

**EXHIBIT "C"**

**A PLAN DESCRIPTION FOR BICKFORD OF AURORA**  
**LOCATED SOUTHWEST CORNER OF GALENA BOULEVARD AND ORCHARD ROAD**  
**CONSISTING OF 9.05 ACRES**

A Plan Description for the property at the southwest corner of Galena Boulevard and Orchard Road with R-1(S), R-5(S), and OS-1(S) District Zoning, with a Special Use Planned Development for the Bickford of Aurora Development Pursuant to Section 10.6-6 of the Aurora Zoning Ordinance.

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I. QUALIFYING STATEMENTS

A. PURPOSE

This Special Use Planned Development has evolved to assist the Aurora Planning Commission and City Council in governing their recommendations and actions on this development as it relates to the existing zoning and land uses in the area.

Developer shall mean the person(s) or entity who brings the Subject Property described herein to a more complete, complex, or desirable state.

Owner shall mean the person(s) or entity who is described as the legal owner of record of the Subject Property described herein.

For the purposes of this document, Developer and Owner shall be one and the same and held equally accountable for all requirements within this Plan Description.

B. INTENT

This Plan Description has been prepared pursuant to the requirements of Section 10.6-6.2 of the Aurora Zoning Ordinance. It is the intent of this document to promote and protect the public health, safety, morals, comfort, and general welfare of the area; and to guide the development toward the realization of the appropriate Physical Development Policies of the City of Aurora Comprehensive Plan. These policies include:

21.1(2) To promote a wide variety of housing types

21.1(9) To encourage the location of housing for elderly in close proximity to shopping and public transportation

II. GENERAL CHARACTER

A. EXISTING CONDITIONS

1. Subject Property

The Subject Property consists of approximately 9.05 acres lying at the southwest corner of Galena Boulevard and Orchard Road. The property is currently vacant land. The property lies within the Aurora West School District #129 boundaries. The property is currently zoned R-1(S). The City of Aurora Comprehensive Plan designates the Subject Property as Low Density Residential.

## 2. Surrounding Property

The property to the north, across Galena Boulevard, is a stormwater detention facility and the Orchard Valley Golf Course. This property is zoned P Park. Beyond that is the Orchard Valley Subdivision, being a single family area which is zoned PDD Planned Development District. To the south of the subject property is a stormwater detention facility which is in unincorporated Kane County. The property to the east, across Orchard Road is also a stormwater detention facility and is zoned P(S) Park with a Special Use Planned Development. Further east is a nursing home, church and a commercial area with a mixture of R-1(S) One-Family Dwelling District, R-5(S) Multiple-Family Dwelling District, and B-2(S) General Retail Business District zoning. The property to the west is the Cherry Hill Subdivision, being a single family area with R-1 One-Family Dwelling District zoning. The City of Aurora Comprehensive Plan designates the surrounding property as Conservation, Open Space, Recreation, and Drainage to the north and east and designates the south and west as Low Density Residential.

### III. DEVELOPMENT STANDARDS FOR EACH PARCEL

#### A. ZONING

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

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

#### 1. Parcel A – R-1 One-Family Dwelling District

##### 1.1. Parcel Size and Use Designation

The zoning parcel referenced within this document as Parcel A contains approximately 1.27 acres. Upon approval of this document, said property shall be designated as R-1(S) District Zoning, with a Special Use Planned Development on the City of Aurora Zoning Map, and be regulated by the Aurora Zoning Ordinance except as modified herein, including but not limited to the provisions for the underlying base zoning district being Section 7.5 titled One-Family Dwelling District.

##### 1.2. Statement of Intent

The R-1 One-Family Dwelling District, has been chosen as the underlying base zoning for this Parcel to provide for the long-term viability of the property and to ensure consistency and compatibility with the adjacent zoning and uses. The Parcel will be developed with up to five (5) age targeted single family residential lots. Access to the property will be off of Downer Place and Orchard Road.

### 1.3 Use Regulations

1. This property shall be limited to those uses permitted in the R-1 District, Section 7.5.

### 1.4 Bulk Restrictions

1. This property shall be subject to the Bulk Restrictions in the R-1 One-Family Dwelling District, Section 7.5, and Section 5 with the following modifications:
  - a. Building, Dwelling, and Structure Standards
    - i. That all dwelling units include a first floor master bedroom.

## 2. Parcel B – R-5 Multiple-Family Dwelling District

### 2.1 Parcel Size and Use Designation

The zoning parcel referenced within this document as Parcel B contains approximately 3.92 acres. Upon approval of this document, said property shall be designated as R-5(S) Multiple-Family Dwelling District Zoning, with a Special Use Planned Development on the City of Aurora Zoning Map, and be regulated by the Aurora Zoning Ordinance except as modified herein, including but not limited to the provisions for the underlying base zoning district being Section 7.10 titled R-5 Multiple-Family Dwelling District.

### 2.2. Statement of Intent

The R-5 Multiple-Family Dwelling District, has been chosen as the underlying base zoning for this Parcel to provide for the long-term viability of the property and to ensure consistency and compatibility with the adjacent zoning and uses. The Parcel will be developed as an up to sixty (60) unit assisted living facility. Access to the property will be from Cherry Tree Drive and Downer Place.

### 2.3 Use Regulations

1. This property shall be limited to the following permitted use:
  - a. Housing for the elderly (1200)

### 2.4 Bulk Restrictions

1. This property shall be subject to the Bulk Restrictions in the R-5 Multiple-Family Dwelling District, Section 7.10, and Section 5 with the following modifications:

- a. Building, Dwelling, and Structure Standards
  - i. All dwelling units shall have a floor area of not less than 300 square feet.
  - ii. Maximum Density shall not exceed 15.3 dwelling units per acres.
- b. Lot Coverage
  - i. Not more than fifty (50%) percent of the area of the zoning lot may be occupied by building or structures including accessory buildings.
- c. Setbacks. The minimum required setbacks shall be as follows:
  - i. Public right-of-way – 30 feet
  - ii. Interior Side Yard – 20 feet
  - iii. Interior Rear Yard – 30 feet

### 3. Parcel C – OS-1 Conservation, Open Space, Drainage District

#### 3.1 Parcel Size and Use Designation

The zoning parcel referenced within this document as Parcel C contains approximately 2.29 acres. Upon approval of this document, said property shall be designated as OS-1(S) Conservation, Open Space, Drainage District Zoning, with a Special Use Planned Development on the City of Aurora Zoning Map, and be regulated by the Aurora Zoning Ordinance except as modified herein, including but not limited to the provisions for the underlying base zoning district being Section 6.4 titled OS-1 Conservation, Open Space, Drainage District.

#### 3.2. Statement of Intent

The OS-1 Conservation, Open Space, Drainage District, has been chosen as the underlying base zoning for this Parcel to provide for the long-term viability of the property and to ensure consistency and compatibility with the adjacent zoning and uses. The Parcel will be developed as stormwater facilities. Access to the property will be off of Downer Place and Orchard Road.

#### 3.3 Use Regulations

- 1. This property shall be limited to those uses permitted in the OS-1 Conservation, Open Space, Drainage District, Section 6.4.

### B. BUILDING, STRUCTURES AND SIGNAGE

- 1. Building Elevations shall be subject to approval with the Final Plan and will be evaluated based on the quality and variety of building materials, orientation and

presentation from the public street and the use of architectural elements.

2. Retaining walls utilized within the development shall not exceed three (3) feet in height. The stepping of retaining walls is allowed up to six (6) feet in overall height with a minimum run of three (3) feet between steps.
3. A five-foot (5') concrete sidewalk or eight-foot (8') asphalt path is required to be installed by the Developer along all property lines adjacent to public and private streets. Said sidewalk or path may be located one foot inside the right of way line. The determination of materials and location shall be determined at the time of Final Plan.
4. Signage Elevations and locations shall be subject to approval with the Final Plan and will be evaluated based on the quality and variety of materials, orientation and presentation to the public street and the use of architectural elements.
5. Residential Model Unit(s) shall be permitted. At the Developer's sole risk the Developer may construct, maintain and occupy up to one (1) Single Family model building subject to the following:
  - 5.1 Permits for model units will not be issued until a final plat is approved containing the model unit area;
  - 5.2 Tested and approved water with sufficient fire hydrant coverage for the model homes (subject to the review of the Fire Marshal), gravel street, street signs, and stormwater detention with a functioning overland flood route from the model home area to the detention facility, and a secondary access, gravel surface roadway for construction, emergency and inspection vehicles shall be provided prior to model permit issuance. Sanitary and water services do not need to be provided until approval of residential occupancy.
6. Sales and Construction Trailer(s) shall be permitted. At the Developer's sole risk the Developer may install, maintain and occupy up to one (1) trailer subject to the following:
  - 6.1 Upon Preliminary plan approval for the Subject Property and in advance of final engineering, final plat approval and the construction of sanitary, storm sewer, storm water detention facilities, water main, streets, curbs and gutters, the Developer shall be permitted to set temporary construction office, storage and sales trailers on the site. Approval for placement of trailers shall be subject only to staff review, which includes meeting the requirements of the City of Aurora Stormwater Ordinance. Planning Commission or City Council approval shall not be required.
  - 6.2 Installation of sanitary sewer and public water shall not be a condition to the issuance of permits for construction, storage and sales trailers;

- 6.3 Sales Trailers shall be removed at such time as the Developer receives occupancy permits for the Sales/Model homes;
- 6.4 The Developer shall be permitted to construct and maintain other appurtenant facilities for said trailers including temporary driveways.
- 6.5 The Developer, upon approval of the City Engineer may construct temporary parking facilities, haul roads, and other pertinent facilities in advance of receipt of approved formal permits applicable to any parcel. The City Engineer's approval shall not be unreasonably withheld.
- 6.6 Construction and storage trailers shall be removed within sixty (60) days following the completion of construction activity on the affected parcel.
- 6.7 All references to trailers in this Section shall be as that term is defined in the City's Zoning Ordinance. All such trailers shall be maintained in a neat and orderly manner. The Developer shall maintain and repair any and all temporary facilities.

#### IV. MODIFICATIONS AND EXCEPTIONS

##### A. AURORA ZONING ORDINANCE MODIFICATIONS AND EXCEPTIONS

- 1. Section 7.5-5.1. Building, Dwelling, and Structure Standards:
  - i. That all dwelling units include a first floor master bedroom.
- 2. Section 7.10-4. Use Regulations:
  - 1. This property shall be limited to the following permitted use:
    - a. Housing for the elderly (1200)
- 3. Section 7.10-5.1. Building, Dwelling, and Structure Standards:
  - i. All dwelling units shall have a floor area of not less than 300 square feet.
  - ii. Maximum Density shall not exceed 15.3 dwelling units per acres.
- 4. Section 7.10-5.6. Lot Coverage:
  - i. Not more than fifty (50) percent of the area of the zoning lot may be occupied by building or structures including accessory buildings.
- 5. Section 7.10-5.12. Setback:
  - c. Setbacks. The minimum required setbacks shall be as follows:
    - i. Public right-of-way – 30 feet
    - ii. Interior Side Yard – 20 feet
    - iii. Interior Rear Yard – 30 feet

##### B. SUBDIVISION CONTROL ORDINANCE MODIFICATIONS AND EXCEPTIONS

- 1. The installation of street trees and landscaping shall be a condition of the issuance of a Certificate of Occupancy and shall not be included in the security required under Subdivision Code 43-55(a)3.



2. The Developer may commence construction of the major earthwork and stormwater detention facilities at the Owner's or Developer's sole risk before approval of the Final Plat, provided that prior thereto, the subdivider submits plans, estimates, and specifications for all public improvements for approval by the City Engineer; receives approval from all other appropriate authorities that have jurisdiction, including, but not limited to the Kane DuPage Soil and Water Conservation District; review and approval of the wetland delineation in accordance with the City of Aurora Stormwater Ordinance; Engineering Department approval of a mass grading plan and Stormwater Management Permit Application as required by the City of Aurora Stormwater Ordinance; and post cash or securities in the amount equal to one hundred and ten (110) percent of the estimated costs for mass grading site restoration and soil erosion control items

## V. GENERAL PROVISIONS

### A. PLAN DESCRIPTION DOCUMENT

1. All current codes and ordinances of the City in effect at the time of the development shall govern except where expressly stated within this Plan Description document to the contrary.
2. Amendments to this Plan Description document shall be subject to Section 15 of the Aurora Zoning Ordinance. Public notice shall be provided in accordance with said section and, to all current owners of property subject to this Plan Description.
3. This Plan Description document shall be mutually binding upon the heirs, executors, administrators, successors and assigns of present or future owners who use the property for the same permitted use.
4. If any section, subsection or paragraph of this Plan Description document shall be held invalid, the invalidity of such section, subsection or paragraph shall not affect any of the other provisions of this Plan Description document.
5. Any provisions contained within this Plan Description document that are in conflict shall be enforced in accordance with the more restrictive provision.

## VI. LIST OF ATTACHMENTS

ATTACHMENT "A" - LEGAL DESCRIPTION OF DEVELOPMENT PARCELS  
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ATTACHMENT "A"  
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