

**A PLAN DESCRIPTION FOR AURORA FIRE STATION #13,  
LOCATED AT THE SOUTHEAST CORNER OF BILTER ROAD AND NAN STREET,  
AND CONSISTING OF 2.4 ACRES.**

A Plan Description for the property at the southeast corner of Bilter Road and Nan Street, with R-1(C), One Family Dwelling District with a Conditional Use Planned Development for the Aurora Fire Station #13 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.
- 22.1 (2): To protect designated areas of existing conventional single-family development from inappropriate highly intensive land uses.
- 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 2.4 acres lying at the southeast corner of Bilter Rd and Nan St. The property is currently vacant. The property lies within the Batavia School District # 101 boundaries. The property is within Unincorporated Kane County. The Comprehensive Plan designates the Subject Property as Low Density Residential.

## 2. Surrounding Property

North: The surrounding property to the north is zoned PDD, Planned Development District, with a Warehouse, Distribution and Storage Services (3300) use, and the Comprehensive Plan designates the property as Office / Research / Light Industrial and Conservation / Open Space / Recreation / Drainage.

South: The surrounding property to the south is located within Unincorporated Kane County, with a One Family Dwelling (1100) use, and the Comprehensive Plan designates the property as Low Density Residential and Conservation / Open Space / Recreation / Drainage.

East: The surrounding property to the east is zoned ORI, Office, Research, Light Industry, with a Warehouse, Distribution and Storage Services (3300) use, and the Comprehensive Plan designates the property as Office / Research / Light Industrial.

West: The surrounding property to the west is located within Unincorporated Kane County, with a One Family Dwelling (1100) 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 shall be regulated as follows:

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

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

The zoning parcel referenced within this document as Parcel A contains approximately 2.4 acres. Upon approval of this document, said property shall be designated as R-1(C), One Family 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 49-107.5, titled One Family District, except as modified herein.

##### 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 is intended to be developed as a Public Facilities and Services (6200) use. Access to the property will be from Bilter Road and Nan Street.

### 1.3 Use Regulations

1. This property shall be limited to those uses permitted in the One Family Dwelling District, Section 49-107.5 of the Zoning Ordinance, with the following modifications:
  - a. The following additional uses shall be permitted:
    - (1) Public Facilities and Services.

### 1.4 Bulk Restrictions

1. This property shall be subject to the Bulk Restrictions in the R-1, One Family Dwelling District, Section 49-107.5, and Section 49-105 of the Zoning Ordinance with the following modifications:
  - a. Minimum setbacks shall be as follows:
    - (1) Front Yard Setback: Eleven (11')
    - (2) Interior Rear Yard Setback: Eight feet, five inches (8'-5")
  - b. Maximum lot coverage shall be as follows:
    - (1) Sixty and a half (60.5) percent.
  - c. All parking and loading shall be pursuant to Section 105.13., "Off-Street Parking and Loading" of Chapter 49 of the Zoning Ordinance with the following exception(s):
    - (1) 6000: Other Uses – 1 space per 300 sq ft of Gross Floor Area

## B. BUILDING, STRUCTURES AND SIGNAGE

1. 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.
2. 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.
3. 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 matching the building. The signage on the property shall be subject to Chapter 41 of the City

Code ("Sign Ordinance").

#### C. PUBLIC IMPROVEMENTS

1. 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 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.
2. 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

---

Parcel Number(s): 15-01-177-010

Commonly known as: the southeast corner of Bilter Road and Nan Street, located in Kane County.

THAT PART OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE CENTER LINE OF BILTER ROAD WITH A LINE DRAWN PARALLEL WITH AND 100.0 FEET WESTERLY OF THE WEST LINE (MEASURED AT RIGHT ANGLES THERETO) OF LOT 18, COUNTY LINE FARMS, TOWN OF AURORA, KANE COUNTY, ILLINOIS; THENCE WESTERLY ALONG SAID CENTER LINE 337.28 FEET TO THE SOUTHWEST CORNER OF LOT 17 IN SAID COUNTY LINE FARMS; THENCE WESTERLY ALONG SAID CENTER LINE 541.19 FEET TO THE NORTHWEST CORNER OF LOT 17 IN SAID COUNTY LINE FARMS; THENCE WESTERLY ALONG SAID CENTER LINE 541.19 FEET TO THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO PEPSI-COLA GENERAL BOTTLERS INC., BY DEED RECORDED AS DOCUMENT 1892014, BEING 978.47 FEET WESTERLY OF THE NORTHWEST CORNER OF SAID LOT 18 FOR THE POINT OF BEGINNING; THENCE SOUTHERLY ALONG A WESTERLY LINE OF SAID PEPSI-COLA TRACT, BEING AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 339.35 FEET TO THE NORTH LINE EXTENDED EASTERLY OF LOT 1, ROTH'S SUBDIVISION, TOWN OF AURORA, KANE COUNTY, ILLINOIS; THENCE WESTERLY ALONG SAID NORTH LINE EXTENDED, THE NORTH LINE OF SAID LOT 1 AND THE NORTH LINE OF SAID LOT 1 EXTENDED WESTERLY 296.69 FEET TO THE EASTERLY LINE OF NAN STREET, BEING ALSO THE NORTHWEST CORNER OF SAID ROTH'S SUBDIVISION; THENCE NORTHERLY ALONG SAID EASTERLY LINE 368.35 FEET TO THE CENTER LINE OF SAID BILTER ROAD; THENCE EASTERLY ALONG SAID CENTER LINE 165.26 FEET TO AN ANGLE IN SAID CENTER LINE; THENCE EASTERLY ALONG SAID CENTER LINE FORMING AN ANGLE OF 109 DEGREES, 48 MINUTES, 03 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED COUNTERCLOCKWISE THEREFROM) 131.90 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF AURORA, KANE COUNTY, ILLINOIS.

ATTACHMENT "B"  
MAP OF DEVELOPMENT PARCELS

Aerial Map (1:1,000):

