

**EXHIBIT "B"**

**A PLAN DESCRIPTION FOR 110 CROSS STREET**  
**LOCATED THE SOUTHWEST CORNER OF CROSS STREET AND MIDDLE AVENUE**  
**CONSISTING OF 0.46 ACRES**

A Plan Description for the property at 110 Cross Street and 213 S. River Street being located at the southwest corner of Cross Street and Middle Avenue with DF (C) Downtown Fringe District Zoning, with a Conditional Use Planned 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:

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.

11.01(3) To encourage new development contiguous to existing development.

14.0 To plan and provide for the growth of the City while protecting, conserving and enhancing its social, cultural and aesthetic environment and economic resources.

21.1(2) To promote a wide variety of housing types.

21.1 (3) To promote housing in all price ranges for purchase or rent.

22.1 (5) To recognize the unique characteristics of individual neighborhoods and promote their positive attributes.

23.1 (7) To encourage that adaptive reuse of commercial and industrial structures to housing where such conversions are economically feasible, supportive of revitalization efforts, and consistent with the land use plan.

## II. GENERAL CHARACTER

### A. EXISTING CONDITIONS

#### 1. Subject Property

The Subject Property consists of approximately 0.46 acres lying at the southwest corner of Cross Street and Middle Avenue. The property is currently vacant. The property lies within the West Aurora School District #129 boundaries. The property is currently zoned M-1: Manufacturing District, Limited. The Comprehensive Plan designates the Subject Property as Mixed Uses: Offices/Research/Commercial/Residential.

#### 2. Surrounding Property

North: The surrounding property to the north is zoned M-1: Manufacturing District, Limited, with a One-Family (1110) use, and the Comprehensive Plan designates the property as Mixed Uses: Offices/Research/Commercial/Residential.

South: The surrounding property to the south is zoned M-1: Manufacturing District, Limited use, with a Retail Sales and Services (2100) use, and the Comprehensive Plan designates the property as Mixed Uses: Offices/Research/Commercial/Residential.

East: The surrounding property to the east is zoned DF (C): Downtown Fringe with a Conditional Use, with a vacant lot use, and the Comprehensive Plan designates the property as Mixed Uses: Offices/Research/Commercial/Residential.

West: The surrounding property to the west is zoned M-1: Manufacturing District, Limited, with a Retail Sales and Services (2100) use, and the Comprehensive Plan designates the property as Mixed Uses: Offices/Research/Commercial/Residential.

## III. DEVELOPMENT STANDARDS FOR EACH PARCEL

### A. ZONING

The Subject Property, legally described on Attachment "A" and generally depicted on Attachment "B", shall be zoned DF (C): Downtown Fringe with a Conditional Use Planned Development and shall be regulated as follows:

1. Parcel Size and Use Designation

The zoning parcel legally described on Attachment "A" contains approximately 0.46 acres. Upon approval of this document, said property shall be designated as DF (C): Downtown Fringe 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 49-108.8 titled "DF" Downtown Fringe District, except as modified herein.

2. Statement of Intent

The DF: Downtown Fringe 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 brewery on the first floor and residential above. Access to the property will be from an existing access on S. River Street.

3. Use Regulations

This property shall be limited to those uses permitted in the DF: Downtown Fringe District, Section 49-108.8 of the Zoning Ordinance, with the following modifications:

- a) The following additional uses shall be permitted:
  - i. Brewery
  - ii. 3110 Food, textiles, and related products limited to coffee roasting within 213 S. River Street
- b) The following uses shall be prohibited:
  - i. Pawnshop (2160)
  - ii. Used Clothing Stores (2120)
  - iii. Alternative Financial Institutions (2220)
  - iv. Laundromat (2610)
  - v. Tattoo Salon (2630)

4. Bulk Restrictions

This property shall be subject to the Bulk Restrictions in the DF: Downtown Fringe District, Section 49-108.8, and Section 49-105 of the Zoning Ordinance with the following modifications:

- a. Minimum Setbacks should be as follows:
  - i. Parking Lots Exterior Yard: Zero (0) feet
- b. All parking and loading shall be pursuant to Section 49-108.8 and 105.13., "Off-Street Parking and Loading" of Chapter 49 of the

Zoning Ordinance with the following exception(s):

- i. Parking shall be permitted in the front and side yards.
- ii. A minimum of thirteen (13) off-street parking spaces will be provided for the mixed use development.

- c. Landscaping: As the parking is existing, the parking lot does not need to be screened completely from the street and a parking lot tree is not required.

5. Building, Dwelling and Structure Standards

- i. Individually accessible balcony, deck and/or patio for each dwelling unit is not required.
- ii. Parking facilities shall not be required to be within the primary structure and no minimum enclosed parking spaces shall be 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.
- 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. 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 PARCELS  
ATTACHMENT "B" – MAP OF DEVELOPMENT PARCELS

ATTACHMENT "A"  
LEGAL DESCRIPTION OF DEVELOPMENT PARCELS

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Parcel Number(s): 15-21-478-006

Commonly known as: 110 Cross Street and 213 S. River Street located in Kane County.

LOTS 1 AND 2 IN BLOCK 4 OF HALL'S ADDITION TO WEST AURORA, IN THE  
CITY OF AURORA, KANE COUNTY, ILLINOIS

ATTACHMENT "B"  
MAP OF DEVELOPMENT PARCELS

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Location Map (1:1,000):

