

EXHIBIT “B”

A PLAN DESCRIPTION FOR HURD HOUSE
LOCATED AT 429 W. DOWNER PLACE
CONSISTING OF 0.59 ACRES

A Plan Description for the property at the 429 W. Downer Place with R-5 (C) Multiple-Family Dwelling District Zoning, with a Conditional Use Planned Development for the Hurd House 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:

- 11.0 To guide the growth of the City in an orderly and structured manner.
- 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 (3) To protect, preserve and restore the historical and architectural heritage of the City.
- 22.1 (3) To consider conversions of old Aurora homes to higher densities only in areas where housing standards would be met and where the neighborhood would not be negatively impacted.
- 22.1 (5) To recognize the unique characteristics of individual neighborhoods and promote their positive attributes.
- 21.1 (2) To promote a wide variety of housing types
- 21.1 (3) To promote housing in all price ranges for purchase or rent

II. GENERAL CHARACTER

A. EXISTING CONDITIONS

1. Subject Property

The Subject Property consists of approximately 0.59 acres lying at 429 W. Downer Place. The property was recently used as a boarding house. The property lies within the West Aurora School District #129 boundaries. The property is currently zoned R-5 Multiple-Family Dwelling District. The Comprehensive Plan designates the Subject Property as High Density Residential.

2. Surrounding Property

North: The surrounding property to the north is zoned O (C) Office District with a Conditional Use, with a Religious Institutions (6400) use, and the Comprehensive Plan designates the property as Office.

South: The surrounding property to the south is zoned R-1 One-Family Dwelling District, with a One Family Dwelling (1110) use, and the Comprehensive Plan designates the property as Quasi Public.

East: The surrounding property to the east is zoned R-5A Midrise Multiple-Family Dwelling District, with a Multi-Family Dwelling (1140) use, and the Comprehensive Plan designates the property as High Density Residential.

West: The surrounding property to the west is zoned R-2 One-Family Dwelling District, with a One Family Dwelling (1110) use, and the Comprehensive Plan designates the property as High 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-5 Multiple-Family Dwelling District

1.1. Parcel Size and Use Designation

The zoning parcel referenced within this document as Parcel A contains approximately 0.59 acres. Upon approval of this document, said property shall be designated as R-5 (C) Multiple-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 49-107.10 titled R-5 Multiple-Family Dwelling District, and Chapter 34 of the City Code ("Planning and Development"), except as modified herein.

1.2. 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 is intended to be developed as a Multi-Family Dwelling (1140) use specifically for ten apartments. Access to the property will be from the current curb cut on Downer Place.

1.3 Use Regulations

1. This property shall be limited to those uses permitted in the R-5 Multiple-Family Dwelling District, Section 49-107.10 of the Zoning Ordinance.

1.4 Plan Approval Procedure

1. This property shall be regulated by Plan Approval Procedure in Section 34-603 except that the requirement of a Preliminary Plan and Final Plan can be waived by the Zoning Administrator for site development limited to the expansion of the parking lot by less than six (6) spaces and changes to the building footprint of less than 1,000 square feet.

1.5 Bulk Restrictions

1. This property shall be subject to the Bulk Restrictions in the R-5 Multiple-Family Dwelling District, Section 49-107.10, and Section 49-105 of the Zoning Ordinance with the following modifications:
 - a. Building, Dwelling and Structure Standards
 1. Individually accessible balcony, deck and/or patio for each dwelling unit is not required.
 2. Residential dwelling units shall be permitted on the first at grade level.
 3. Parking facilities shall not be required to be within the primary structure and no minimum enclosed parking spaces shall be required.
 - b. Lot Size
 1. All principal buildings shall be established on a lot having an area of not less than 25,500 square feet and a width at the required exterior front setback line of not

less than seventy-five (75) feet. No additional square footage is required per dwelling unit.

c. Density

1. The maximum density shall be 17 units per acre.

d. Setbacks:

1. Exterior Front: Forty (40) feet
2. Interior Side: Ten (10) feet.
3. Interior Rear: Thirty (30) feet.

e. Lot Coverage

1. Lot coverage shall not exceed forty (43) percent.

f. Landscaping

1. Due to this being an existing building that was originally a single-family house and is situated in a mostly single-family area, the landscape requirement is that of a single-family detached.
2. 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 exceptions:
 - a. Each unit must have at least 1.5 surface parking spaces. If the Zoning Administrator determines that parking is insufficient, additional spaces will be required, bringing the total to 2 surface parking spaces per unit. Once the Zoning Administrator notifies the Owner in writing that the City has identified the need for more parking, the Owner will have six (6) months to add the required spaces.
 - b. All unenclosed parking spaces established on the zoning lot may be located zero (0) feet from the principal building.

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): 15-21-260-024

Commonly known as: 429 W. Downer Place located in Kane County.

LOTS 5 AND 6 IN BLOCK 1 OF HARPER'S ADDITION TO AURORA, IN THE CITY OF
AURORA, KANE COUNTY, ILLINOIS

ATTACHMENT "B"
MAP OF DEVELOPMENT PARCELS

Location Map (1:1,000):

