

**EXHIBIT “B”**

**A PLAN DESCRIPTION FOR 411 E. GALENA BOULEVARD**  
**LOCATED AT 411 E. GALENA BOULEVARD**  
**CONSISTING OF 0.24 ACRES**

A Plan Description for the property at 411 E Galena Boulevard with R-3(C): One-Family Dwelling District Zoning, with a Conditional Use Planned Development for the 411 E. Galena Boulevard Development Pursuant to the Code of Ordinances, City of Aurora, Illinois (“City Code”).

## I. QUALIFYING STATEMENTS

### A. PURPOSE

This Conditional Use Planned Development has evolved to assist the Planning and Zoning Commission ("Commission") and the City Council ("City Council") of the City of Aurora, Illinois ("City") 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 Sec. 34-602 of Chapter 34 of the City Code. 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 Comprehensive Plan of the City ("Comprehensive Plan"). These policies include:

- 11.1 (5) To guide and promote development to areas where public utilities, public roads and municipal services are either available or planned.
- 11.1 (3) To encourage new development contiguous to existing development.
- 12.0 To plan and provide for the growth of the city through the integration of land use patterns and functions that promote complementary interactions between different land use components.

## II. GENERAL CHARACTER

### A. EXISTING CONDITIONS

#### 1. Subject Property

The Subject Property consists of approximately 0.24 acres lying at the southeast intersection of S 4<sup>th</sup> Street and E Galena Boulevard. The property is currently vacant. The property lies within the East Aurora School District #131 boundaries. The property is currently zoned R-3: One-Family Dwelling District. The Comprehensive Plan designates the Subject Property as Low-Density Residential.

## 2. Surrounding Property

North: The surrounding property to the north is zoned P, with a Natural and other recreational parks (5400) use, and the Comprehensive Plan designates the property as Conservation, Open Space, Recreation, Drainage.

South: The surrounding property to the south is zoned R-3: One-Family Dwelling District use, with a One Family Dwelling (1110) use, and the Comprehensive Plan designates the property as Low-Density Residential.

East: The surrounding property to the east is zoned B-2: Business District: General Retail, with a Day care (6310) use, and the Comprehensive Plan designates the property as Quasi-Public.

West: The surrounding property to the west is zoned R-5: Multiple-Family Dwelling District, with a Multi-Family Dwelling (1140) use, and the Comprehensive Plan designates the property as Low-Density Residential.

## III. DEVELOPMENT STANDARDS FOR EACH PARCEL

### A. ZONING

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

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

#### 1. Parcel A – R-3(C): One-Family Dwelling District

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

The zoning parcel referenced within this document as Parcel A contains approximately 0.24 acres. Upon approval of this document, said property shall be designated as R-3(C): One-Family Dwelling District Zoning, with a Conditional Use Planned Development on the Zoning Map of the City ("Zoning Map"), and be regulated by the Chapter 49 of the City Code ("Zoning Ordinance"), including but not limited to the provisions for the underlying base zoning district set forth in Section 49-107.7 titled R-3: One-Family Dwelling District, except as modified herein.

##### 1.2. Statement of Intent

The R-3: 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 is intended to be developed as a Parking Facilities, Residential (4160) use. Access to the property will be on S. 4<sup>th</sup> Street and E. Galena Boulevard.

### 1.3 Use Regulations

1. This property shall be limited to those uses permitted in the R-3: One-Family Dwelling District, Section 49-107.7 of the Zoning Ordinance, with the following modifications:
  - a. The following additional uses shall be permitted:
    - (1) Parking Facilities, Residential (4160)

### 1.4 Bulk Restrictions

1. This property shall be subject to the Bulk Restrictions in the R-3: One-Family Dwelling District, Section 49-107.7 and Section 49-105 of the Zoning Ordinance with the following modifications:
  - a. Minimum setbacks shall be as follows:
    - (1) Front Yard Setback: Five feet (5')
    - (2) Exterior Side Yard Setback: Five feet (5')
    - (3) Interior Rear Yard Setback: Zero feet (0')
    - (4) Interior Side Yard Setback: Zero feet (0')
  - b. Maximum Lot coverage: Zero Percent (0%).

## B. PUBLIC IMPROVEMENTS

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 Control Ordinance, Section 43-55(a)3 of the City Code.

## IV. GENERAL PROVISIONS

### A. PLAN DESCRIPTION DOCUMENT

1. All current codes and ordinances of the City in effect at the time of the commencement of construction 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 City Code. Public notice shall be provided in accordance with said code and, to all current owners of property subject to this Plan Description.
3. This Plan Description document shall be mutually binding upon the heirs, executors, administrators, successors and assigns of present or future

owners who use the property for the same permitted use.

4. If any section, subsection or paragraph of this Plan Description document shall be held invalid, the invalidity of such section, subsection or paragraph shall not affect any of the other provisions of this Plan Description document.
5. Any provisions contained within this Plan Description document that are in conflict shall be enforced in accordance with the more restrictive provision.

#### V. LIST OF ATTACHMENTS

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

ATTACHMENT "A"  
LEGAL DESCRIPTION OF DEVELOPMENT PARCELS

PARCEL A

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Parcel Number(s): 15-22-458-021; 15-22-458-022; 15-22-458-020  
Commonly known as: 411 E. Galena Boulevard located in Kane County.

PARCEL 2:

THE NORTHERLY 85 FEET OF LOT 4 IN BLOCK 19 OF MCCARTY'S AMENDED PLAT OF THE ORIGINAL TOWN OF AURORA, ON THE EAST SIDE OF THE FOX RIVER, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS, EXCEPT THAT PART OF THE SAID NORTHERLY 85 FEET OF LOT 4 IN BLOCK 19 DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 4; THENCE EAST ALONG THE NORTH LINE OF SAID LOT, 64.71 FEET; THENCE SOUTH AT AN ANGLE 89 DEGREES 45 MINUTES 30 SECONDS MEASURED COUNTER CLOCKWISE FROM THE LAST DESCRIBED COURSE, 69.95 FEET; THENCE WEST AT AN ANGLE OF 91 DEGREES 00 MINUTES 33 SECONDS MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, 5.42 FEET; THENCE SOUTH AT AN ANGLE OF 91 DEGREES 37 MINUTES 06 SECONDS MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, 40.00 FEET; THENCE WEST AT AN ANGLE OF 92 DEGREES 25 MINUTES 44 SECONDS MEASURED COUNTER CLOCKWISE FROM THE LAST DESCRIBED COURSE, 68.82 FEET TO THE WEST LINE OF SAID LOT 4; THENCE NORTH ALONG SAID WEST LINE, 100.60 FEET TO THE POINT OF BEGINNING, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

PARCEL 3:

THAT PART OF LOT 4 IN BLOCK 19 OF MCCARTY'S AMENDED PLAT OF THE ORIGINAL TOWN OF AURORA ON THE EAST SIDE OF THE FOX RIVER DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 4; THENCE EAST ALONG THE NORTH LINE OF SAID LOT, 64.71 FEET; THENCE SOUTH AT AN ANGLE OF 89 DEGREES 45 MINUTES 30 SECONDS MEASURED COUNTER CLOCKWISE FROM THE LAST DESCRIBED COURSE, 69.95 FEET; THENCE WEST AT AN ANGLE OF 91 DEGREES 00 MINUTES 33 SECONDS MEASURED COUNTER CLOCKWISE FROM THE LAST DESCRIBED COURSE, 5.42 FEET; THENCE SOUTH AT AN ANGLE OF 91 DEGREES 37 MINUTES 06 SECONDS MEASURED COUNTER CLOCKWISE FROM THE LAST DESCRIBED COURSE, 15.00 FEET; THENCE WEST AT AN ANGLE OF 92 DEGREES 25 MINUTES 44 SECONDS MEASURED COUNTER CLOCKWISE FROM THE LAST DESCRIBED COURSE, 58.52 FEET TO THE WEST LINE OF SAID LOT 4; THENCE NORTH ALONG SAID WEST LINE, 85.00 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PART OF THE LAND TRANSFERRED IN DEED 2013K059713, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

PARCEL 4:

THE SOUTHERLY 35 FEET OF LOT 4 IN BLOCK 19 IN MCCARTY'S AMENDED PLAT OF THE ORIGINAL TOWN OF AURORA, ON THE EAST SIDE OF THE FOX RIVER IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

ATTACHMENT "B"  
MAP OF DEVELOPMENT PARCELS

Location Map (1:3,000):

