

EXHIBIT "B"

**A PLAN DESCRIPTION FOR EAST AURORA SCHOOL DISTRICT #131 RESILIENCE
EDUCATION CENTER LOCATED AT 417 E 5TH STREET ON A PARCEL CONSISTING OF
APPROXIMATELY 1.00 ACRES**

A Plan Description for the property at the 417 5th Street with R-3 One-Family Dwelling District Zoning, with a Conditional Use Planned Development for East Aurora School District #131 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:

- 10.0 To provide for the orderly, balanced and efficient growth and redevelopment of the City through the positive integration of land use patterns, functions, and circulation systems. To protect and enhance those assets and values that establishes the desirable quality and general livability of the City. To promote the City’s position as a regional center.
- 11.0 To guide the growth of the City in an orderly and structured manner.
- 11.1(5) To guide and promote development to areas where public utilities, public roads and municipal services are either available or planned.
- 12.0 To plan and provide for the growth of the city through the integration of land use patterns and functions that promotes complementary interactions between different land use components.
- 14.1(4) To encourage quality site design throughout the City.
- 14.1(5) To provide for the visual enhancement of the City through attractive landscaping, quality signage and diverse building design and arrangement.

II. GENERAL CHARACTER

A. EXISTING CONDITIONS

1. Subject Property

The Subject Property consists of approximately 1.00 acres lying at the southwest corner of 5th Street and Center Avenue and is currently zoned R-3 One-Family Dwelling District. The property is presently owned by East Aurora School District #131 and lies with their boundaries. The Comprehensive Plan designates the Subject Property as Public.

2. Surrounding Property

The properties to the north, south, and east have a combination of R-3 One-Family Dwelling District zoning and R-4 Two Family Dwelling District zoning. The Comprehensive Plan designates these properties as Low Density Residential. The property to the west is zoned P Parks and Recreation District. The Comprehensive Plan designates this property as Conservation, Open Space, Recreation, Drainage.

III. DEVELOPMENT STANDARDS FOR EACH PARCEL

A. ZONING

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

Development of the zoning parcel shall be regulated as follows:

1. Subject Property – R-3 One Family Dwelling District

1.1. Parcel Size and Use Designation

The Subject Property contains approximately 1.00 acres. Upon approval of this document, said property shall be designated as R-3 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 an Educational Services (6100) use. Vehicle

access to the property will be from two driveways along Center Avenue. Pedestrians will be able to access the facility from the plaza along 5th Street

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) Educational Services (6100)

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. Setbacks
 - (1) Minimum setbacks shall be as follows:
 - i. Center Avenue Setback: 1.8 feet
 - ii. 5th Street Setback: 20 feet
 - iii. Interior Rear Yard Setback (south property line): 8 feet
 - iv. Interior Side Yard Setback (west property line): 9.8 feet
 - b. Height
 - (1) Minimum height shall not exceed 42 feet.
 - c. Lot Coverage
 - (1) Lot Coverage shall not exceed 88%.

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. 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") with the following exception:
 - a. Setback: 2.7 feet from property line.

C. PUBLIC IMPROVEMENTS

1. A five-foot (5') concrete sidewalk 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 SUBJECT PROPERTY
ATTACHMENT "B" – PARCEL MAP

ATTACHMENT "A"
LEGAL DESCRIPTION OF SUBJECT PROPERTY

LOTS 2, 3 IN BLOCK 2 OF MILLER'S SUBDIVISION OF BLOCK 8 OF D.K. TOWN'S
ADDITION TO AURORA, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

ATTACHMENT "B"
PARCEL MAP

Location Map (1:5,000):

