

Exhibit “B”

Plan Description

For the Spartan House located at 1032 Prairie Street, Aurora, IL 60506

Upon approval of this document, said property shall be designated as B-1(S) Business District, Local Retail with a Special Use for a Planned Development on the City of Aurora Zoning Map, and be regulated by Section 8.2 of the Aurora Zoning Ordinance with the following exceptions pursuant to the Special Use Planned Development:

A. Bulk Standards

This property shall be subject to the Bulk Restrictions in the B-1(S) Business District, Local Retail District, Section 8.2-5, and the Section 5 Bulk Restrictions Section with the following modifications:

(1) The minimum setbacks shall be as following:

- a. Front Yard – 15 feet with an exception for parking and patio fencing which may encroach into the front yard setback up to an 8.6 feet.
- b. Interior Side Yard – 0 feet
- c. Exterior Side Yard – 15 feet with the exception for parking which may encroach in the exterior side yard setback up to a 15 feet.
- d. Rear Yard – 1 feet

All property developed under this plan description shall otherwise conform to the requirements of the City’s B-1(S) Business District, Local Retail zoning district classification.