

EXHIBIT "B"

A PLAN DESCRIPTION FOR AURORA INTERFAITH FOOD PANTRY
LOCATED AT 1110 JERICO ROAD
CONSISTING OF ± 2.02 ACRES

A Plan Description for the property at the 1110 Jericho Road with B-3(S) Business and Wholesale District Zoning and R-2(S) with a Special Use Planned Development for the Aurora Interfaith Food Pantry Pursuant to Section 4.3 (8000) and 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:

- 11.0 To guide the growth of the City in an orderly and structured manner.
- 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.
- 71.1 (1) To locate and direct urban growth to areas where municipal services are available or proposed

II. GENERAL CHARACTER

A. EXISTING CONDITIONS

1. Subject Property

The Subject Property consists of approximately 2.02 acres lying at the south side of Jericho Road near Montgomery Avenue. The property is currently consists of three parcels two of which are used for a food pantry, and one of which is used as a single family home. The property lies within the West Aurora School District #129 boundaries. The property is currently zoned a combination of M-1

Manufacturing district, limited; M-2 Manufacturing District, General; and R-1 One Family Dwelling District. The City of Aurora Comprehensive Plan designates the Subject Property as Medium Density Residential.

2. Surrounding Property

The surrounding property to the North is currently zoned M-2 Manufacturing District, General, with a parking lot use. The City of Aurora Comprehensive Plan designates the property as Industrial.

The surrounding properties to the South are currently zoned M-1 Manufacturing district, limited, with a combination of parking lot and warehouse/distribution use. The City of Aurora Comprehensive Plan designates the properties as Medium Density Residential and Conservation/Open Space/Recreation/Drainage.

The surrounding properties to the East are currently zoned a combination of M-1 Manufacturing district, limited, and M-2 Manufacturing District, General, with a warehouse/distribution use. The City of Aurora Comprehensive Plan designates the properties as Industrial and Medium Density Residential.

The surrounding property to the West is currently outside of the City of Aurora's jurisdiction, with a residential use. The City of Aurora Comprehensive Plan designates the property as Medium Density Residential.

III. DEVELOPMENT STANDARDS FOR EACH PARCEL

A. ZONING

The Subject Property shall be divided into two 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 – B-3(S) Business and Wholesale District Zoning

1.1. Parcel Size and Use Designation

The zoning parcel referenced within this document as Parcel A contains approximately 1.75 acres. Upon approval of this document, said property shall be designated as B-3(S) Business and Wholesale 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 8.4 titled Business and Wholesale District.

1.2. Statement of Intent

The B-3 Business and Wholesale 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. Access to the property will be from Jericho Road.

1.3 Use Regulations

1. This property shall be limited to those uses permitted in the B-3 District, Section 8.4.

1.4 Bulk Restrictions

1. This property shall be subject to the Bulk Restrictions in the B-3 District, Section 8.4, and Section 5 with the following modifications:
 - a. Minimum setbacks shall be as follows:
 - (1) Front Yard Setback: Zero feet (0')
 - (2) Exterior Rear Yard Setback: Zero feet (0')
 - (3) Exterior Side Yard Setback: Zero feet (0')
 - (4) Interior Rear Yard Setback: Zero feet (0')
 - (5) Interior Side Yard Setback for
 - (6) Interior Side Yard Setback: Twenty feet (20') with the exception of the easterly lot line, and the northerly 200 feet (200') of the westerly lot line which shall be Zero feet (0')

2. Parcel B – R-2(S) One-Family Dwelling District

2.1 Parcel Size and Use Designation

The zoning parcel referenced within this document as Parcel A contains approximately 0.26 acres. Upon approval of this document, said property shall be designated as R-2(S) One-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 7.6 titled One-Family Dwelling District.

2.2. Statement of Intent

The R-2 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 as One-Family Dwelling (1110). Access to the property will be from Jericho Road.

2.3 Use Regulations

1. This property shall be limited to those uses permitted in the R-2 One-Family Dwelling District, Section 7.6.

2.4 Bulk Restrictions

1. This property shall be subject to the Bulk Restrictions in the R-2 One-Family Dwelling District, Section 7.6, and Section 5 with the following modifications:
 - a. Minimum setbacks shall be as follows:
 - (1) Interior Side Yard Setback: Zero feet (0') allowed for the westerly lot line.

IV. MODIFICATIONS AND EXCEPTIONS

A. AURORA ZONING ORDINANCE MODIFICATIONS AND EXCEPTIONS

1. Setbacks Section 8.4-5.12:
 - a. Minimum setbacks shall be as follows:
 - (1) Front Yard Setback: Zero feet (0')
 - (2) Exterior Rear Yard Setback: Zero feet (0')
 - (3) Exterior Side Yard Setback: Zero feet (0')
 - (4) Interior Rear Yard Setback: Zero feet (0')
 - (5) Interior Side Yard Setback: Zero feet (0') for the easterly lot line and the northerly 200 feet (200') of the westerly lot line with Twenty feet (20') for the remainder.
2. Setback Section 7.6-5.11:
 - a. Minimum setbacks shall be as follows:
 - (1) Interior Side Yard Setback: Zero feet (0') allowed for the westerly lot line.

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
ATTACHMENT "B" – MAP OF DEVELOPMENT PARCELS

ATTACHMENT "A"
LEGAL DESCRIPTION OF DEVELOPMENT PARCELS

PARCEL A

LOT 1 IN INTERFAITH FOOD PANTRY, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, KANE COUNTY ILLINOIS.

PARCEL B

LOT 2 IN INTERFAITH FOOD PANTRY, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, KANE COUNTY ILLINOIS.

ATTACHMENT "B" MAP OF DEVELOPMENT PARCELS

