

**EXHIBIT “B”/ ATTACHMENT “C”**

**A PLAN DESCRIPTION FOR**  
**PALATINE CAPITAL PARTNERS MANAGEMENT, LLC**  
**LOCATED AT 410 HILL AVENUE**  
**CONSISTING OF 4.355 ACRES**

A Plan Description for the property at 410 Hill Avenue with B-2(S), Business District – General Retail Zoning, with a Special Use Planned Development for the Palatine Capital Partners Management Development, Pursuant to Section 10.6-6 of the Aurora Zoning Ordinance.

## 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 (4): To encourage quality site design throughout the City of Aurora.
- 41.1 (2): To promote a balanced distribution of industries within the City.
- 51.1 (6): To promote the location and expansion of commercial activities within the City consistent with the Comprehensive Plan.

## II. GENERAL CHARACTER

### A. EXISTING CONDITIONS

#### 1. Subject Property

The Subject Property consists of approximately 4.355 acres lying at the southeast corner of 2<sup>nd</sup> Avenue and Hill Avenue. The property is currently vacant. The property lies within the Aurora East School District #131 boundaries. The property is currently zoned B-2(S), Business District – General Retail with a Special Use Planned Development. The City of Aurora Comprehensive Plan designates the Subject Property as Commercial.

#### 2. Surrounding Property

North: The surrounding property to the north is zoned B-3, Business and Wholesale District, and the City of Aurora Comprehensive Plan designates the property as Commercial; and, the surrounding property to the north is also zoned R-5(S), Multi-Family Dwelling District with a Special Use Planned Development, and the City of Aurora Comprehensive Plan designates the property as High Density Residential.

South: The surrounding property to the south is zoned B-2, Business District – General Retail with a Special Use Planned Development, and the Aurora Comprehensive Plan designates the property as Commercial.

East: The surrounding property to the east is located in Unincorporated Kane County, and the Aurora Comprehensive Plan designates the property as Low Density Residential.

West: The surrounding property to the west is zoned B-3, Business and Wholesale District, and the Aurora Comprehensive Plan designates the property as Quasi-Public and Commercial.

### III. DEVELOPMENT STANDARDS FOR EACH PARCEL

#### A. ZONING

The Subject Property shall be one zoning parcel 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 – B-2(S) District

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

The zoning parcel referenced within this document as Parcel A contains approximately 4.355 acres. Upon approval of this document, said property shall be designated as B-2(S), Business District – General Retail 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 Business District – General Retail.

###### 1.2. Statement of Intent

The B-2 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 Mini-storage, Common Corridor Units (3342) use / Vehicle Terminals and Vehicle Storage Yards, Major (3310) use. Access to the property will be from Hill Avenue.

### 1.3 Use Regulations

1. This property shall be limited to those uses permitted in the B-2 Zoning District, Section 8.3, with the following modifications:
  - a. The following additional uses shall be permitted:
    - (1) Vehicle Terminals and Vehicle Storage Yard, Major (3310)
    - (2) Mini-storage, Common Corridor Units (3342)
  - b. The following uses shall be prohibited:
    - (1) Used Clothing Stores (2120)
    - (2) Pawnshop (2160)
    - (3) Alternative Financial Institution (2220)
    - (4) Laundromat (2610)
    - (5) Tattoo Salon (2630)

### 1.4 Bulk Restrictions

1. This property shall be subject to the Bulk Restrictions in the B-2 District, Section 8.3, and Section 5 with the following modifications:
  - a. Minimum setbacks shall be as follows:
    - (1) Interior Rear Yard Setback: Five feet (5')
    - (2) Interior Side Yard Setback (where adjacent to residential): Two feet, four inches (2'-4")
  - b. All parking and loading shall be pursuant to Section 5.13., "Off-Street Parking and Loading" of the Aurora Zoning Ordinance with the following exception(s):
    - (1) Structure 2100: Business, or Professional Offices – 1 space per 300 square foot of gross floor area
    - (2) Structure 2630: Mini-storage, Common Corridor Units - 1 space per 4,000 square foot of gross floor area with a minimum of 3 spaces required

## 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.

#### C. PUBLIC IMPROVEMENTS

1. A five-foot (5') concrete sidewalk or eight-foot (8') asphalt path is required to be installed by the Developer along all property lines adjacent to public streets. Said sidewalk or path may be located one foot inside the right of way line. The determination of materials and location shall be determined at the time of Final Plan.
2. 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

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Parcel Number(s): 15-26-276-021

Commonly known as: 410 Hill Avenue located in Kane County.

THAT PART OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE WEST 1/2 OF SAID NORTHEAST 1/4; THENCE WEST ALONG THE QUARTER SECTION LINE 513.48 FEET(7.78 CHAINS) TO THE CENTER LINE OF HILL AVENUE (BEING U. S. RTE BUSINESS 30); THENCE NORTH ALONG SAID CENTER LINE 330.0 FEET; THENCE EAST PARALLEL TO THE SOUTH LINE OF SAID NORTHEAST 1/4 792.0 FEET; THENCE NORTH PARALLEL TO SAID CENTER LINE 276.25 FEET FOR THE POINT OF BEGINNING; THENCE WEST ALONG A LINE MAKING AN ANGLE OF 88 DEGREES, 50 MINUTES, 0 SECONDS MEASURED FROM SOUTH TO WEST WITH SAID LAST DESCRIBED COURSE, 173.86 FEET; THENCE SOUTH ALONG A LINE MAKING AN ANGLE OF 90 DEGREES, 53 MINUTES, 0 SECONDS MEASURED FROM EAST TO SOUTH WITH SAID LAST DESCRIBED COURSE 52.00 FEET; THENCE WEST ALONG A LINE MAKING AN ANGLE OF 89 DEGREES, 53 MINUTES, 0 SECONDS MEASURED FROM NORTH TO WEST WITH SAID LAST DESCRIBED COURSE 266.00 FEET; THENCE NORTH ALONG A LINE MAKING AN ANGLE OF 89 DEGREES, 58 MINUTES, 0 SECONDS MEASURED FROM EAST TO NORTH WITH SAID LAST DESCRIBED COURSE 67.50 FEET; THENCE WEST ALONG A LINE MAKING AN ANGLE OF 89 DEGREES, 13 MINUTES, 0 SECONDS MEASURED FROM SOUTH TO WEST WITH SAID LAST DESCRIBED COURSE 352.30 FEET TO SAID CENTER LINE OF HILL AVENUE; THENCE NORTH ALONG SAID CENTER LINE 122.93 FEET TO THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO OKLAHOMA STATIONS, INC. BY WARRANTY DEED RECORDED JANUARY 28, 1965 AS DOCUMENT 1039285; THENCE EAST PARALLEL TO THE SOUTH LINE OF SAID NORTHEAST 1/4 158.0 FEET; THENCE NORTH PARALLEL TO SAID CENTER LINE OF HILL AVENUE 125.0 FEET; THENCE EAST PARALLEL TO THE SOUTH LINE OF SAID NORTHEAST 1/4 634.0 FEET; THENCE SOUTH PARALLEL TO SAID CENTER LINE OF HILL AVENUE 259.0 FEET TO THE POINT OF BEGINNING, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

ATTACHMENT "B"  
MAP OF DEVELOPMENT PARCELS

Aerial Photo (1:5,000):

