

EXHIBIT "C"

A PLAN DESCRIPTION FOR UNILOCK
LOCATED AT 1400 MITCHELL ROAD
CONSISTING OF 5.0 ACRES

A Plan Description for the property at the Unilock site with M-1 Manufacturing District Zoning, with a Special Use Planned Development for the subject property as requested by the city of Aurora.

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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:

Industrial, Office and Office Research Development

To plan and promote industrial, office, office-research development in areas suited to such development and to minimize the negative impacts of industries on surrounding land uses and the environment

II. GENERAL CHARACTER

A. EXISTING CONDITIONS

1. Subject Property

The Subject Property consists of approximately 5 acres lying at the northern and central part of Aurora. The property is currently existing with existing buildings, product storage, parking and open space. The property lies within the Aurora East School District #131 boundaries. The property is currently zoned M-1 Manufacturing District. The City of Aurora Comprehensive Plan designates the Subject Property as Industrial.

2. Surrounding Property

The surrounding property is currently used for industrial and residential purposes. The surrounding property is currently zoned as M-1 Manufacturing District to the north, south, and west, and R-1, R-2, R-3 One Family Dwelling District to the east. The City of Aurora Comprehensive Plan designates the surrounding property as Industrial and Low Density Residential (0-5 DUs/ Acre) to the east.

III. DEVELOPMENT STANDARDS FOR EACH PARCEL

A. ZONING

The Subject Property is described on Attachment "A", and generally depicted on Attachment "B" and will become part of the Unilock Special Use as one whole site.

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

1. Manufacturing District

1.1. Parcel Size and Use Designation

The zoning parcel referenced within this document as Parcel A contains approximately 5 acres. Upon approval of this document, said property shall be designated as Manufacturing District Zoning, with a Special Use Planned Development on the City of Aurora Zoning Map, and be regulated by the Aurora Zoning Ordinance.

1.2. Statement of Intent

The Manufacturing 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 industrial. Access to the property will be restricted.

1.3 Use Regulations

This property shall be limited to those uses permitted in the M-1 Manufacturing District.

B. BUILDING, STRUCTURES AND SIGNAGE

No new building structures of signage is proposed. Special Use PUD to match existing regulations for Unilock Property.

V. 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.

VI. LIST OF ATTACHMENTS

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

ATTACHMENT "A"
LEGAL DESCRIPTION OF DEVELOPMENT PARCELS

LEGAL DESCRIPTION
1400 MITCHELL ROAD, AURORA ILLIONOIS

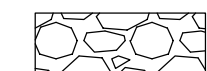
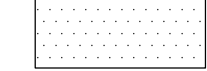
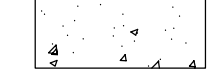

THAT PART OF THE SOUTHEAST QUARTER SECTION 10, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE CENTER LINE OF SULLIVAN ROAD WITH THE CENTER LINE OF MITCHELL ROAD; THENCE SOUTH 3 DEGREES, 39 MINUTES, 58 SECONDS WEST ALONG THE CENTER LINE OF MITCHELL ROAD, 40.14 FEET; THENCE SOUTH 3 DEGREES, 39 MINUTES, 58 SECONDS WEST ALONG THE CENTER LINE OF MITCHELL ROAD, 186.48 FEET; THENCE SOUTH 4 DEGREES, 05 MINUTES, 29 SECONDS WEST ALONG THE CENTER LINE OF MITCHELL ROAD 837.46 FEET FOR THE POINT OF BEGINNING; THENCE SOUTH 4 DEGREES, 05 MINUTES, 29 SECONDS WEST ALONG SAID CENTER LINE, 319.04 FEET; THENCE WEST, 384.00 FEET; THENCE SOUTH 4 DEGREES, 05 MINUTES, 29 SECONDS WEST, 120.00 FEET TO THE SOUTH LINE OF PREMISES CONVEYED TO TRINITY BAPTIST CHAPEL BY WARRANTY DEED RECORDED AUGUST 13, 1969 AS DOCUMENT 1146861; THENCE WEST ALONG SAID SOUTH LINE AND THE WESTERLY EXTENSION THEROF, 221.47 FEET; THENCE NORTH 4 DEGREES, 07 MINUTES, 56 SECONDS EAST, 435.06 FEET; THENCE NORTH 89 DEGREES, 37 MINUTES, 22 SECONDS EAST, 605.47 FEET TO THE POINT OF BEGINNING, ALL IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS. M

ATTACHMENT "B"
MAP OF DEVELOPMENT PARCELS

S:\Darlen\Unilock\01-5455-02 Unilock Site Improvements\DWG\C2.00 SITE PLAN.dwg slaffin Mar 03, 2016 12:03:46 pm
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UNILOCK 1400 MITCHELL ROAD

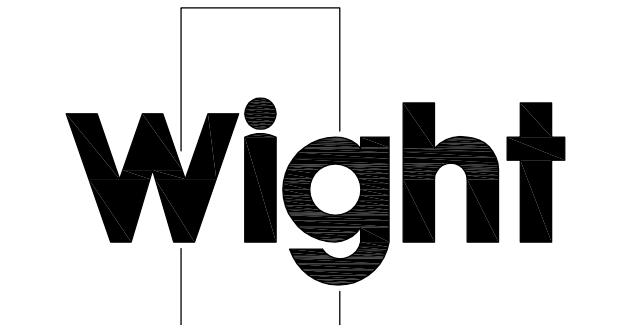
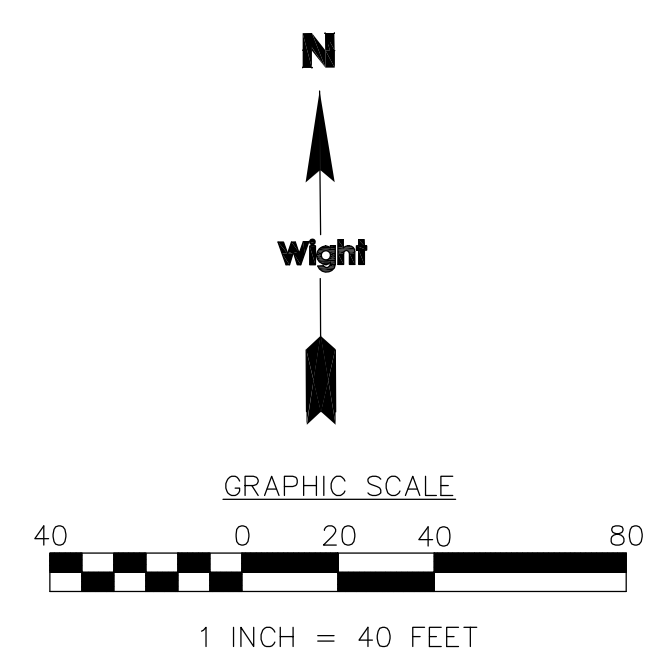
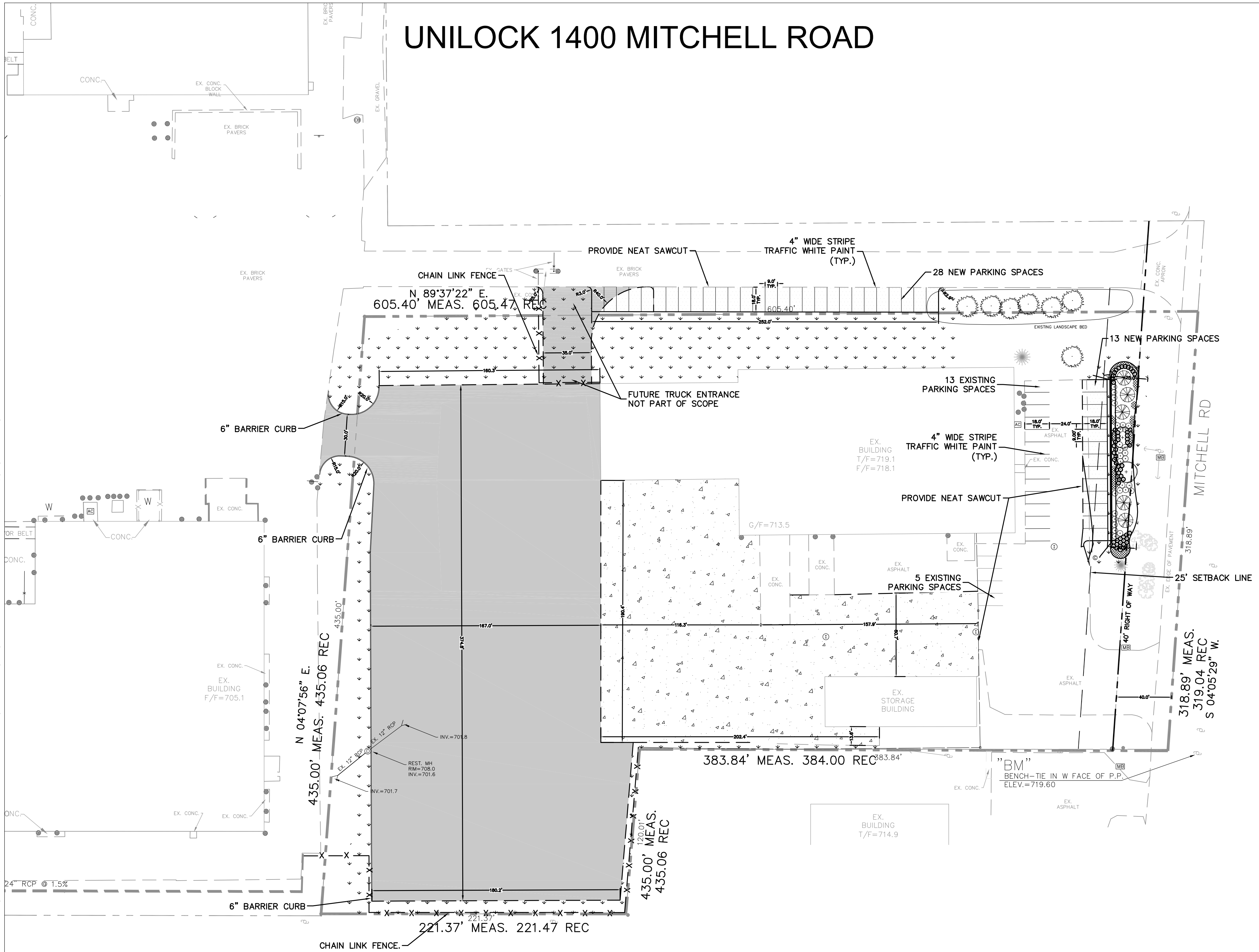
LEGEND

-  EXISTING GRAVEL
-  ASPHALT PAVEMENT
-  HEAVY DUTY CONCRETE
-  FENCE

- NOTES**
- ALL DIMENSIONS ARE TO THE BACK OF CURB/EDGE OF PAVEMENT UNLESS OTHERWISE SHOWN.
 - ALL EXISTING CURB TO REMAIN UNLESS OTHERWISE SPECIFIED. ANY CURB DAMAGED SHALL BE REPLACED IN KIND.
 - ALL DISTURBED AREAS ON-SITE AND IN THE RIGHT-OF-WAY SHALL BE RESTORED TO EXISTING CONDITION. ALL ITEMS DISTURBED SHALL BE REPLACED INCLUDING ALL LANDSCAPING, CURB, SIDEWALK, PAVEMENT, ETC.
 - ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE RESTORED WITH TOPSOIL (MIN. 6" DEPTH) AND IDOT SEED MIX WITH SC150 EROSION CONTROL BLANKET BY NORTH AMERICAN GREEN OR APPROVED EQUAL. ALL AREAS DISTURBED WITHIN THE RIGHT-OF-WAY SHALL BE RESTORED WITH KENTUCKY BLUE GRASS SOD. THE CONTRACTOR SHALL PROTECT ANY AND ALL TREES EITHER SHOWN OR NOT SHOWN ON THE PLANS UNLESS OTHERWISE SPECIFIED. MINIMUM PROTECTION FOR TREES SHALL BE 4' SNOW FENCE INSTALLED ALONG THE DRIP LINE OF TREES.

SITE DATA SUMMARY

ZONING:	M-1 MANUFACTURING DISTRICT
SITE AREA:	5.00 ACRES
DISTURBED AREA:	3.33 ACRES
EXISTING PARKING:	18 SPACES
PROPOSED PARKING:	59 SPACES



Wight & Company
 wightco.com
 2500 North Frontage Road
 Darien, IL 60561
 P 630.969.7000
 F 630.969.7979

ISSUED FOR PERMIT	03.02.2016	
REV	DESCRIPTION	DATE

UNILOCK SITE IMPROVEMENTS

301 E. SULLIVAN ROAD
 AURORA, IL 60504

Project Number:
 01-5455-02
 Drawn By:
 Sheet: