

**PLAN DESCRIPTION FOR CHELSEA MANOR,
LOCATED AT THE SOUTHEAST CORNER OF SOUTH COMMONS DRIVE AND IRVING
ROAD, AURORA, ILLINOIS, CONSISTING OF 36.3 ACRES**

A Plan Description for the property at the southeast corner of South Commons Drive and Irving Road, with R-4A(C), Two Family Dwelling District and OS-1(C), Conservation, Open Space, and Drainage District zoning with a Conditional Use Planned Development, for Chelsea Manor development, pursuant to Section 104.3-4 of the Zoning Ordinance.

I. QUALIFYING STATEMENTS

A. PURPOSE

This Conditional Use Planned Development has evolved to assist the Planning and Zoning 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 104.3-4 of the 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 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.
- 11.1(3) To encourage new development contiguous to existing development.
- 11.1(5) To guide and promote development to areas where public utilities, public roads and municipal services are either available or planned.
- 12.1(3) To encourage residential development in close proximity to places of work, shopping and recreation.
- 20.0 To insure the provision of decent housing and a quality living environment for every resident of Aurora.
- 21.0(1) To promote access to housing opportunities for all economic, racial, religious, ethnic and age groups.
- 21.1(2) To promote a wide variety of housing types.
- 23.1(3) To encourage quality design and practicable innovations in both housing

structures and site developments to encourage quality design and practicable innovations in both housing structures and site development.

23.1(10) To promote the provision of paved roads, sidewalks, utilities and other public works and improvements to each residence within the City through subdivision requirements or special assessments.

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

71.1(7) To encourage the provision of underground utility lines.

II. GENERAL CHARACTER

A. EXISTING CONDITIONS

1. Property

The Subject Property consists of approximately 36.3 acres. The Subject Property was originally annexed and zoned, pursuant to a plan description as part of the Calvary Church campus and used for open space and soccer fields. The existing Plan Description designated the northern portion of the property as R-4A(C), Two Family Dwelling District with a Conditional Use Planned Development, while designated the southern portion of the Property as O(C), Office with a Conditional Use Planned Development. The Property lies within the Indian Prairie School District #204 boundaries.

2. Surrounding Property

North: The property to the north is zoned R-4A(C), Two-Family Dwelling District with a Conditional Use Planned Development. The property is designated as Low Density Residential by the Comprehensive Plan.

South: The property to the south, known is zoned R-2, One Family Dwelling District. The property is designated as Low Density Residential by the Comprehensive Plan.

East: The property to the east is zoned O(C), Office with a Conditional Use Planned Development District. The property is designated as Quasi-public by the Comprehensive Plan.

West: The property to the west is zoned R-1(C), One Family Dwelling District with a Conditional Use Planned Development. The property is designated as Low Density Residential and Conservation, Open Space, Recreation, Drainage by the Comprehensive Plan.

III. DEVELOPMENT STANDARDS FOR EACH PARCEL

A. ZONING

Development of the Subject Property shall be regulated as follows:

1. Parcel A - R-4A(C), Two-Family Dwelling District

1.1. Parcel Size and Use Designation

Upon approval of this document, the Subject Property shall be designated as R-4A(C), Two-Family Dwelling District Zoning, with a Conditional 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 107.9, titled Two Family Dwelling District.

1.2. Statement of Intent

The R-4A, Two Family Dwelling 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 single family attached (townhouse) use. Primary access to the property will be from Commons Drive. Secondary access (via private easement) will be provided through the Calvary Church property as depicted on the preliminary plan.

1.3 Use Regulations

This property shall be limited to those uses permitted in the R-4A, Two-Family Dwelling District, Section 107.9-4, and single family ROW Dwelling Units.

1.4 Bulk Restrictions

This property shall be subject to the Bulk Restrictions in the R-4A, Two-Family Dwelling District, Section 107.9-5, and Section 49-105 with the following modifications:

- a. Maximum Lot Area Coverage by Buildings and Structures – forty percent (40%) of the area of the Property.
- b. Lot Size- Not applicable.
- c. Minimum Neighborhood setbacks – The minimum setback of a building from the perimeter line of the Property shall be 10 feet; provided that the minimum setback to Commons Drive shall be 45 feet.
- d. Minimum setbacks (measured from building façade to adjacent public right of way or perimeter of the Property, as may be applicable):

Front - 25 feet, except for rear-loaded garage buildings which shall be 20 feet
Side - 20 feet
Rear - 39 feet; except that the minimum setback along Commons Drive shall be 50 feet.

- e. Minimum separations between buildings (measured from building façade to building façade):
Front to Front - 51 feet
Front to Side - 51 feet
Rear to Rear – 61 feet
Rear to Side - 60 feet
Side to Side - 20 feet
 - f. Maximum Density (Property Area/Dwelling Units) shall not exceed 6.89 dwelling units per acre.
 - g. Permitted Obstructions in Required Setback Areas
Obstructions in required setback areas shall be pursuant to Section 105.9-2 "Obstructions" of the Aurora Zoning Ordinance.
Front Yard- Covered or uncovered porches may encroach up to 5' into a required front yard.
Rear Yard - Covered or uncovered patios may encroach up to 10' into a required rear yard.
 - h. Maximum Height - The maximum height of structures shall be 35 feet.
 - i. Maximum units per buildings — 6
 - j. Minimum dwelling standards per individual dwelling unit:
900 sq.ft. — one story dwelling unit
1400 sq.ft. — two story dwelling unit
1900 sq.ft. — three story dwelling unit
 - k. All parking and loading shall be pursuant to Section 105.13., "Off-Street Parking and Loading" of the Aurora Zoning Ordinance.
Minimum parking —2.0 enclosed garage spaces and 2.0 driveway spaces per dwelling unit.
2. Parcel B - OS-1(C), Conservation, Open Space and Drainage District

2.1. The zoning parcel referenced within this document as Parcel B contains approximately 4.9 acres. Upon approval of a Final Plat for the subject property, said property shall be designated as OS-1(C), Conservation, Open Space, and Drainage District with a Conditional Use Planned Development on the City of Aurora zoning map, and be regulated by the Zoning Ordinance except as modified herein, including, but not limited to, the provisions for the underlying base zoning district, being Section 106.4, titled OS-1, Conservation, Open Space, and Drainage District.

2.2. Statement of Intent

The OS-1, Conservation, Open Space, and Drainage 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 open space and drainage.

2.3. Use Regulations

This property shall be limited to those uses permitted in the OS-1, Conservation, Open Space, and Drainage District, Section 106.4

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 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 one (1) sign(s) are allowed
 - c. Area: A maximum of fifty (50) square feet per sign face is allowed.
 - d. Height: A maximum of eight (8) 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.
4. Residential Model Unit(s) shall be permitted. At the developer's sole risk, the developer may construct, maintain, and occupy up to one (1) model building subject to the following:
 - 4.1 Permits for model units will not be issued until a Final Plat is approved containing the model unit area;
 - 4.2 Tested and approved water with sufficient fire hydrant coverage for the model homes (subject to the review of the Fire Marshal), gravel street, street signs, and stormwater detention with a functioning overland flood route from the model home area to the detention facility, and a secondary access, gravel surface roadway for construction, emergency and inspection vehicles shall be provided prior to model permit issuance.

Sanitary and water services do not need to be provided until approval of residential occupancy.

C. PUBLIC IMPROVEMENTS

1. If not existing, 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 104.3-4 of the Aurora Zoning Ordinance. Public notice shall be provided in accordance with said section and to all owners of property subject to this Plan Description.
3. 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.
4. 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 "A"
LEGAL DESCRIPTION OF DEVELOPMENT PARCELS

PARCEL A

THAT PART OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 97 IN THE FINAL PLAT OF SUBDIVISION FOR STONEHAVEN UNIT 1, BEING A SUBDIVISION OF PART OF SAID NORTHEAST QUARTER, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 13, 2003 AS DOCUMENT R2003-316621; THENCE SOUTH 88 DEGREES 55 MINUTES 23 SECONDS WEST, 200.18 ALONG THE NORTH LINE OF SAID SUBDIVISION TO THE POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 55 MINUTES 23 SECONDS WEST, 907.07 FEET ALONG SAID NORTH LINE TO THE EASTERLY LINE OF COMMONS ROAD AS DEDICATED TO THE CITY OF AURORA PER PLAT OF DEDICATION RECORDED DECEMBER 18, 2013 AS DOCUMENT R2013-166762; THENCE NORTHERLY, 449.30 FEET ALONG SAID EASTERLY LINE, BEING ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 560.00 FEET WITH A CHORD BEARING NORTH 22 DEGREES 20 MINUTES 28 SECONDS WEST; THENCE NORTH 00 DEGREES 38 MINUTES 17 SECONDS EAST, 922.18 FEET ALONG SAID EASTERLY LINE TO THE SOUTH LINE OF THE FINAL PLAT SUBDIVISION FOR GRAMERCY SQUARE, UNIT 1, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 26, 2018 AS DOCUMENT R2018-069195; THENCE NORTH 88 DEGREES 56 MINUTES 31 SECONDS EAST, 1230.43 FEET ALONG SAID SOUTH LINE, ALONG THE SOUTH LINE OF THE FINAL PLAT SUBDIVISION FOR GRAMERCY SQUARE, UNIT 2, BEING A SUBDIVISION OF SAME SECTION, TOWNSHIP AND RANGE, ACCORDING TO THE PLAT THEREOF RECORDED JULY 26, 2018 AS DOCUMENT R2018-069196 AND ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER AS ESTABLISHED BETWEEN THE SOUTHWEST CORNER OF SAID GRAMERCY SQUARE, UNIT 1 AND A DISC FOUND AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 01 DEGREES 03 MINUTES 29 SECONDS EAST, 1022.78 FEET PERPENDICULAR TO THE LAST DESCRIBED LINE; THENCE SOUTH 88 DEGREES 56 MINUTES 31 SECONDS WEST, 191.87 FEET PARALLEL WITH SAID SOUTH LINES; THENCE SOUTH 01 DEGREES 03 MINUTES 29 SECONDS EAST, 306.19 FEET PARALLEL WITH THE PENULTIMATE COURSE TO THE POINT OF BEGINNING, ALL IN DUPAGE COUNTY, ILLINOIS.

Parcel Number(s): Part of 07-33-200-013

Commonly known as: Part of Calvary Church, 9S200 Route 59, Aurora, IL