

1/16/2026

EXHIBIT "B"
PLAN DESCRIPTION

A PLAN DESCRIPTION FOR 1449 SENIOR ESTATES PHASE 2 LOCATED ON JERICHO ROAD BETWEEN JERICHO CIRCLE AND ATHENA ROAD CONSISTING OF 13.7 ACRES

A Plan Description for the property located on Jericho Road between Jericho Circle and Athena Road with R-4A(C) Two-Family Dwelling District Zoning and OS-1(C) Conservation, Open Space and Drainage District with a Conditional Use Planned Development for 1449 Senior Estates Phase 2 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 Section 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.

21.0 To promote and plan for residential development, redevelopment and rehabilitation in order to provide a wide range of quality housing opportunities for purchase or rent throughout the City for all segments of the population

21.01(1) To promote access to housing opportunities for all economic, racial, religious, ethnic and age groups.

21.01(2) To promote a wide variety of housing types.

II. GENERAL CHARACTER

A. EXISTING CONDITIONS

1. Subject Property

The Subject Property consists of approximately 13.7 acres lying south of Jericho Road between Jericho Circle and Athena Road. The property is vacant. The property lies within the West Aurora School District #129 boundaries. The property is currently unincorporated Kane County. The Comprehensive Plan designates the Subject Property as Industrial; and Conservation, Open Space, Recreation, Drainage.

2. Surrounding Property

North: The properties to the north are unincorporated Kane County or zoned R-1 One-Family Dwelling District. The remaining properties are designated P Park and Recreation District. These properties are utilized as single-family residences and a country club. The Comprehensive Plan designates these properties Commercial; Industrial, and Conservation, Open Space, Recreation, Drainage and Quasi Public.

South: The property to the south is zoned R-1 One-Family Dwelling District and is designated as Industrial and Conservation, Open Space, Recreation, Drainage on Aurora Comprehensive Plan. This property is utilized as a quarry.

East: The properties to the east are zoned R-4A(C) Two Family Dwelling District with a Conditional Use and R1 One Family Dwelling District and is utilized as single-family homes and a single-family and duplex residential development. The Comprehensive Plan designates the property as a combination of Low Density Residential and High Density Residential.

West: The property to the west is in unincorporated Kane County and is used as single-family homes and Aurora University sport fields.

III. DEVELOPMENT STANDARDS FOR EACH PARCEL

A. ZONING

The Subject Property shall be two 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-4A(C) Two-Family Dwelling District

1.1. Parcel Size and Use Designation

1/16/2026

The zoning parcel referenced within this document as Parcel A contains approximately 10.23 acres. Upon approval of this document, said property shall be designated as R-4A(C) Two-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 49-107.9 titled R-4A Two-Family Dwelling District, except as modified herein.

1.2. Statement of Intent

The R-4A Two-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 development of the Parcel is planned in two distinct phases. Phase One consists of a 50-unit, age-restricted (62+) independent senior living rental community. Phase Two will follow with an additional four age-restricted units. Primary site access for both phases will be provided via Jericho Road.

1.3 Use Regulations

1. This property shall be limited to those uses permitted in the R-4A Two-Family Dwelling District, Section 49-107.9 of the Zoning Ordinance, including ROW Dwelling (Party Wall) use.

1.4 Bulk Restrictions

1. This property shall be subject to the Bulk Restrictions in the R-4A Two-Family Dwelling District, Section 49-107.9(e), and Section 49-105 of the Zoning Ordinance with the following exceptions:
 - a. Building, Dwelling and Structure Standards
 - (1) Two and Three Family Dwelling:
 - i. One-Story Dwellings – A one-story building shall have a combined floor area of 1,400 square feet, with no dwelling unit less than 700 square feet, measured from the outside wall, including utility rooms, but excluding all other areas not used for living, eating, or sleeping purposes.
 - ii. Two-Story Dwellings - A two-story building shall have a combined floor area of 2,000 square feet, with no dwelling unit less than 1,000 square feet, measured from the outside wall, including utility

rooms, but excluding all other areas not used for living, eating, or sleeping purposes.

b. Lot Size

(1) Two and Three Family Dwellings

- i. The minimum lot size shall be 6,800 square feet with a minimum width of 42 feet.

c. Parking and Loading

(1) 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): Minimum parking – One (1) enclosed garage space and one (1) driveway space per dwelling unit.

d. Setbacks

(1) Minimum setbacks shall be as follows:

- i. Front Yard Setback: Twenty-five (25') feet
- ii. Exterior Side Yard Setback: Fifteen (15')
- iii. Interior/Exterior Rear Yard Setback: Twenty (20') feet
- iv. Interior Side Yard Setback: 6 feet

e. Accessory Uses and Structures

(1) All Accessory Uses and Structures shall be pursuant to Section 49-104.4., " Accessory Uses and Structures " of Chapter 49 of the Zoning Ordinance with the following additional permitted accessory uses:

- i. Gazebo(s) may be located within the front, side, and rear yard setbacks, provided that they are at least ten (10') feet from the front yard property line, three (3') feet from the side property line, and five (5') feet from the rear property line.
- ii. Recreational court(s) may be located with the front, side, and rear yard setback, provided that they are at least ten (10') feet from the front yard property line and five (5') feet from the side and rear property line.

f. Density

(1) The gross density shall not exceed 4.5 dwelling units per acre.

2. Parcel B – "OS-1" (C) Conservation, Open Space And Drainage District

2.1. Parcel Size and Use Designation

The zoning parcel referenced within this document as Parcel B contains approximately 3.47 acres. Upon approval of this document, said property shall be designated as "OS-1" (C) Conservation, Open Space And Drainage 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 49-106.4 titled "OS-1" Conservation, Open Space And Drainage District, except as modified herein.

2.2. Statement of Intent

The "OS-1" Conservation, Open Space And Drainage 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 detention basin.

2.3 Use Regulations

This property shall be limited to those uses permitted in the "OS-1" Conservation, Open Space And Drainage District, Section 49-106.4 of the Zoning Ordinance.

2.4 Bulk Restrictions

3. This property shall be subject to the Bulk Restrictions in the "OS-1" Conservation, Open Space And Drainage District, Section 49-106.4, and Section 49-105 of the Zoning Ordinance.

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. MODEL HOMES AND SALES TRAILERS, CONSTRUCTION TRAILERS

1. Model homes

Residential Model Unit(s) shall be permitted. At the Developer’s sole risk the Developer may construct, maintain and occupy up to two (2) model building subject to the following:

- a. Permits for model units will not be issued until a final plat is approved containing the model unit area;
- b. Tested and approved water with sufficient fire hydrant coverage for the model homes (subject to the review of the Fire Marshal), gravel street, street signs, and stormwater detention with a functioning overland flood route from the model home area to the detention facility, and a secondary access, gravel surface roadway for construction, emergency and inspection vehicles shall be provided prior to model permit issuance. Sanitary and water services do not need to be provided until approval of residential occupancy.

2. Sales, Storage and Construction Trailers

Sales and Construction Trailer(s) shall be permitted. At the Developer’s sole risk the Developer may install, maintain and occupy up to one (1) trailer subject to the following:

- a. Upon Preliminary plan approval for the Subject Property and in advance of final engineering, final plat approval and the construction of sanitary, storm sewer, storm water detention facilities, water main, streets, curbs and gutters, the Developer shall be permitted to set temporary construction office, storage and sales trailers on the site. Approval for placement of trailers shall be subject only to staff review, which includes meeting the requirements of Article 18-V of Chapter 18 of the City. Planning Commission or City Council approval shall not be required.
- b. Installation of sanitary sewer and public water shall not be a condition to the issuance of permits for construction, storage and sales trailers;
- c. Sales Trailers shall be removed at such time as the Developer receives occupancy permits for the Sales/Model homes;
- d. The Developer shall be permitted to construct and maintain other appurtenant facilities for said trailers including temporary driveways.

- e. The Developer, upon approval of the City Engineer may construct temporary parking facilities, haul roads, and other pertinent facilities in advance of receipt of approved formal permits applicable to any parcel. The City Engineer's approval shall not be unreasonably withheld.
- f. Construction and storage trailers shall be removed within sixty (60) days following the completion of construction activity on the affected parcel.
- g. All references to trailers in this Section shall be as that term is defined in Chapter 49 of the Zoning Ordinance. All such trailers shall be maintained in a neat and orderly manner. The Developer shall maintain and repair any and all temporary facilities.

D. PUBLIC IMPROVEMENTS

- 1. Interior Streets: The public right-of-way to be dedicated for Interior Streets shall be established at 66 feet with a cross section of 31 feet of pavement width as measured from back-of-curb to back-of-curb with B6-12 curb and gutter, five-foot (5') sidewalks adjacent to the property line are required and shall be permitted within the public right-of-way up to one foot (1') off the property line. Owner shall dedicate sixty-six feet (66') of right-of-way for all interior streets. DEVELOPER RESPONSIBILITY: Developer will dedicate right-of-way and install the required improvements to this roadway and sidewalk improvements as stated above.
- 2. Jericho Road: Owner shall dedicate public right-of-way for Jericho Road generally being forty feet (40') from the centerline. DEVELOPER RESPONSIBILITY: Developer will dedicate right-of-way as outlined above.
- 3. Athena Road: Owner shall dedicate sixty-six feet (66') of right-of-way over the existing private Athena Road. DEVELOPER RESPONSIBILITY: Developer will dedicate right-of-way as stated above.
- 4. 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 PARCEL
ATTACHMENT "B" – PARCEL MAP OF DEVELOPMENT

ATTACHMENT "A"
LEGAL DESCRIPTION OF DEVELOPMENT PARCELS

Parcel Number(s): 15-29-300-007

Commonly known as: vacant land south of Jericho Road between Athena Road, and Jericho Circle.

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE WEST ALONG THE NORTH LINE OF SAID QUARTER SECTION 412.50 FEET FOR THE POINT OF BEGINNING; THENCE WEST ALONG SAID NORTH LINE 907.50 FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID QUARTER SECTION 660.00 FEET; THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID QUARTER SECTION 907.50 FEET TO A LINE DRAWN SOUTH, PARALLEL WITH THE EAST LINE OF SAID QUARTER SECTION, FROM THE POINT OF BEGINNING; THENCE NORTH ALONG SAID PARALLEL LINE 660.00 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF AURORA, KANE COUNTY, ILLINOIS.

PARCEL A

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE WEST ALONG THE NORTH LINE OF SAID QUARTER SECTION 412.50 FEET TO THE WEST LINE OF PARCEL DESCRIBED IN DEED RECORDED AS DOCUMENT NUMBER 97K034868 AND ALSO BEING THE EXTENDED WEST LINE OF THE FINAL PLAT OF SUBDIVISION FOR FOURTEEN FORTY NINE SENIOR ESTATES, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 29, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN RECORDED MARCH 15, 2023 AS DOCUMENT NUMBER 2023K007900 TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 06 MINUTES 01 SECONDS EAST ALONG SAID LINE, 429.94 FEET; THENCE SOUTH 39 DEGREES 12 MINUTES 52 SECONDS WEST, 129.03 FEET; THENCE SOUTH 74 DEGREES 14 MINUTES 11 SECONDS WEST, 47.78 FEET; THENCE SOUTH 88 DEGREES 41 MINUTES 22 SECONDS WEST, 472.28 FEET; THENCE NORTH 01 DEGREES 18 MINUTES 38 SECONDS WEST, 110.00 FEET; THENCE SOUTH 88 DEGREES 41 MINUTES 22 SECONDS WEST, 23.26 FEET; THENCE ALONG A CURVE BEING CONCAVE TO THE NORTHEASTERLY HAVING A RADIUS OF 67.00 FEET, AN ARC LENGTH OF 78.86 FEET, AND A CHORD BEARING NORTH 57 DEGREES 35 MINUTES 29 SECONDS WEST; THENCE SOUTH 66 DEGREES 07 MINUTES 40 SECONDS WEST, 133.63 FEET; THENCE NORTH 00 DEGREES 07 MINUTES 40 SECONDS WEST, 357.91 FEET; THENCE NORTH 88 DEGREES 41 MINUTES 22 SECONDS EAST, 110.89 FEET; THENCE NORTH 01 DEGREES 18 MINUTES 38

1/16/2026

SECONDS WEST, 17.00 FEET; THENCE NORTH 46 DEGREES 18 MINUTES 38 SECONDS WEST, 35.36 FEET TO A LINE BEING 40 FEET SOUTH OF AND PARALLEL WITH SAID NORTH LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 88 DEGREES 41 MINUTES 23 SECONDS WEST ALONG SAID LINE, 115.03 FEET; THENCE SOUTH 00 DEGREES 07 MINUTES 40 SECONDS EAST ALONG SAID LINE, 619.99 FEET TO THE SOUTHERLY LINE OF THE NORTHERLY 660 FEET OF SAID SOUTHWEST QUARTER; THENCE SOUTH 88 DEGREES 41 MINUTES 22 SECONDS WEST ALONG SAID LINE, 66.01 FEET; THENCE NORTH 00 DEGREES 07 MINUTES 40 SECONDS WEST ALONG SAID LINE, 660.00 FEET TO SAID NORTH LINE OF SAID SOUTHWEST QUARTER ; THENCE NORTH 88 DEGREES 41 MINUTES 23 SECONDS EAST ALONG SAID LINE, 906.95 FEET POINT OF BEGINNING, ALL IN THE TOWNSHIP OF AURORA, KANE COUNTY, ILLINOIS.

PARCEL B

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE WEST ALONG THE NORTH LINE OF SAID QUARTER SECTION 412.50 FEET TO THE WEST LINE OF PARCEL DESCRIBED IN DEED RECORDED AS DOCUMENT NUMBER 97K034868 AND ALSO BEING THE EXTENDED WEST LINE OF THE FINAL PLAT OF SUBDIVISION FOR FOURTEEN FORTY NINE SENIOR ESTATES, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 29, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN RECORDED MARCH 15, 2023 AS DOCUMENT NUMBER 2023K007900; THENCE SOUTH 00 DEGREES 06 MINUTES 01 SECONDS WEST ALONG SAID LINE, 429.94 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00 DEGREES 06 MINUTES 01 SECONDS EAST ALONG SAID LINE, 230.06 FEET TO THE SOUTHWEST CORNER OF SAID SUBDIVISION ALSO BEING THE SOUTHERLY LINE OF THE NORTHERLY 660 FEET OF SAID SOUTHWEST QUARTER; THENCE SOUTH 88 DEGREES 41 MINUTES 23 SECONDS WEST ALONG SAID LINE, 840.62 FEET; THENCE NORTH 00 DEGREES 07 MINUTES 40 SECONDS WEST, 619.99 FEET TO A LINE THAT IS 40 FEET SOUTH OF AND PARALLEL TO SAID NORTH LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH 88 DEGREES 41 MINUTES 23 SECONDS EAST ALONG SAID LINE, 115.03 FEET; THENCE SOUTH 46 DEGREES 18 MINUTES 38 SECONDS EAST, 35.36 FEET; THENCE SOUTH 01 DEGREES 18 MINUTES 38 SECONDS EAST, 17.00 FEET; THENCE SOUTH 88 DEGREES 41 MINUTES 22 SECONDS WEST, 110.89 FEET; THENCE SOUTH 00 DEGREES 07 MINUTES 40 SECONDS EAST, 357.91 FEET; THENCE NORTH 66 DEGREES 07 MINUTES 40 SECONDS EAST, 133.63 FEET; THENCE ALONG A CURVE BEING CONCAVE TO THE NORTHEASTERLY

1/16/2026

HAVING A RADIUS OF 67.00 FEET, AN ARC LENGTH OF 78.86 FEET, AND A CHORD BEARING SOUTH 57 DEGREES 35 MINUTES 29 SECONDS EAST; THENCE NORTH 88 DEGREES 41 MINUTES 22 SECONDS EAST, 23.26 FEET; THENCE SOUTH 01 DEGREES 18 MINUTES 38 SECONDS EAST, 110.00 FEET; THENCE NORTH 88 DEGREES 41 MINUTES 22 SECONDS EAST, 472.28 FEET; THENCE NORTH 74 DEGREES 14 MINUTES 11 SECONDS EAST, 47.78 FEET; THENCE NORTH 39 DEGREES 12 MINUTES 52 SECONDS EAST, 129.03 FEET TO THE POINT OF BEGINNING, ALL IN THE TOWNSHIP OF AURORA, KANE COUNTY, ILLINOIS.

1/16/2026

ATTACHMENT "B"
PARCEL MAP OF DEVELOPMENT PARCEL

