STANDARDS FOR LAKES AND  
BLUE/GREEN DETENTION AREAS

The Developer shall submit a design plan to the City that includes the following:

1. 1' - 0" topography contours
2. Normal water level / High water level
3. 100 year flood level
4. Inlet and Outlet location
5. Design details for inlets and outlet structure
6. Certification by registered engineer
7. Date, scale, and north arrow
8. All property boundaries and acreage
9. Cross-section through the mid point of the facility

The following criteria shall be used to evaluate lake facilities:

1. Side slope above water level shall be a maximum of 3 to 1, (with 2 to 1 in areas approved by City Engineer) and a minimum of 10 to 1.
2. Slope below water level shall be 2 to 1.
3. A 4' wide, level safety ledge shall be provided at a 3' depth.
4. The design for erosion protection at inlets and outlets must meet or exceed the City's criteria and guarantee requirements.
5. The plans for the lake must meet the technical approval of the City of Aurora Engineering Department.
6. Any inlets or outlets in excess of eighteen (18) inches shall have a safety grate.
7. Any lakes with a water shed of 10 acres or more shall have a mechanical drop box type spillway. The spillway shall be equipped with a safety grate unless otherwise approved by the City Engineer.
8. All lakes shall have an emergency spillway to protect the dam. The spillway shall be sodded and be designed to accommodate the 50 year storm.
9. The lake bottom grading must be approved prior to filling.
10. After lake excavation has been completed the top soil shall be re-distributed to a minimum depth of 4". The developer shall then fine grade and seed the bank area with an approved

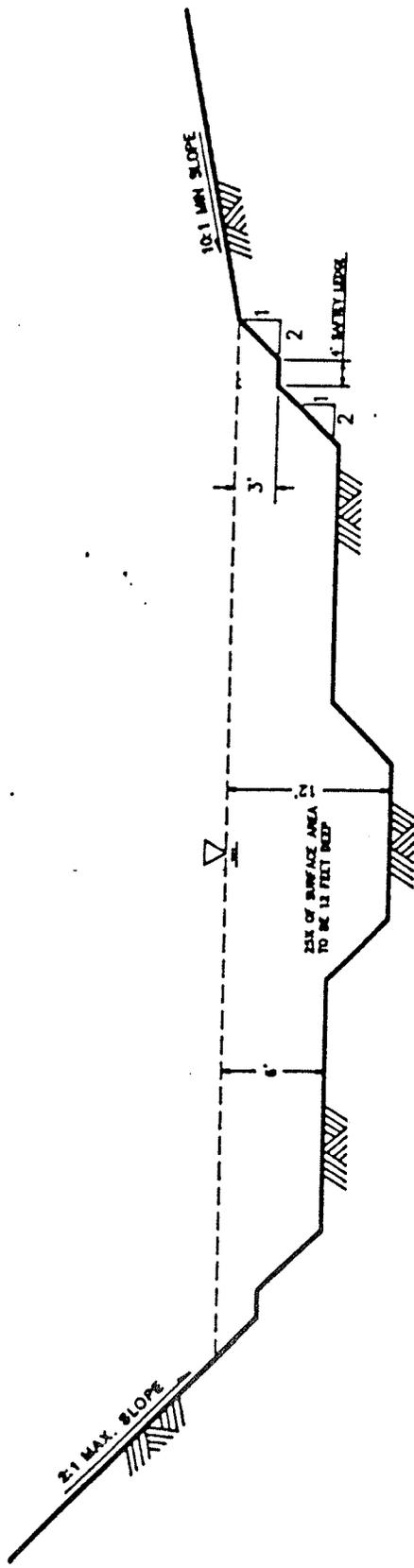
seed mix. A final inspection will be made prior to approval of the lake.

11. Protection against erosion and water level fluctuations is required. Bank stabilization may be provided through the following means:
  - a. Complete establishment of perennial ground cover and water tolerant grasses.
  - b. Construction of retaining walls.
  - c. Use of rip-rap underlain by gravel placed in the zone to be exposed during seasonal water fluctuations. Minimum zone to be covered is three (3) feet above normal water level and ten (10) feet below the normal water level.

The following criteria shall be used to evaluate blue/green facilities:

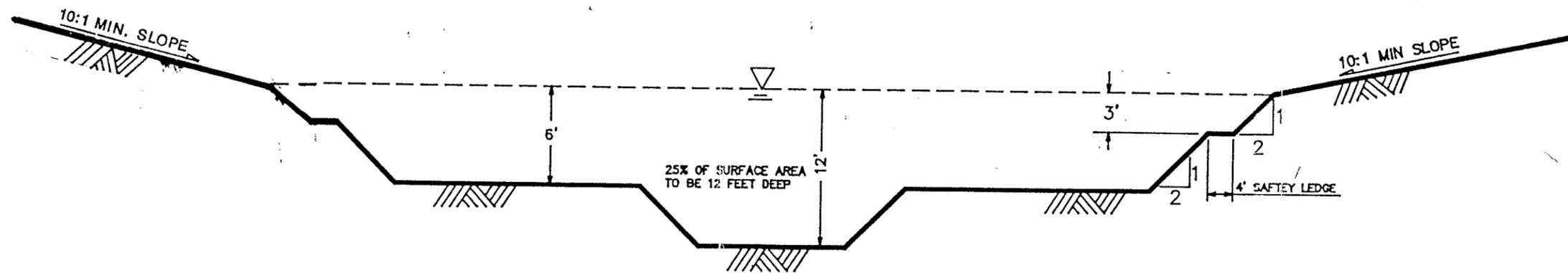
1. Optimum time for total release of 100 year storm shall be 14-18 hours. Absolute maximum time is 48 hours.
2. Slopes should be mowable-Preferred range of 4 to 1. Absolute minimum slope is 3 to 1 and 2 to 1 in areas where approved by the City Engineer.
3. Plans or specifications shall comply with any applicable City Ordinances.
4. Bottom slopes of the blue-green areas will have a minimum of 1% slope for positive drainage to the outfall. The preferred slope is 2%.
5. Storm water drainage piping and appurtenances within the park shall be dedicated to the City at the time of final plats of subdivision. It is understood that the City will accept dedication of the storm water drainage piping and appurtenances and will assume responsibility to maintain, repair, renew, restore, and replace such facilities.
6. Drainage pipes over twelve (12) inches in size must have a grate and proper wing or rip raft.
7. Rough grading shall be in conformance with City specifications with a preferred six (6) inches and a minimum of four (4) inches of black dirt.
8. Fine grading and seeding shall be in conformance with Park District specifications.
9. Drainage pipes under roadway will not need to be grated.

7. Rough grading shall be in conformance with City specifications with a preferred six (6) inches and a minimum of four (4) inches of black dirt.
8. Fine grading and seeding shall be in conformance with Park District specifications.
9. Drainage pipes under roadway will not need to be grated.



TYPICAL LAKE SECTION

ATTACHMENT 14  
 PAVEMENT AREA



TYPICAL LAKE SECTION

513342

APPROVED



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 ROSEMONT, ILLINOIS 60018 (312) 296-0500

CLIENT MARQUETTE PROPERTIES  
 PROJECT No. 88-60 FARNSWORTH INT'L

TITLE

ATTACHMENT 11 SHEET 2

DATE 3/1/89

DWG. No.

ATTACHMENT 12  
LANDSCAPING

INTENT:

The landscape standards are intended to promote a continuous and uniform landscape environment throughout the development, where the appearance of an individual property blends and is compatible with the common areas as well as with surrounding properties. The landscape development is a critical factor in unifying the site. These standards shall beautify entries, streetscapes, open areas, private properties, and pond areas; and generally provide for an orderly, neat and well maintained appearance in areas not covered by buildings, parking, driveways, or other paved areas. A primary landscape feature shall be undulating berms created so as to not appear contrived but to visually soften the hard edges of pavement and building and provide natural movement in the landscape areas. Berms will be the basic screening tool. Although it is not intended to block views entirely, it will control views. Another primary landscape feature shall be random placement of trees positioned in clusters of groups so as to create spaces in the landscape and further control views. The ground plane shall be primarily lawn. However, drifts and random curvilinear forms of understory planting shall play across the berms, further controlling views and also providing a more human scale dimension in the landscape. Meandering pedestrian paths, free form lakes and specially placed drifts of seasonal flowers will be integrated with the berms, trees and plantings to create a unified character which is soothing and flowing.

Attachments 12a through 12i are intended to provide a public representation for the specific instances depicted.

PLAN APPROVAL

- (1) A landscape plan shall be submitted and reviewed as to compliance and the landscape provision herein prior to the issuance of a building permit.
- (2) All proposed and existing structures and other improvements shall be accurately depicted thereon, including but not limited to paved areas, berms, lighting, retention/detention areas and landscaping material.
- (3) The plan shall specifically include the number, type, size and location of all existing and proposed vegetation and other landscaping material.
- (4) Subsequent to the review of said landscape plan, and issuance of the building permit, the City may allow minor deviations which do not substantially alter the plan, and which do not substantially diminish the intended benefits of said plan.

## LANDSCAPE PROVISIONS

The following provisions shall be deemed as the minimum requirements for the landscape plan. It is expressly understood that these minimum standards may not fully achieve the stated intent, and it is incumbent upon the applicant to provide landscaping that maximizes the above stated intent.

(1) Minimum size at planting -

Planting Type A: Canopy, Multi-Stemmed Tree or Evergreen Tree - 3" caliper, 12' height or 7' height respectively.

Planting Type B: Evergreen or Understory Tree - 1 1/2" caliper or 6' height.

Planting Type C: Deciduous and Evergreen Shrubs - 2' 6" height.

Note: Caliper shall be measured 12" from the base of the tree.

(2) Minimum Landscape Material Required -

(A) All required exterior yards, shall be fully sodded, and all other lot areas not covered by building or pavement shall be seeded.

(B) One planting island and/or peninsula (minimum 150 s.f.) shall be provided for every fifteen (15) parking spaces. Said area shall be planted with Type A or Type B plantings and should direct vehicular movement through the parking area where practical.

(C) The applicant shall use Section C-1 or C-2 below, as the minimum requirements, whichever is greater:

(C-1) One Type A planting for every 900 square feet of the lot not covered by building or pavement.

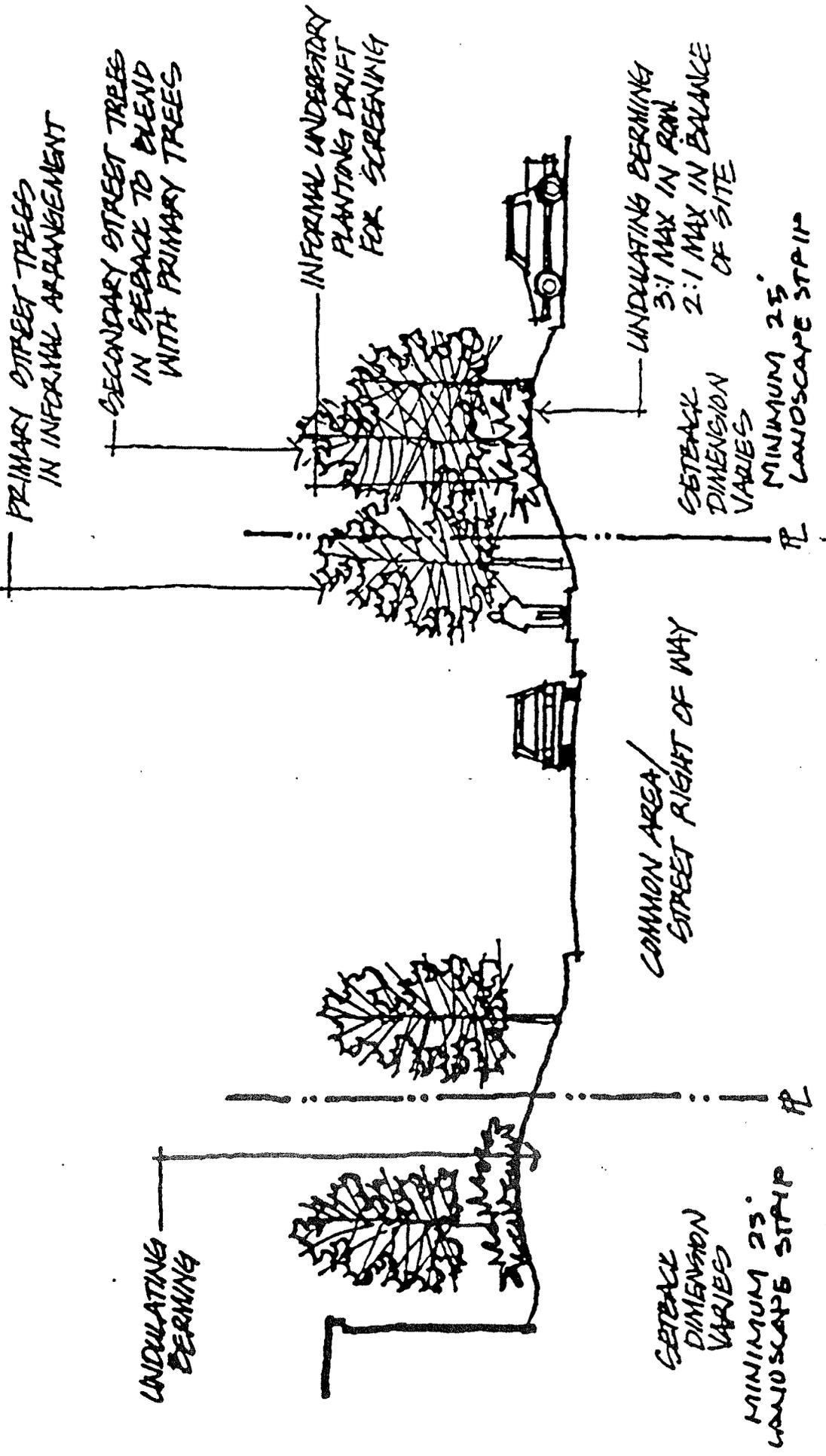
(C-2) Exterior Yards - Three (3) Type A plantings; Four (4) Type B plantings; and six (6) Type C plantings per 100' of linear frontage. Interior Yards - Two (2) Type A plantings; two (2) Type B plantings per 100' of linear yard area.

Note: When calculating which section is greater, one (1) Type A planting equals three (3) Type B; or 6 Type C plantings.

(3) All of the above notwithstanding the following credit for existing trees on a lot shall apply: Each one (1) inch of the existing tree's caliper diameter is equal to one inch of required tree caliper diameter.

(4) Minimum Landscape and Screening Requirements - All parking, loading, refuse areas, storage areas and mechanical, heating and cooling units and transformers shall be screened pursuant to Attachment 12i, 12g, and 12h.

(5) Minimum Landscape Design Requirements for Lakes, and Retention/Detention areas shall be pursuant to Attachment 12i.



STREET CROSS-SECTION  
ATTACHMENT 12.2

INFORMAL UNDERBERRY PLANTING  
DRIFTS CAMOUFLAGED BERMING  
AND INCREASE SCREENING

ALL TREE PLANTINGS  
BLEND INTO INFORMAL  
CLUSTERS

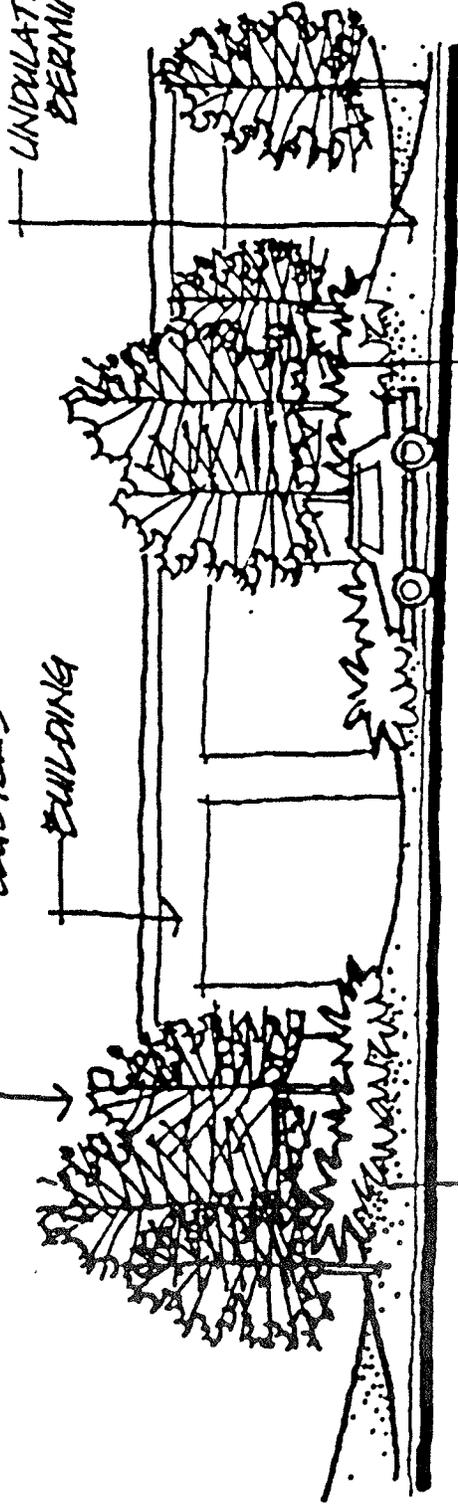
UNDULATING  
BERMING

BUILDING

DISTANCE VARIES

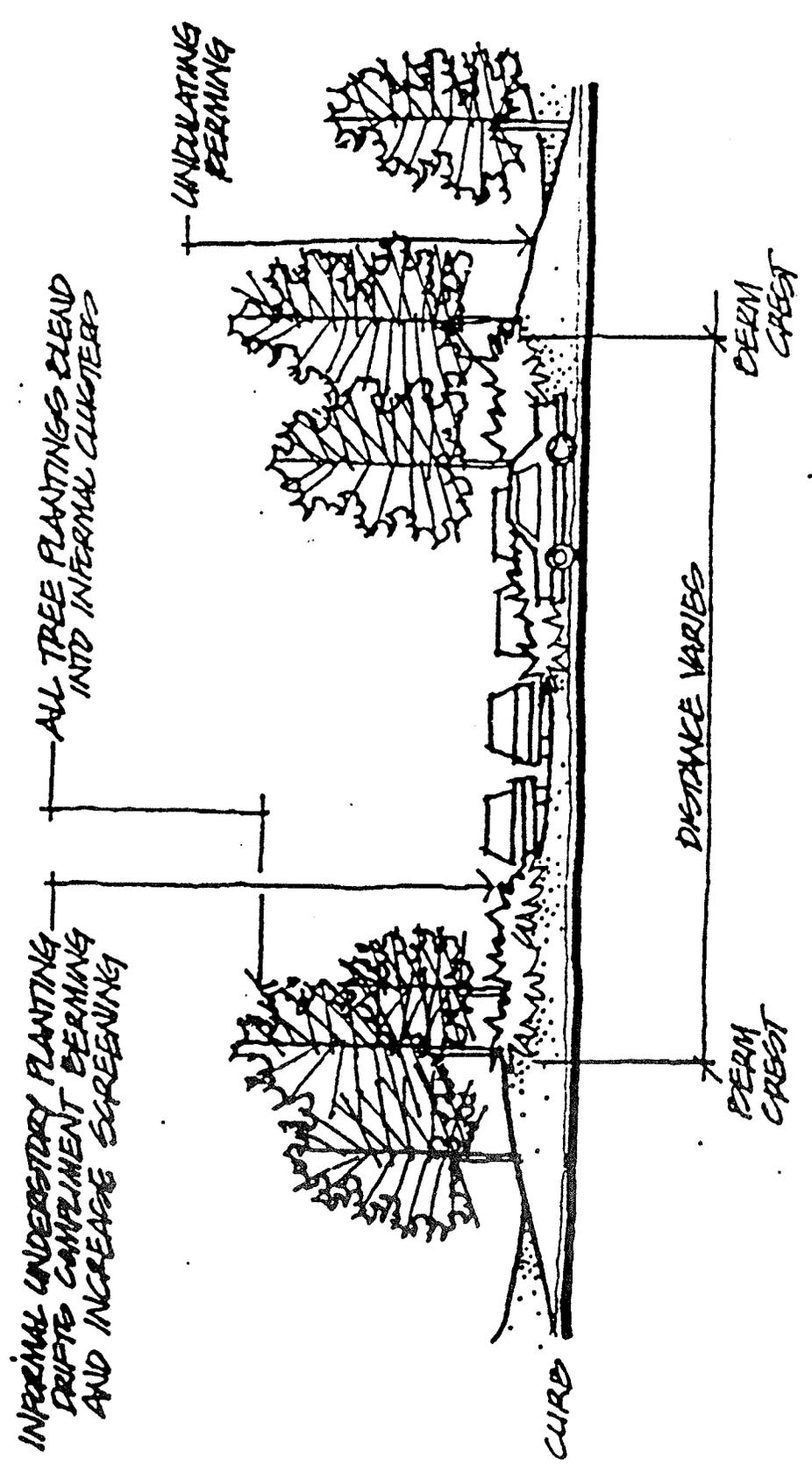
BERM  
CREST

BERM  
CREST



BERMING ELEVATION  
AT BUILDING

ATTACHMENT 12.6

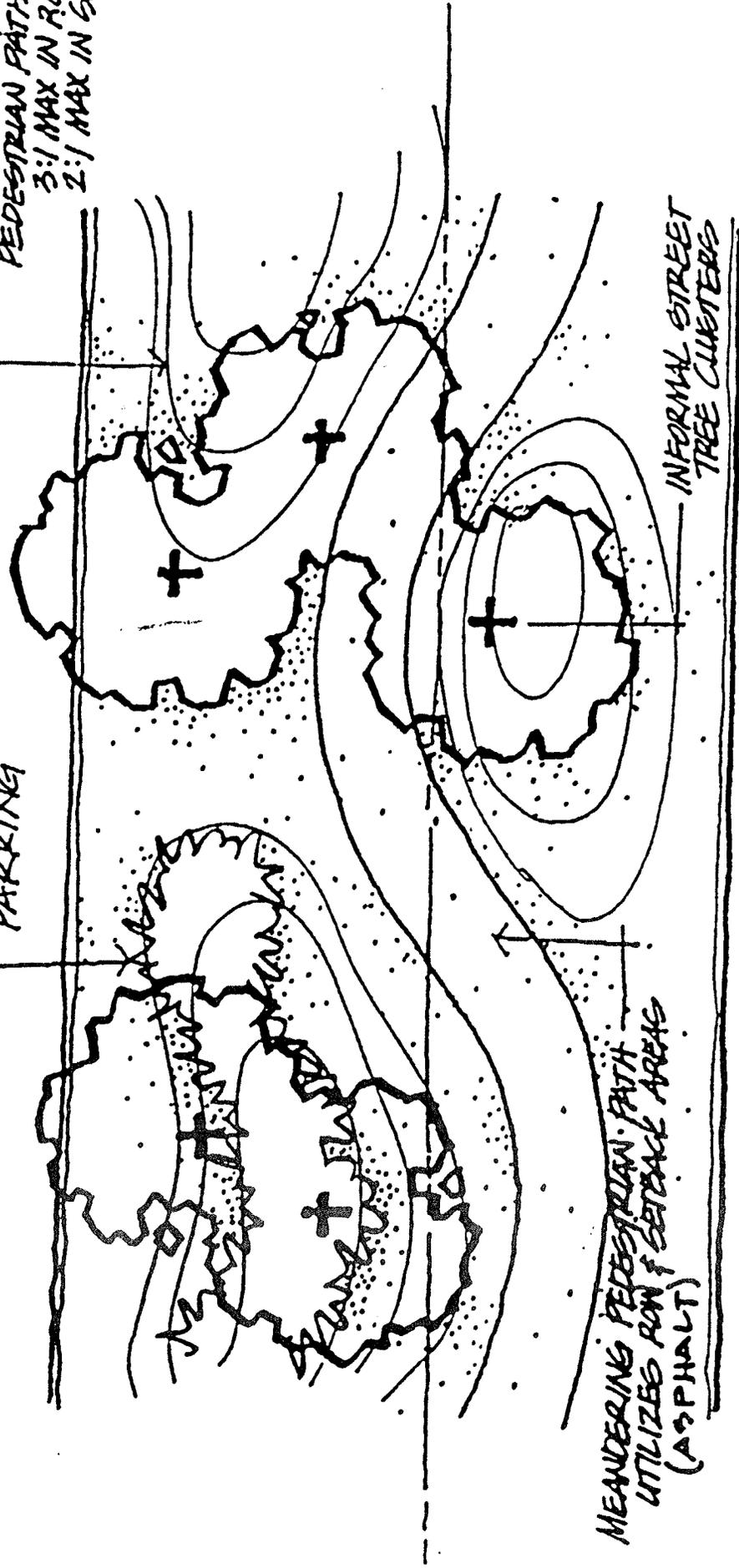


BERMING ELEVATION  
 AT PARKING  
 ATTACHMENT 12.6

INFORMAL UNDERBERRY  
PLANTING DRIFT

PARKING

UNDULATING ZERMING  
RESPONDS TO FORM  
OF MEANDERING  
PEDESTRIAN PATH  
3:1 MAX IN ROW.  
2:1 MAX IN SITE

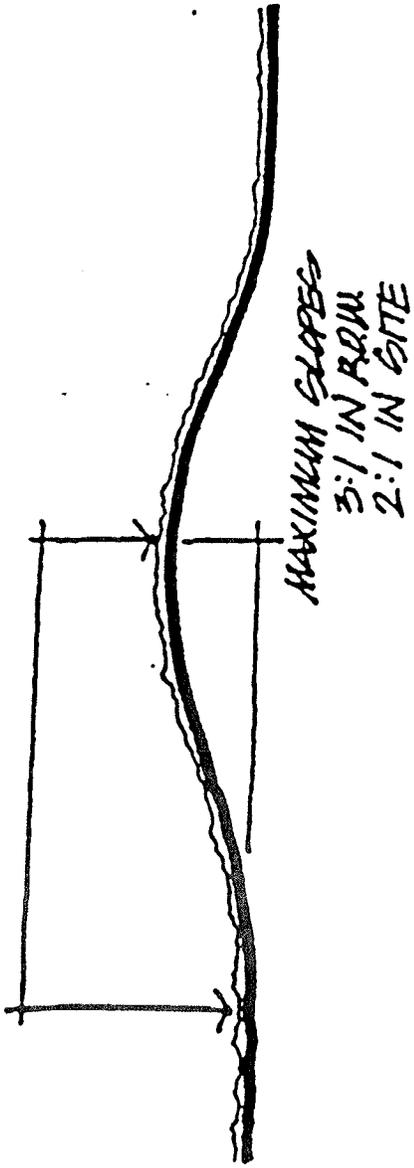


STREET

TYPICAL ROW/SETBACK  
AREA PLANS

ATTACHMENT 12.P

GENTLE GRADE  
TRANSITIONS



SLOPES & TRANSITIONS  
ATTACHMENT 12.e

RETAINING WALL

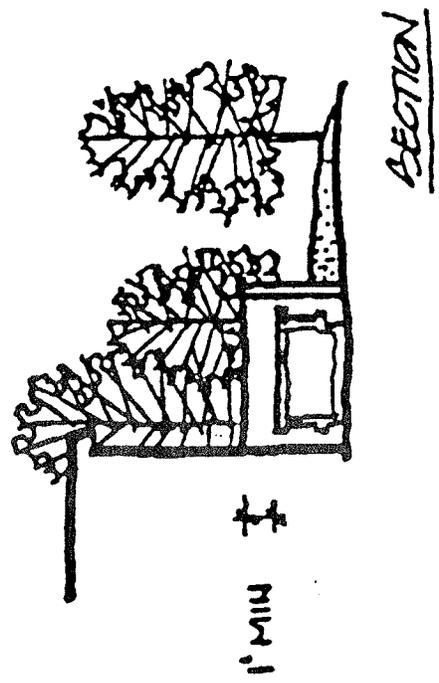
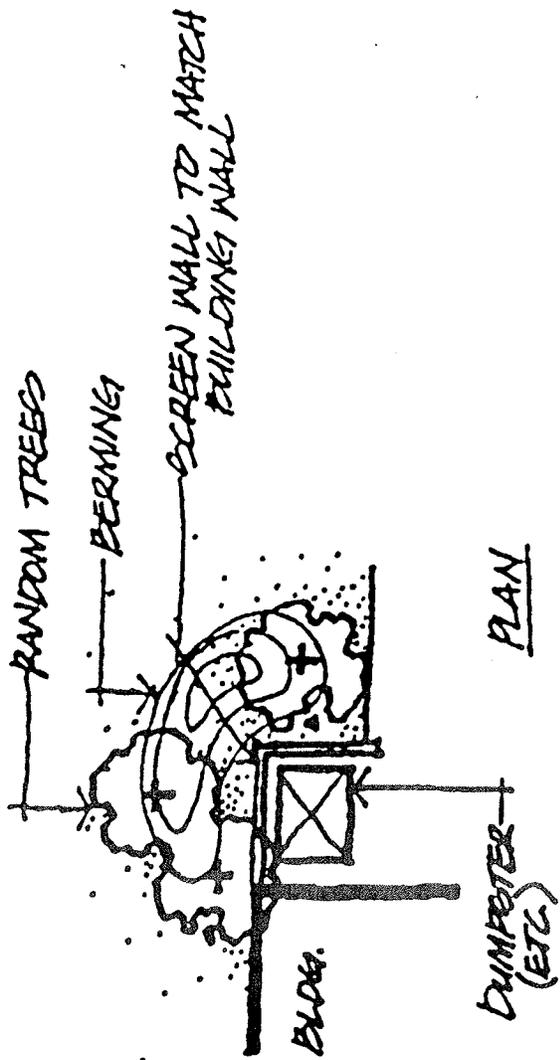


TERRACING

A COMMON RETAINING WALL  
MATERIAL WILL BE SELECTED  
AND MAXIMUM HEIGHTS WILL  
BE DETERMINED ON AN  
INDIVIDUAL SITUATION BASIS

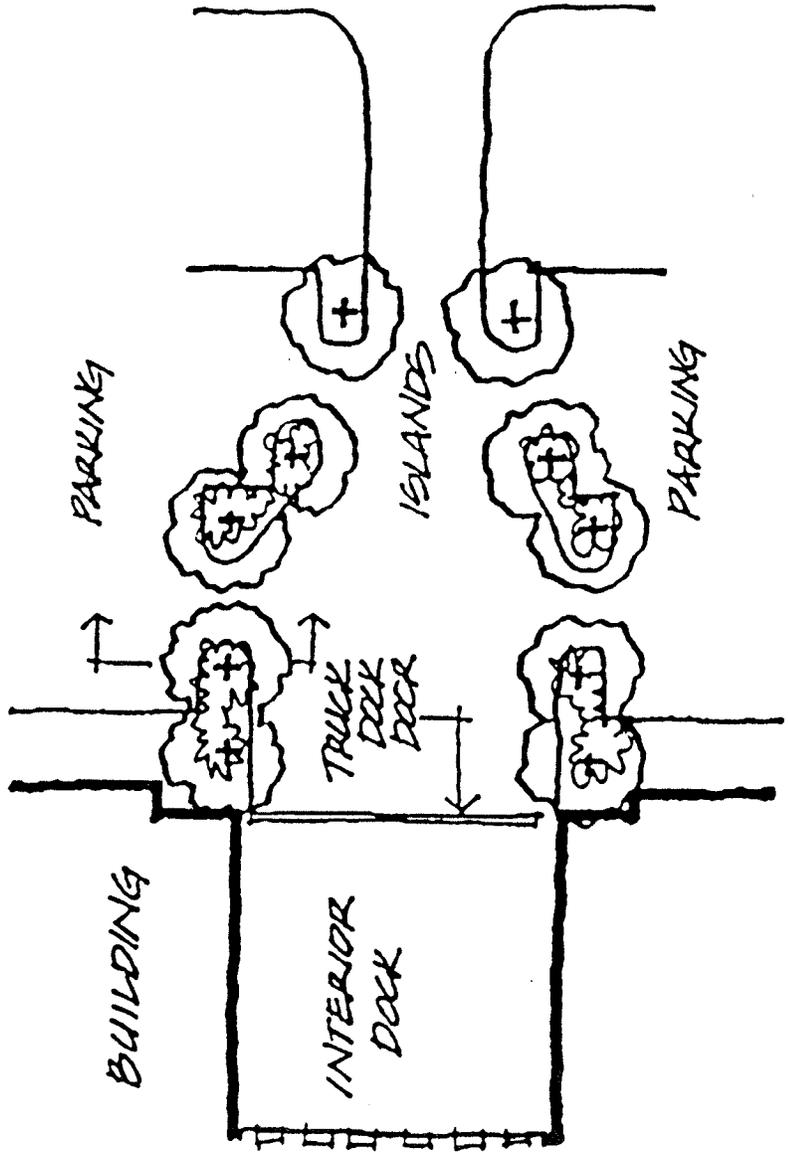
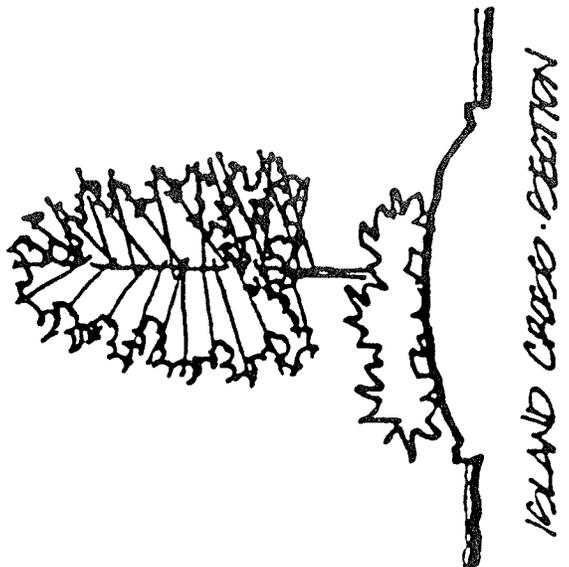
BERM/GRADING DIAGRAMS

ATTACHMENT 12.F



EXTERIOR REFUSE COLLECTION  
 AREA / TRANSFORMER / OTHER  
 OUTSIDE FACILITY

ATTACHMENT 12.9



TYPICAL ISLAND PLANTING TO  
 PRECISE LOADING DOCK:

- LARGE SHADE TREES
- BERMED ISLANDS
- DRIFTS OF UNDERSTORY  
 PLANT MATERIAL

LOADING DOCK  
 ATTACHMENT 12.6



BILTER ROAD

60' R.O.W.

35'

289.1

24' B-B

37' B-B

35' R

730

725

60' R.O.W.

66' R.O.W.

27' B-B

PARK VIEW DR.

CAROL LYNN ST.

720

720

NI GAS PIPELINE EASEMENT

ATTACHMENT 13-Sheet 1

NORTH  
SCALE: 1"=100'

CLIENT:

CHRISTOPHER B. BURKE ENGINEERING L.T.D.  
10275 West Higgins Road, Suite 460  
Rosemont, Illinois 60018  
(312) 296-0500

MARQUETTE PROPERTIES  
200 S. WACKER DRIVE SUITE 3900  
CHICAGO, ILLINOIS 60606

REV. DATE BY  
FILE NAME : 8860ECLDWG  
PROJECT NO. : 88-60  
DATE : 1/25/88

DATE  
PARK VIEW DRIVE  
MODIFICATION PLAN

SHEET 1 OF 1



BILTER ROAD

PROPOSED INTERIOR ROAD

PARKVIEW

50% ROADWAY CONSTRUCTION  
COST RECAPTURE

PROPOSED CORPORATE BLVD EXTENSION

SCALE 1"=200'  
NORTH



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Rosemont, Illinois 60018 (312) 296-0500

CLIENT:  
MARQUETTE PROPERTIES  
200 S. WACKER DRIVE SUITE 3900  
CHICAGO, ILLINOIS 60606

REV.	DATE	BY	SCALE	SHEET OF
FILE NAME	PROJECT NO.	DATE	NATURE	
8860PARC.DWG	66-80	FEBRUARY, 1988	ROADWAY CONSTRUCTION COST RECAPTURE	

ATTACHMENT 13-Sheet 2

ATTACHMENT 14

GENERAL RESTRICTIONS

- (1) Each lot shall contain only one principal building except where unified ownership and control has been established and where shared parking facilities are maintained. For each additional principal building added, the minimum lot size and area requirements must be satisfied for each such principal building.
- (2) Every use shall be conducted in its entirety within a completely enclosed structure.
- (3) The exterior walls of each building shall be constructed with architecturally designed finished material comprised of brick, glass, stone, marble, metal, wood, concrete, concrete block.
- (4) All cooling towers or rooftop mechanical units shall be integrated into the design of the structure if otherwise visible from the adjacent curblines of the adjacent public right-of-way.
- (5) All outdoor storage areas of goods, products, materials, supplies, machinery, equipment or commercial vehicles shall be screened pursuant to Section III A-1.8.
- (6) All lighting glare shall be directed away and/or shielded from surrounding properties.
- (7) Exterior yard fencing is limited to a four (4) foot maximum height. Interior yard fencing is limited to an eight (8) foot maximum height. Fencing allowed in a required yard shall consist of architectural materials comparable and compatible with the building materials of the principal building. Corrugated metal, plastic and chain link fences are prohibited within exterior yard setback areas.
- (8) Accessory buildings constructed with corrugated metal or pre-engineered materials with exposed metal fasteners shall be sized less than 25% of the FAR or volume of the principal building.
- (9) All paved vehicular surfaces shall be edged by a continuous raised curb.
- (10) Exterior loading facilities orientated toward the tollway or public right-of-way shall be screened to a minimum of 75% opacity. Screening may be achieved using landscaping or architectural materials and shall be designed as an integral part of the development.
- (11) ORI development is permitted within the areas shown as open space/storm water control in the event additional storm water retention is provided off-site.

PARKING AND LOADING STANDARDS

- (1) Locate access points for corner sites as far from the intersections as possible.
- (2) Provide a safe system of identifiable driving lanes within the parking lot.
- (3) The use of landscape islands, curbs and signs to clearly distinguish parking from loading, delivery areas and driving lanes..
- (4) Parking facilities shall be provided on the same lot or parcel of land as the principal building being served or on a separate lot or parcel of land not over one thousand (1,000) feet from the entrance of the principal building.
- (5) Retail uses shall provide a minimum of one parking space per two hundred square feet of net floor area.
- (6) Office uses shall provide a minimum of one parking space per three hundred square feet of net floor area.
- (7) Convention Halls shall provide a minimum of one parking space for each ten seats used for assembly.
- (8) Manufacturing, industrial, research, and other similar uses shall provide a minimum of one parking space per each four employees.

Revised 3/1/89, 3/7/89

ATTACHMENT 16

DEVELOPMENT TIME TABLE

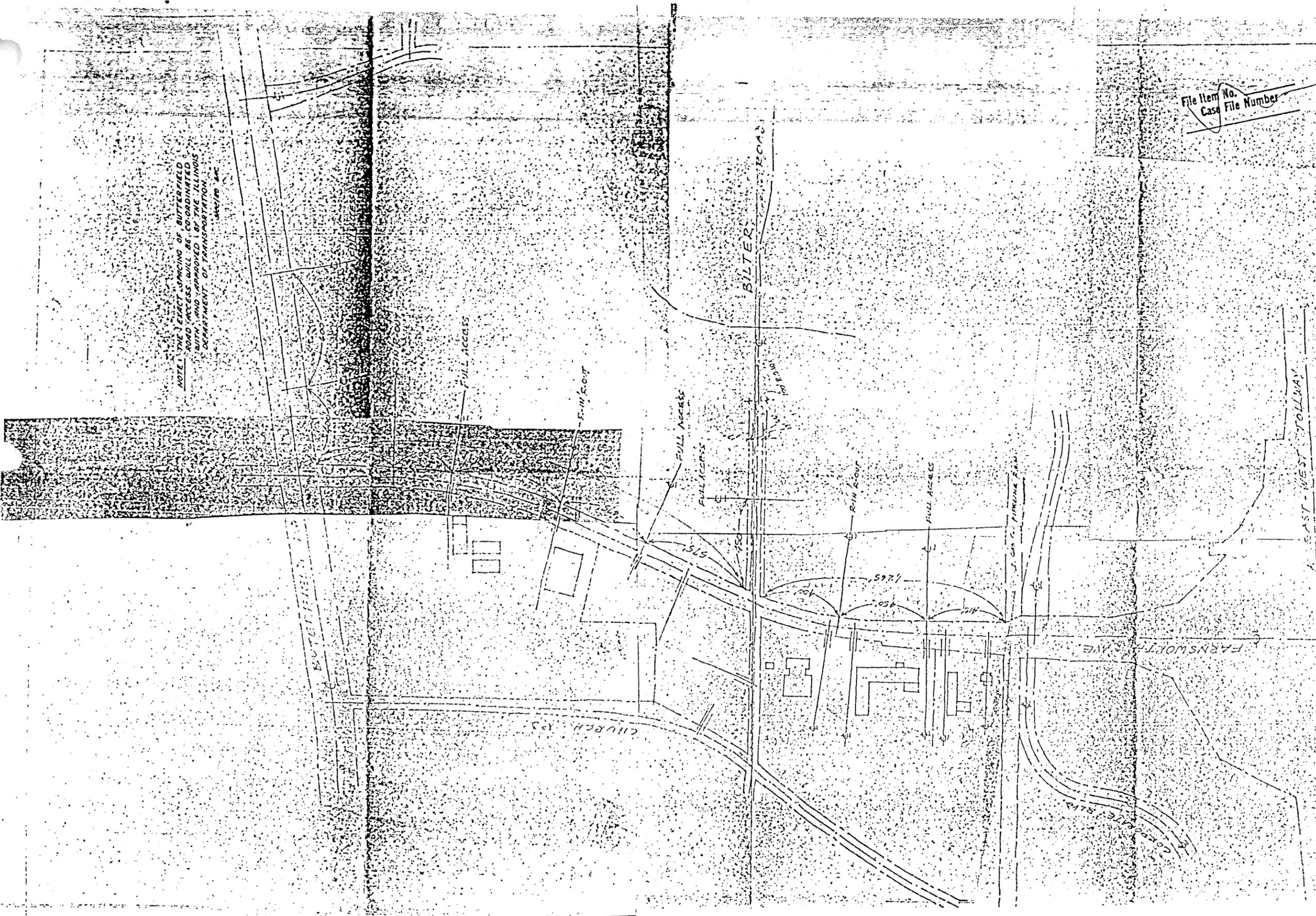
ANTICIPATED DATES FOR PRELIMINARY PLAN SUBMITTAL

Parcel 1	1990
Parcel 2	1991
Parcel 2a	1991
Parcel 2b	1991
Parcel 3	1989
Parcel 4	1989

RECEIVED BY  
MAR 29 1968  
CITY OF AURORA  
Planning Division

File Item No.  
Case File Number

NOTE: THE EXACT SPACING OF BUTTERFIELD  
ROAD ACCESS WILL BE CO-ORDINATED  
WITH AND APPROVED BY THE ILLINOIS  
DEPARTMENT OF TRANSPORTATION.  
SECTION 100



ATTACHMENT 17

# FARNSWORTH INT'L. VENTURES

FARNSWORTH AVE. CORRIDOR  
ACCESS POINTS  
(S-W RAILWAY - BUTTERFIELD ROAD)

CITY OF AURORA PLANNING DIVISION  
SCALE: 1" = 200'  
DATE: 3/18/68  
BY: [Signature]

THIS MAP SHOWS THE PLANNING OF PUBLIC ACCESS POINTS  
ALONG THE FARNSWORTH AVE. CORRIDOR WITH BUTTERFIELD ROAD  
AND IS SUBJECT TO THE CITY OF AURORA PLANNING DIVISION  
APPROVAL AND THE ILLINOIS DEPARTMENT OF TRANSPORTATION  
APPROVAL.