

**EXHIBIT "B"**

**A PLAN DESCRIPTION FOR CHRIST PENTECOSTAL INTERNATIONAL CHURCH,  
LOCATED NEAR THE INTERSECTION OF OLD CHURCH ROAD AND CHURCH ROAD,  
CONSISTING OF 5.73 ACRES**

A Plan Description for the property near the intersection of Old Church Road and Church Road, with R-1(C), One Family Dwelling District Zoning, with a Conditional Use Planned Development for the Christ Pentecostal International Church 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:

- 11.1 (5): To encourage appropriate development on and maintenance according to code of vacant lands within the corporate limits of the City.
- 12.1 (7): To protect residential development from the negative effects of high volume traffic corridors and incompatible land uses.
- 22.1 (5): To recognize the unique characteristics of individual neighborhoods and promote their positive attributes.

II. GENERAL CHARACTER

A. EXISTING CONDITIONS

1. Subject Property

The Subject Property consists of approximately 5.73 acres lying near the intersection of Old Church Road and Church Road. The property is currently used for a single-family home and vacant/open space. The property lies within the East Aurora School District #131. The Subject Property is current zoned R-1, One

Family Dwelling District. The Comprehensive Plan designates the property as Office / Research / Light Industrial.

## 2. Surrounding Property

North: The surrounding property to the north is within Unincorporated Kane County, with an Open Space / Vacant Land use, the Comprehensive Plan designates the property as Office / Research / Light Industrial.

South: The surrounding property to the south is within Unincorporated Kane County, with an Open Space / Vacant Land use, the Comprehensive Plan designates the property as Office / Research / Light Industrial.

East: The surrounding property to the east is within Unincorporated Kane County, with single-family residential use, the Comprehensive Plan designates the property as Low Density Residential.

West: The property to the west is zoned R-1, One Family Dwelling District, with an Open Space / Vacant Land use, the Comprehensive Plan designates the property as Office / Research / Light Industrial.

## 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. Parcel A – R-1, One Family Dwelling District

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

The zoning parcel referenced within this document as Parcel A contains approximately 5.73 acres. Upon approval of this document, said property shall be designated as R-1(C), One Family Dwelling 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 49.107.5 titled R-1, One Family Dwelling District, except as modified herein.

##### 1.2. Statement of Intent

The R-1, One 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 Religious Institution (6400) use. Access to the property will be from Old Church Road.

### 1.3 Use Regulations

1. This property shall be limited to those uses permitted in the R-1, One Family District, Section 49-105.7 of the Zoning Ordinance, with the following modifications:
  - a. The following additional uses shall be permitted:
    - i. Religious Institution (6400) with the following accessory uses:
      1. Parsonage in existing residence
      2. Worship services
      3. Conference
      4. Children's and teenage ministries and activities
      5. Bible study
      6. Classroom teaching
      7. Ministering / Counseling (family and individuals)
      8. Seminars
      9. Weddings
      10. Funerals
      11. Baptisms
      12. Receptions and banquets
      13. Athletic events
      14. Community events (meetings, scouts, etc.)
      15. Bible School
      16. Arts programs (music, drama, plays, crafts, painting etc.)
      17. Fundraisers
      18. Day Care

### 1.4 Bulk Restrictions

- a. All parking and loading shall be pursuant to Section 105.13., "Off-Street Parking and Loading" of Chapter 49 of the Zoning Ordinance.

## 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. 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 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" – PRELIMINARY PLAN

ATTACHMENT "A"  
LEGAL DESCRIPTION OF DEVELOPMENT PARCELS

PARCEL A

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Parcel Number(s): 15-02-300-025, 15-11-126-024

Commonly known as: 2020 Church Road, located in Kane County.

PARCEL 1: THE NORTHERLY 72.8 FEET OF SUB LOT "B" OF LOT 4 OF THE SOUTHWEST QUARTER OF SECTION 2 AND THE NORTHERLY 72.8 FEET OF SUB LOT "B" OF LOT 9 OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THAT PART LYING EASTERLY OF A LINE DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 2; THENCE NORTH ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER 2.06 CHAINS TO THE NORTH LINE OF SAID SUB LOT "B", THENCE SOUTH 88 DEGREES 15 MINUTES EAST ALONG SAID NORTH LINE 426.51 FEET FOR THE POINT OF BEGINNING OF SAID LINE; THENCE SOUTHWESTERLY ALONG A LINE FORMING AN ANGLE OF 95 DEGREES 12 MINUTES TO THE RIGHT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE 73.31 FEET TO THE SOUTHERLY LINE OF THE NORTHERLY 72.8 FEET OF SAID SUB LOT "B" FOR THE TERMINUS OF SAID LINE), IN THE TOWNSHIP OF AURORA, KANE COUNTY, ILLINOIS.

2020 Church Rd., Aurora, Illinois

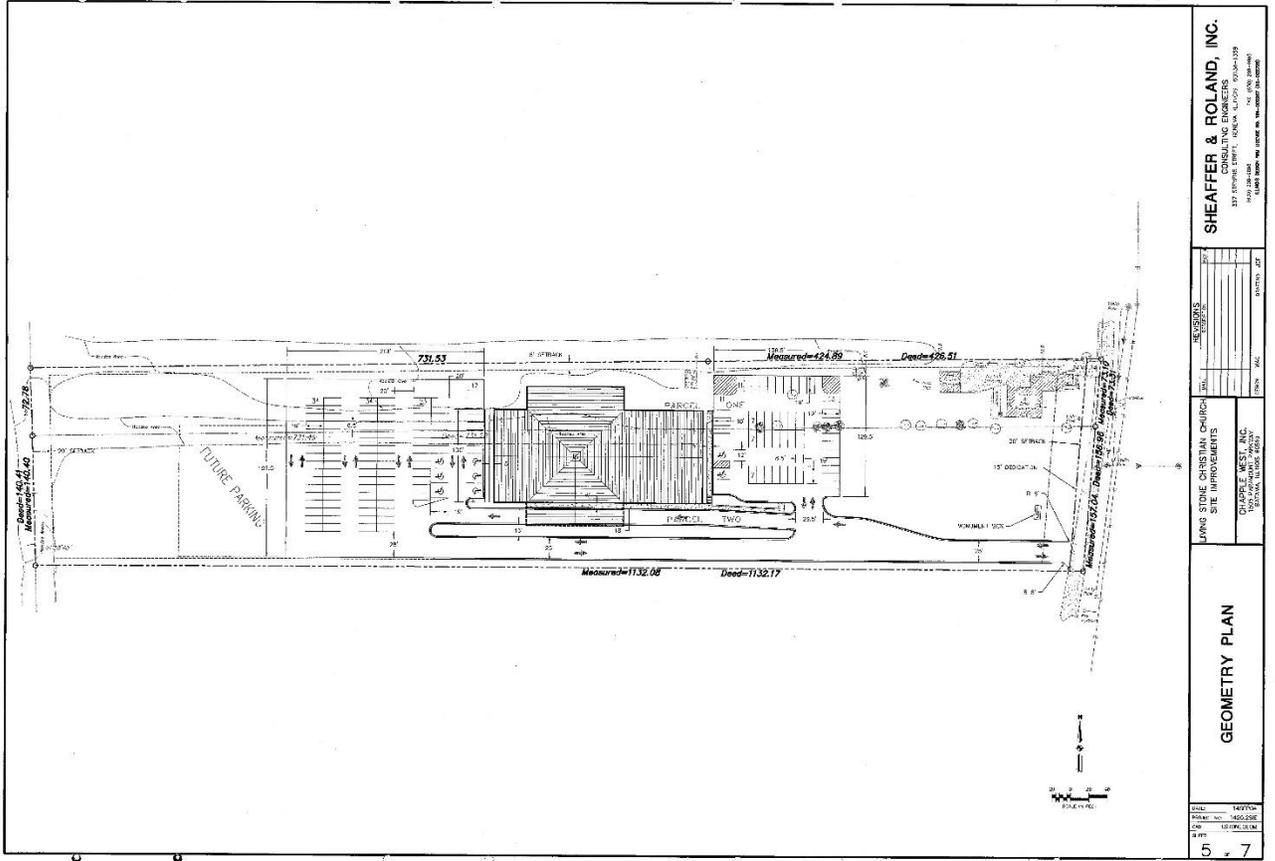
PIN: 15-02-300-025

PARCEL 2: THAT PART OF THE SOUTH HALF OF SECTION 2 AND PART OF THE NORTH HALF OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE NORTH ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER, 63.16 FEET FOR THE POINT OF BEGINNING; THEN NORTH 89 DEGREES 08 MINUTES WEST, 731.28 FEET, THENCE SOUTH 140.41 FEET; THENCE SOUTH 88 DEGREES 20 MINUTES EAST, 1132.17 FEET TO THE WEST LINE OF A TRACT OF LAND CONVEYED TO THE ILLINOIS TOLL HIGHWAY COMMISSION BY DEED RECORDED MAY 13, 1957, IN BOOK 1845, ON PAGE 529, AS DOCUMENT NUMBER 834246; THENCE NORTH 6 DEGREES 30 MINUTES EAST ALONG SAID WEST LINE, 156.96 FEET; THENCE NORTH 89 DEGREES 08 MINUTES WEST 418.31 FEET TO THE POINT OF BEGINNING; ALL IN AURORA TOWNSHIP, KANE COUNTY, ILLINOIS.

Vacant land

PIN: 15-11-126-024

# ATTACHMENT "B" PRELIMINARY PLAN



**SHEAFFER & ROLAND, INC.**  
 337 KENTUCKY STREET, KENTON, KY 40021  
 (606) 286-4344 FAX (606) 286-4861  
 KENTON, KY 40021

NO.	DESCRIPTION	DATE	BY

**LUMS STONE CHRISTIAN CHURCH  
SITE IMPROVEMENTS**

DESIGNED BY: SHEAFFER & ROLAND, INC.  
 337 KENTUCKY STREET, KENTON, KY 40021

**GEOMETRY PLAN**

SCALE: 1/8" = 1'-0"  
 DATE: 10/15/2014  
 SHEET: 5 OF 7