

**EXHIBIT "B"**

**A PLAN DESCRIPTION FOR WEST AURORA SCHOOL DISTRICT CAMPUS  
LOCATED EAST OF REIMER DRIVE, BETWEEN W. GALENA BOULEVARD AND  
DOWNER PLACE CONSISTING OF 10.01 ACRES**

A Plan Description for the property located east of Reimer Drive, between W. Galena Boulevard and Downer Place with O Office District Zoning with a Special Use Planned Development for the West Aurora School District Campus Development Pursuant to Section 10.6-6 of the Aurora Zoning Ordinance.

Table of Contents

- I. QUALIFYING STATEMENTS ..... 3
  - A. PURPOSE..... 3
  - B. INTENT ..... 3
- II. GENERAL CHARACTER ..... 3
  - A. EXISTING CONDITIONS ..... 3
- III. DEVELOPMENT STANDARDS FOR EACH LAND USE PARCEL ..... 4
  - A. ZONING ..... 4
    - 1. Subject Property – O(S) Office District..... 4
  - B. BUILDING, STRUCTURES AND SIGNAGE ..... 5
- IV. GENERAL PROVISIONS ..... 6
- V. LIST OF ATTACHMENTS ..... 7

ATTACHMENT "A" - LEGAL DESCRIPTION OF DEVELOPMENT PARCELS  
ATTACHMENT "B" – LOCATION MAP  
ATTACHMENT "C" – WEST AURORA SCHOOL DISTRICT CAMPUS PERMITTED USES

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:

11.1 (5) To guide and promote development to areas where public utilities, public roads and municipal services are either available or planned.

11.1(3) To encourage new development contiguous to existing development.

12.1(8) To promote an accessible open space system that would be based on the various needs generated by the community.

71.1(3) To work toward accomplishing complete utilities, including water mains and separated storm and sanitary sewers in all parts of the City.

10.0 To provide for the orderly, balanced, and efficient growth and development of the City of Aurora through positive integration of land use patterns, functions, and circulation systems. To protect and enhance those assets and values that establish the desirable quality and general livability of the City.

II. GENERAL CHARACTER

A. EXISTING CONDITIONS

1. Subject Property

The Subject Property consists of approximately 10.01 acres lying at the east of Reimer Drive, between W. Galena Boulevard and Downer Place. The Property is the former Dreyer Medical Clinic building. The property lies within the West Aurora School District 129 boundaries. The property is currently zoned O(S) for Special Use Planned Development. The City of Aurora Comprehensive Plan designates the Subject Property as Office and Conservation, Open Space, Recreation, Drainage.

## 2. Surrounding Property

The property to the east is the St. Mark's Lutheran Church and parsonage. It is zoned R-2(S) and the City of Aurora Comprehensive Plan designates this property as Quasi-Public. Also, to the east is the West Aurora Administrative offices. It is zoned O(S) and the City of Aurora Comprehensive Plan designates this property as Public.

The property to the northwest is the Aurora Dental Arts building. It is zoned B-2 and the City of Aurora Comprehensive Plan designates this property as Office.

The property west of Reimer Drive consists of an office park. It is currently zoned as O(S) and the City of Aurora Comprehensive Plan designates as Office. Also west of Reimer Drive is the Jewel/Osco store. It which is currently zoned B-2 and the City of Aurora Comprehensive Plan designates this property as Commercial.

The property north of Galena Boulevard is Westminster Presbyterian Church. It is currently zoned R-2 and the City of Aurora Comprehensive Plan designates this property as Quasi-Public. Also north of Galena Boulevard is West Aurora Plaza. It is currently zoned B-2(S) and the City of Aurora Comprehensive Plan designates this property as Commercial.

The property to the south are single family dwellings. They are zoned R-1(S) and the City of Aurora Comprehensive Plan designates this property as Low Density Residential.

## III. DEVELOPMENT STANDARDS FOR EACH PARCEL

### A. ZONING

The Subject Property shall be one 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. Subject Property – O(S) – Office for Special Use Planned Development

### 1.1. Parcel Size and Use Designation

The zoning parcel referenced within this document as Parcel A contains approximately 10.01 acres. Upon approval of this document, said property shall be designated as O(S) Office District Zoning 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 8.5 titled "O" Office District.

### 1.2. Statement of Intent

The O Office 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 the West Aurora School District Campus which includes the Weisner Family Technical Center and the Learning Center. Access to the property will be from the public streets adjacent to the campus including but not limited to Galena Boulevard, Downer Place and Reimer Drive.

### 1.3 Use Regulations

1. This property shall be limited to those uses permitted in the O Office District, Section 8.5, with the following modifications:
  - a. The following additional uses shall be permitted:
    - (1) Educational Services (6100), including but not limited to those uses set forth on Attachment "C"

### 1.4 Bulk Restrictions

1. This property shall be subject to the Bulk Restrictions in the O Office District, Section 8.5, and Section 5 with the following modifications:
  - a. Setbacks shall be as follows:
    - (1) Galena Boulevard: thirty feet (30') with the exception that the drop off lane shall be twenty-four feet (24')
    - (2) Downer Place: twenty feet (20') with the exception that parking shall be four feet (4')
    - (3) Reimer Drive: thirty feet (30')
    - (4) Interior yard: ten feet (10')

## 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. Black-coated chain link fence with black slating is allowed for screening of the paved area, just south of the building located along Riemer Drive.
4. 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 the Aurora Sign Ordinance, with the following modifications and requirements for free standing signs:
  - a. Construction: Signs must be monument style, with any combination of wood, masonry, or concrete.
  - b. Quantity: A maximum of three (3) signs are allowed
  - c. Area: A maximum of sixty-five (65) square feet per sign face is allowed.
  - d. Height: A maximum of twelve (12) feet in height per sign is allowed.
  - e. Setback: Setback of a sign shall equal the height of the sign.
  - f. Lighting: Signs may be internally lit, externally lit or lit with backlit pin lettering.
  - g. Landscaping: shrubs and other landscaping materials should be planted at the base of each sign.
  - h. Location: at the entrances located along W. Downer Place, Reimer Drive, and Galena Boulevard

#### 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 "C" – WEST AURORA SCHOOL DISTRICT CAMPUS PERMITTED  
USES

ATTACHMENT "A"  
LEGAL DESCRIPTION OF DEVELOPMENT PARCELS

Parcel Number(s): 15-19-276-025; 15-19-276-003

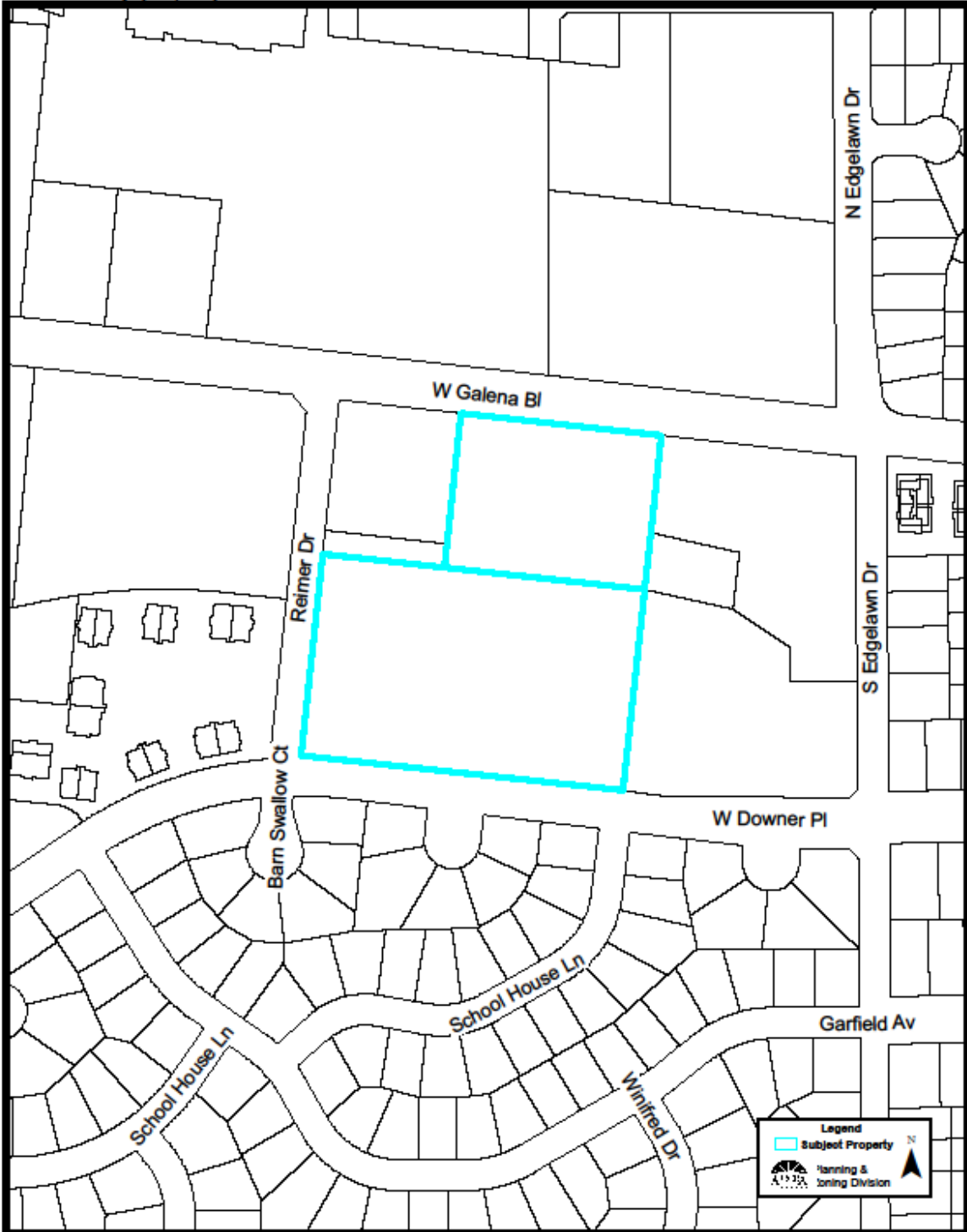
Commonly known as: 1870 W. Galena Boulevard being east of Reimer Drive, between W. Galena Boulevard and Downer Place located in Kane County.

THAT PART OF THE NORTH EAST  $\frac{1}{4}$  OF SECTION 19, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTHERLY EXTENSION OF THE CENTER LINE OF NORTH KINGSWAY DRIVE AS CONVEYED TO THE CITY OF AURORA, KANE COUNTY, ILLINOIS, FOR STREET PURPOSED, BY DOCUMENT NUMBER 1178323, SAID POINT LYING 844.59 FEET SOUTHERLY OF THE CENTER LINE OF GALENA BOULEVARD; THENCE NORTHERLY ALONG SAID SOUTHERLY EXTENSION 363.59 FEET TO THE SOUTH LINE OF SAID NORTH KINGSWAY DRIVE; THENCE EASTERLY, ALONG SAID SOUTH LINE 33.02 FEET TO THE EAST LINE OF SAID NORTH KINGSWAY DRIVE; THENCE NORTHERLY, ALONG SAID EAST LINE 106.00 FEET TO A POINT 375 FEET SOUTHERLY OF THE SAID CENTER LINE OF GALENA BOULEVARD; THENCE EASTERLY PARALLEL TO SAID CENTER LINE 250 FEET; THENCE NORTHERLY, PARALLEL WITH SAID EAST LINE 325.00 FEET TO A POINT ON A LINE LYING 50.00 FEET SOUTHERLY OF, AND PARALLEL WITH SAID CENTER LINE OF GALENA BOULEVARD; THENCE EASTERLY, ALONG SAID PARALLEL LINE 435.60 FEET THENCE SOUTHERLY PARALLEL WITH SAID EAST LINE 794.59 FEET; THENCE WESTERLY, PARALLEL WITH SAID CENTER LINE 718.63 FEET TO THE POINT OF BEGINNING, IN THE CITY OF AURORA



ATTACHMENT "B"  
MAP OF DEVELOPMENT PARCELS

Location Map (1:3,000):



ATTACHMENT "C"

WEST AURORA SCHOOL DISTRICT CAMPUS  
PERMITTED USES

Education for Students in Grades pre-K-12  
Adult Transitional Education  
Parent Education  
Daycare  
Employee Meeting and Training Events  
School Administrative Offices  
Student Registration  
Student Evaluation  
Technical Education in Welding, Machining, and Other Skilled Trades for Students in  
Grades 9-12 and Adults  
Outdoor education facilities  
Passive energy generation  
Temporary and fixed storage facilities within the fenced area  
Outdoor cooking  
Sales and concessions