

EXHIBIT “B”

A PLAN DESCRIPTION FOR MARIE WILKINSON FOOD PANTRY
LOCATED AT 834, 838, 844 NORTH HIGHLAND AVENUE
CONSISTING OF 0.89 ACRES

A Plan Description for the property at the 834, 838, and 844 North Highland Avenue with B-2(S), Business District – General Retail Zoning, with a Special Use Planned Development for the Marie Wilkinson Food Pantry Development Pursuant to 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:

- 14.1(1): To foster future growth in the City that does not contribute to deterioration in either existing developments or a reduction in the City's ability to provide adequate services.
- 14.1(2): To promote the preservation and revitalization of older residential neighborhoods and commercial areas within the City of Aurora.
- 14.1(4): To encourage quality site design throughout the City of Aurora.

II. GENERAL CHARACTER

A. EXISTING CONDITIONS

1. Subject Property

The Subject Property consists of approximately 0.89 acres lying at the west side of North Highland Avenue, between New Haven Avenue and Florida Avenue. A portion of the property is currently used as the Marie Wilkinson food pantry, while the other portion of the property contains a vacant single family house with a detached garage. The property lies within the West Aurora School District #129 boundaries. The property is currently zoned B-3 Business and Wholesale District,

and R-3 One Family Dwelling District. The City of Aurora Comprehensive Plan designates the Subject Property as Industrial.

2. Surrounding Property

North: The property to the north is zoned B-2 Business District – General Retail, with a Restaurant/Food and Beverage Services (2500) use. The City of Aurora Comprehensive Plan designates the property as Industrial.

South: The property to the south is zoned R-4 Two-Family Dwelling District and is associated with a Warehouse, Distribution and Storage Services (3300) use located further to the south at the corner of Highland Avenue and New Haven Avenue. The City of Aurora Comprehensive Plan designates the property as Industrial.

East: The properties to the east are zoned OS-2 Conservation, Open Space and Drainage District and R-3 One-Family Dwelling District, with a Natural and Other Recreational Parks (5400) use and One Family Dwelling (1110) use. The City of Aurora Comprehensive Plan designates the properties as Low Density Residential.

West: The property to the west is zoned M-2 Manufacturing District, Limited, which is the Burlington Northern Railroad. The City of Aurora Comprehensive Plan designates the property as Utilities.

III. DEVELOPMENT STANDARDS FOR EACH PARCEL

A. ZONING

The Subject Property shall be divided into two 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. Parcel A – B-2(S) Business District, General Retail

1.1. Parcel Size and Use Designation

The zoning parcel referenced within this document as Parcel A contains approximately 0.47 acres. Upon approval of this document, said property shall be designated as B-2(S) Business District - General Retail 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 8.3 titled B-2 Business District – General Retail.

1.2. Statement of Intent

The B-2 Business District - General Retail, 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 currently the Marie Wilkinson food pantry with access to the property via North Highland Avenue.

1.3 Use Regulations

1. This property shall be limited to those uses permitted in the B-2 Business District - General Retail, Section 8.3.

1.4 Bulk Restrictions

1. This property shall be subject to the Bulk Restrictions in the B-2 Business District - General Retail, Section 8.3, and Section 5 with the following modifications:
 - a. Minimum setbacks shall be as follows:
 - (1) Front Yard Setback: Fifteen feet (15')
 - (2) Interior Rear Yard Setback: Zero feet (0')
 - (3) Interior Side Yard Setback: Zero feet (0')

2. Parcel B – B-2(S) Business District, General Retail

2.1 Parcel Size and Use Designation

The zoning parcel referenced within this document as Parcel B contains approximately 0.42 acres. Upon approval of this document, said property shall be designated as B-2(S) Business District - General Retail 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 8.3 titled B-2 Business District – General Retail.

In the event the use of Parcel A is no longer a food pantry, the owner would have 90 days to request a Plan Description Revision to allow the parking lot to be permitted for the new use. If said request is not made within the timeframe or the request is denied, the parking lot shall be razed and remove by the property owner of Parcel A and shall revert to the R-3 One Family Dwelling District Zoning District and no longer regulated by this Special Use Planned Development.

2.2 Statement of Intent

The B-2 Business District - General Retail, 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 parking lot associated with the food pantry, with access to the property via North Highland Avenue.

2.3 Use Regulations

1. This property shall be limited to only the following uses permitted in the B-2 Business District - General Retail, Section 8.3.
 - (1) Parking facilities, non-residential, (4170) when associated with a food pantry use on Parcel A.

2.4 Bulk Restrictions

1. This property shall be subject to the Bulk Restrictions in the R-3 One Family Dwelling District, Section 7.7, and Section 5 with the following modifications:
 - a. If the property is developed as a Parking facilities, non-residential (4170), the following minimum setbacks shall be as follows:
 - (1) Front Yard Setback: Fifteen feet (15')
 - (2) Interior Rear Yard Setback: Zero feet (0')
 - (3) Interior Side Yard Setback: Zero feet (0')

B. PUBLIC IMPROVEMENTS

1. 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 Code 43-55(a)3.

IV. 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.

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 Numbers: 15-16-401-001, 15-16-401-002, 15-16-401-003, 15-16-401-011
Commonly known as: 834, 838, and 844 North Highland Avenue located in Kane County.

BEING A CONSOLIDATION OF LOTS 1, 2, AND 3 IN BLOCK 6 IN BAKER-MORTON ADDITION TO AURORA, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS, AND ALSO LOT 1 OF MARIE WILKINSON FOUNDATION SUBDIVISION, IN THE CITY OF AURORA, KANE COUNTY ILLINOIS.

ATTACHMENT "B"
MAP OF DEVELOPMENT PARCELS

Location Map (1:1,000):

