

## **Exhibit “B”**

### **Plan Description**

For the property located at 20 N. Chestnut Street, Aurora, IL 60506

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Upon approval of this document, said property shall be designated as R-3(S) One-family Dwelling District with a Special Use for a Planned Development on the City of Aurora Zoning Map, and be regulated by Section 7.7 of the Aurora Zoning Ordinance with the following exceptions pursuant to the Special Use Planned Development:

A. The following uses shall be allowed as permitted uses:

1. Business and professional, offices uses (2400), if the entire structure is utilized for this use. Residential uses shall be prohibited if any portion of the structure is used for any non-residential use.
2. Parking facilities, non-residential (4170)

B. Bulk Standards – Setbacks

Any redevelopment of said property shall meet the R-3 One-family Dwelling District setbacks; however the minimum required setback for the existing structure and parking lot shall be as shown, and pursuant to, the Landscape Plan dated March 10, 2015 hereto attached;

All property developed under this plan description shall otherwise conform to the requirements of the City’s R-3 One-family Dwelling District zoning district classification.