

EXHIBIT "B"

A PLAN DESCRIPTION FOR ACCION LATINA USA
LOCATED AT 544 S. LAKE STREET
CONSISTING OF 0.6 ACRES

A Plan Description for the property at 544 S. Lake Street being the north east corner of Lake Street and 2nd Street with B-3 Business and Wholesale District Zoning, with a Special Use Planned Development for the Accion Latina USA Pursuant to Section 10.6-6 and Section 4.3 (8000) 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 and Section 4.3 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:

- To guide the growth of the City in an orderly and structured manner
- To guide and promote development to areas where public utilities, public roads, and municipal services are either available or planned.
- To plan and provide for the growth of the City while protecting, conserving and enhancing its social, cultural and aesthetic environment and economic resources.

II. GENERAL CHARACTER

A. EXISTING CONDITIONS

1. Subject Property

The Subject Property consists of approximately 0.6 acres lying at the north east corner of Lake Street and 2nd Street. The property lies within the West Aurora School District #129 boundaries. The property is currently zoned B-3 Business and Wholesale District. The City of Aurora Comprehensive Plan designates the Subject Property as Mixed Uses: Office / Research / Commercial.

2. Surrounding Property

North: The surrounding properties to the south are zoned B-3 Business and Wholesale District, with One Family Dwelling (1100) uses, and the City of Aurora Comprehensive Plan designates these properties as Mixed Uses: Office / Research / Commercial.

South: The surrounding properties to the South are zoned B-2 General Retail and M-1 Manufacturing District limited, which are vacant. The City of Aurora Comprehensive Plan designates these properties as Mixed Uses: Office / Research / Commercial and Utilities.

East: The surrounding property to the east is zoned M-1 Manufacturing District limited, with a Warehouse / Distribution / Light Industry use (3300) use, and the City of Aurora Comprehensive Plan designates the properties as Mixed Uses: Office / Research / Commercial and Utilities.

West: The surrounding property to the west is zoned R-3 One Family Dwelling District, with a Religious Institutions (6400) use, and the City of Aurora Comprehensive Plan designates the properties as Low Density Residential.

III. DEVELOPMENT STANDARDS FOR EACH PARCEL

A. ZONING

The Subject Property shall be one zoning parcel as legally described on Attachment "A", and generally depicted on Attachment "B".

Development of the zoning parcel shall be regulated as follows:

1. Parcel A – B-3(S) Business and Wholesale District

1.1. Parcel Size and Use Designation

The zoning parcel referenced within this document as Parcel A contains approximately 0.6 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 10.6-6.2 and Section 4.3 titled Business and Wholesale District.

1.2. Statement of Intent

The B-3 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 intended to be developed as a not for profit Community Center use on the main level and a special recreational use on the lower level. Access to the property will be from 2nd Street with a full access.

1.3 Use Regulations

1. This property shall be limited to those uses permitted in the B-3 Business and Wholesale District, Section 8.4-4.1, with the following modifications:
 - a. The following additional uses shall be permitted:
 - (1) Special purpose recreational institutions (5200)
 - (2) Community Center (5210)
 - b. The following uses shall be prohibited:
 - (1) Pawnshop (2160)
 - (2) Used Clothing Stores (2120)
 - (3) Alternative Financial Institutions (2220)
 - (4) Laundromat (2610)
 - (5) Tattoo Salon (2630)

1.4 Bulk Restrictions

1. This property shall be subject to the Bulk Restrictions in the B-3 Business and Wholesale District, Section 8.4, and Section 5 with the following modifications:
 - a. Minimum setbacks shall be as follows:
 - (1) Front Yard Setback: Zero (0')
 - (2) Exterior Rear Yard Setback: Zero (0')
 - (3) Exterior Side Yard Setback: Zero (0')
 - (4) Interior Rear Yard Setback: Zero (0')
 - (5) Interior Side Yard Setback: Zero (0')
 - b. All parking and loading shall be pursuant to Section 5.13., "Off-Street Parking and Loading" of the Aurora Zoning Ordinance with the following exception(s):
 - (1) If the property is used for a Special purpose recreational institutions (5200) and/or a Community Center (5210) AND if the potential number of on-site parking spaces is maximized no other minimum parking requirement shall be required.

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 PARCEL
ATTACHMENT "B" – MAP OF DEVELOPMENT PARCEL

ATTACHMENT "A"
LEGAL DESCRIPTION OF DEVELOPMENT PARCEL

PARCEL A

Parcel Number(s): 15-28-203-013

Commonly known as: 544 S. Lake Street located in Kane County.

The Southerly 22 feet of the Easterly 100 Feet of Lot 7; The Easterly 100 feet of Lot 8, and all of Lot 9 in Block 4 of J.J. Wagoner's Addition to West Aurora, in the City of Aurora, Kane County, Illinois. (Commonly known as: 544 S. Lake Street, Aurora, Illinois).

ATTACHMENT "B"
MAP OF DEVELOPMENT PARCEL

Location Map (1:1,000):

