

## **EXHIBIT “B”**

### **A PLAN DESCRIPTION FOR PRAIRIE MEADOWS LOCATED AT PRAIRIE STREET AND ROCKWELL ROAD CONSISTING OF APPROXIMATELY 37 ACRES**

A Plan Description for the property at the northwest and northeast corner of Prairie Street and Rockwell Road with R-1(C) One Family Dwelling District, OS-1(C) Conservation, Open Space and Drainage District and OS-2(C) Open Space and Recreation District Zoning with a Conditional Use Planned Development for the Prairie Meadows 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:

- 11.1(3) To encourage new development contiguous to existing development.
- 11.1(5) To guide and promote development to areas where public utilities, public roads, and municipal services are either available or planned.
- 12.1(3) To encourage residential development in close proximity to places of work, shopping and recreation.
- 20.0 To insure the provision of decent housing and a quality living environment for every resident of Aurora.
- 21.1(2) To promote a wide variety of housing types.
- 22.1(1) To achieve appropriate zoning protection for residential areas designated in the land use plan.

## II. GENERAL CHARACTER

### A. EXISTING CONDITIONS

#### 1. Subject Property

The Subject Property consists of approximately 37 acres lying at the northwest and

northeast corner of Prairie Street and Rockwell Road. The property is currently used for farming and residential. The property lies within the West Aurora School District #129 boundaries. The property is currently zoned R-1 One Family Dwelling District. The Comprehensive Plan designates the Subject Property as low density residential (0 – 5 DUS/Acre).

## 2. Surrounding Property

North: The surrounding property to the north is zoned R-1 One Family Dwelling District, with single-family residential use, and the Comprehensive Plan designates the property as low density residential.

South: The surrounding property to the south is zoned R-1 One Family Dwelling District and Kane County F, Farming, with a single-family residential use, and the Comprehensive Plan designates the property as low density residential.

East: The surrounding property to the east is zoned R-1 One Family Dwelling District, with single-family residential use, and the Comprehensive Plan designates the property as low density residential.

West: The surrounding property to the west is zoned R-1 One Family Dwelling District, with single-family residential use, and the Comprehensive Plan designates the property as low density residential.

## III. DEVELOPMENT STANDARDS FOR EACH PARCEL

### A. ZONING

The Subject Property shall be divided into three zoning parcel(s) as legally described on Attachment "A", and generally depicted on Attachment "B". The maximum density of the Subject Property shall not exceed 2 dwelling units per gross acre.

Development of the zoning parcel(s) shall be regulated as follows:

#### 1. Parcel A – R-1(C) One Family Dwelling District

##### 1.1. Parcel Size and Use Designation

The zoning parcel referenced within this document as Parcel A contains approximately 21.42 acres. Upon approval of this document, said property shall be designated as R-1(C) 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 49-107.5 titled R-1 One Family Dwelling District, except as modified

herein.

## 1.2. Statement of Intent

The R-1 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 age-targeted single-family ranch-style residential subdivision. This will be a maintenance free lifestyle community where the homeowners' association assists with landscaping and snow removal maintenance on the residential lots, in addition to maintenance of the common areas.

Access to the property will be from Constitution Drive, Kenilworth Place and Prairie Street/Rockwell Road.

## 1.3 Use Regulations

1. This property shall be limited to those uses permitted in the R-1 One Family Dwelling District, Section 49-107.5 of the Zoning Ordinance.

## 1.4 Bulk Restrictions

1. This property shall be subject to the Bulk Restrictions in the R-1 One Family Dwelling District, Section 49-107.5, and Section 49-105 of the Zoning Ordinance with the following modifications:
  - a. Lot Size and Building, Dwelling and Structure Standards
    - (1) Minimum lot size: 8,000 sq. ft
    - (2) Minimum lot width: 60 feet at the building line
    - (3) The minimum floor area
      - a. One story dwelling: 1,428 sq. ft.
    - (4) A full basement shall be required for all dwelling units except for those lots depicted as "no basement" on the Map of Development Parcels as shown on Attachment "C" and any additional lots determined by the City Engineer to not be feasible for basements.
    - (5) A 4-foot garage extension shall be required on those dwellings without basements.
  - b. Minimum setbacks shall be as follows:
    - (1) Front Yard Setback: Twenty-five feet (25')
    - (2) Exterior Rear Yard Setback: Thirty feet (30')
    - (3) Exterior Side Yard Setback: Ten feet (10')

(4) Interior Rear Yard Setback: Thirty feet (30')

(5) Interior Side Yard Setback: Six Feet (6')

2. All parking and loading shall be pursuant to Section 105.13., "Off-Street Parking and Loading" of Chapter 49 of the Zoning Ordinance.

## 2. Parcel B – OS-1(C) District

### 2.1 Parcel Size and Use Designation

The zoning parcel referenced within this document as Parcel B contains approximately 14.12 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 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 will be developed as detention facilities or wetland area.

### 2.3 Use Regulations

1. 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.

## 3. Parcel C – OS-2(C) Open Space and Recreation District

### 3.1 Parcel Size and Use Designation

The zoning parcel referenced within this document as Parcel C contains approximately 1.46 acres. Upon approval of this document, said property shall be designated as OS-2(C) Open Space and Recreation 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 49-106.5 titled OS-2 Open Space and Recreation District, except as modified herein.

### 3.2. Statement of Intent

The OS-2 Open Space and Recreation 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 will be developed as park site.

### 3.3 Use Regulations

1. This property shall be limited to those uses permitted in the OS-2 Open Space and Recreation District, Section 49-106.5 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. PUBLIC IMPROVEMENTS

1. **Prairie Street:** The public right of way to be dedicated for Prairie Street shall be established at 100 feet with a cross section of 39 feet of pavement width back-to-back with B6-12 curb and gutter. An eight-foot (8') asphalt bike path on the north side adjacent to the property line is required and shall be permitted within the public right of way up to 1 foot off the property line. **DEVELOPER RESPONSIBILITY:** Developer shall dedicate 50 feet of right of way for Prairie Street from the centerline. Roadway improvements on Prairie Street as stated above shall be part of the letter of credit. In lieu of installing the required Prairie Street improvements, Developer shall deposit funds with the City for 100% of the construction costs for the northern one-half of the Prairie Street improvements prior to the first letter of credit reduction approved by City Council or eighteen (18) months after the recording of the subdivision plat. The eight-foot (8') asphalt bike path along the north side of Prairie Street shall be constructed with the overall development.
2. **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 back-

to-back 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.

3. 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.

D. MODEL HOME AND SALE TRAILERS, CONSTRUCTION TRAILERS

1. Residential Model Unit(s) shall be permitted. At the Developer's sole risk the Developer may construct, maintain and occupy up to three (3) 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.
  - c. Sanitary and water services do not need to be provided until approval of residential occupancy.
  - d. Model homes may also be used as a sales office.
2. 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 Code. Further approval of the Planning and Zoning Commission or City Council 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.

#### IV. REQUESTED MODIFICATIONS AND EXCEPTIONS TO THE CHAPTER 43 ("SUBDIVISION CONTROL ORDINANCE) OF THE CODE OF ORDINANCES, CITY OF AURORA

- A. The provisions of the Chapter 43 ("Subdivision Control Ordinance") of the City Code shall govern all development of the Subject Property except the City shall not require a plat of subdivision to divide a portion of Parcel Number 15-19-451-009, being Lots 56-61 and Lot 82, and a portion of Lot 62, 63, and 78 as shown on the preliminary plat, and shall consent to this division by deed in order to include that portion as part of the Subject Property. Any further divisions of the parcel shall require a plat of subdivision pursuant to this Chapter.

#### V. 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 the Code of Ordinances, City of Aurora. 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.

## VI. LIST OF ATTACHMENTS

ATTACHMENT "A" - LEGAL DESCRIPTION OF OVERALL DEVELOPMENT  
ATTACHMENT "B" – MAP OF DEVELOPMENT PARCELS

ATTACHMENT "A"  
LEGAL DESCRIPTION OF OVERALL DEVELOPMENT

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Parcel Number(s): 15-1-451-001, 15-19-451-002, 15-19-451-010, portion of 15-19-451-009

Commonly known as: North side of Prairie Street, west of N. Kingsway Drive located in Kane County.

THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 19; THENCE SOUTH 89 DEGREES 35 MINUTES 02 SECONDS WEST, 339.92 FEET ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER SAID SECTION 19 TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES 35 MINUTES 02 SECONDS WEST, 979.88 FEET ALONG SAID SOUTH LINE TO THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF AFORMENTIONED SECTION 19; THENCE NORTH 00 DEGREES 27 MINUTES 37 SECONDS WEST, 1328.09 FEET ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 19 TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 19; THENCE NORTH 89 DEGREES 55 MINUTES 31 SECONDS EAST, 1321.42 FEET ALONG SAID NORTH LINE TO THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF AFOREMENTIONED SECTION 19, AS ESTABLISHED FROM THE MONUMENTED WEST LINE OF B.P. ALSHULER SUBDIVISION EXTENDED NORTH; THENCE SOUTH 00 DEGREES 23 MINUTES 28 SECONDS EAST, 884.96 FEET ALONG SAID ESTABLISHED LINE; THENCE SOUTH 89 DEGREES 35 MINUTES 02 SECONDS WEST, 100.11 FEET; THENCE SOUTH 68 DEGREES 58 MINUTES 43 SECONDS WEST, 255.73 FEET; THENCE SOUTH 00 DEGREES 18 MINUTES 45 SECONDS EAST 345.25 FEET TO THE POINT OF BEGINNING, IN KANE COUNTY, ILLINOIS.

ATTACHMENT "B"  
MAP OF DEVELOPMENT PARCELS