

EXHIBIT “B”

A PLAN DESCRIPTION FOR NEREIDA HERNANDEZ
LOCATED AT 932 SOUTH LAKE STREET
CONSISTING OF 0.98 ACRES

A Plan Description for the property at the 932 South Lake Street with B-3(S) Business and Wholesale District Zoning with a Special Use Planned Development for the Nereida Hernandez Development Pursuant to Section 10.6-6 of the Aurora Zoning Ordinance.

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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:

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

31.1(3): To promote the development of commercial facilities in existing or planned commercial areas.

51.1(3): To actively promote and pursue the retention of businesses and industries presently located within the City of Aurora.

II. GENERAL CHARACTER

A. EXISTING CONDITIONS

1. Subject Property

The Subject Property consists of approximately 0.98 acres lying south of Arnold Avenue, between South Lake Street and East Lake Street. The property is currently used for a landscaping business. The property lies within the Aurora West School District # 129 boundaries. The property is currently zoned R-1 One Family Dwelling and B-3 Business and Wholesale. The City of Aurora

Comprehensive Plan designates the Subject Property as low density residential.

2. Surrounding Property

North: The surrounding properties to the north are zoned B-3 Business and Wholesale District and R-1 One Family Dwelling District, with vacant commercial uses and residential uses, and the City of Aurora Comprehensive Plan designates the property as Low Density Residential.

South: The surrounding property to the south are zoned M-2 Manufacturing, General District and B-3 Business and Wholesale District with industrial uses, and the City of Aurora Comprehensive Plan designates the properties as Industrial.

East: The surrounding properties to the east are zoned R-1 One Family Dwelling District and R-4 Two Family Dwelling District, with residential uses. The City of Aurora Comprehensive Plan designates the properties as Low Density Residential.

West: The surrounding properties to the west are zoned M-1 Manufacturing, Limited District, with commercial and industrial uses, and the City of Aurora Comprehensive Plan designates the property as 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 – B-3 (S) Business and Wholesale District

1.1. Parcel Size and Use Designation

The zoning parcels referenced within this document as Parcel A contain approximately 0.98 acres. Upon approval of this document, said property shall be designated as B-3(S) Business and Wholesale 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 8.4 titled B-3 Business and Wholesale District.

1.2. Statement of Intent

The Business and Wholesale 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 currently a landscaping business use. Access to the property will be from South Lake Street.

1.3 Use Regulations

1. This property shall be limited to those uses permitted in the Business and Wholesale District, Section B-3, with the following modifications:
 - a. The following additional uses shall be permitted:
 - (1) Landscaping with Outside Storage (2910), excluding the storage of mulch, compost material, or manure.
 - b. The following uses shall be prohibited:
 - (1) Pawnshop (2160)
 - (2) Used Clothing Stores (2120)
 - (3) Alternative Financial Institutions (2220)
 - (4) Tattoo Salon (2630)

1.4 Bulk Restrictions

1. This property shall be subject to the Bulk Restrictions in the Business and Wholesale District, Section B-3, and Section 5 with the following modifications:
 - a. Minimum setbacks shall be as follows:
 - a) S. Lake Street Setback: Twelve and half feet (12.5')
 - b) E. Lake Street Setback: Seventeen feet (17')
 - c) Interior Rear Yard Setback: Zero feet (0')
 - d) Interior Side Yard Setback: Zero feet (0') adjacent to commercial zoned property, and twenty (20') feet adjacent to residentially zoned properties

B. BUILDING, STRUCTURES AND SIGNAGE

1. 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 is 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.

C. PUBLIC IMPROVEMENTS

- 1. A five-foot (5') concrete sidewalk is required to be installed by the Developer along the property line adjacent to E. Lake Street. Said sidewalk 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.

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" – LOCATION MAP OF DEVELOPMENT PARCEL

ATTACHMENT "A"
LEGAL DESCRIPTION OF DEVELOPMENT PARCELS

PARCEL A

Parcel Number(s): 15-28-304-028 and 15-28-304-029

Commonly known as: 932 South Lake Street located in Kane County.

LOTS 19, 22 AND 23 IN BLOCK 27 OF SOUTH END ADDITION TO AURORA, IN
THE CITY OF AURORA, KANE COUNTY, IL

LOTS 25, 26, 28, 29 AND 32 IN BLOCK 27 OF SOUTH END ADDITION TO
AURORA, PART OF THE WEST $\frac{1}{2}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 28,
TOWNSHIP 38 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPLE MERIDIAN,
AURORA TOWNSHIP, KANE COUNTY, ILLINOIS

ATTACHMENT "B"
LOCATION MAP OF DEVELOPMENT PARCEL

Location Map (1:1,000):

