

EXHIBIT "B"

**A PLAN DESCRIPTION FOR EAST AURORA HIGH SCHOOL CAMPUS
LOCATED 500 TOMCAT LANE CONSISTING OF 62.516 ACRES**

An East Aurora High School Campus Plan Description for the property located at 500 Tomcat Lane, generally being south side of 5th Avenue between State Street and Smith Boulevard with P(S) District Zoning, with a Special Use Planned 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:

- 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.
- 12.0 To plan and provide for the growth of the city through the integration of land use patterns and functions that promotes complementary interactions between different land use components.

II. GENERAL CHARACTER

A. EXISTING CONDITIONS

1. Subject Property

The Subject Property consists of approximately 62.215 acres generally lying south of 5th Avenue between State Street and Smith Boulevard. The property is currently used for East Aurora High School. The property lies within the East Aurora School District #131 boundaries. The property is currently zoned P Park and Recreation District and R-1 One Family Dwelling District. The City of Aurora Comprehensive Plan designates the Subject Property as Conservation, Open Space, Recreation, Drainage and Low Density Residential.

2. Surrounding Property

The surrounding property to the North is currently zoned R-2 One Family Dwelling District, with a single family residential use, and the City of Aurora Comprehensive Plan designates the property as Low Density Residential.

The surrounding property to the South is currently zoned R-2 One Family Dwelling District and P Park and Recreation District, with a single family residential and open space and water surface use, and the City of Aurora Comprehensive Plan designates the property as Conservation, Open Space, Recreation, Drainage and Low Density Residential.

The surrounding property to the East is currently zoned R-2 One Family Dwelling District and P Park and Recreation District, with a single family residential and open space and water surface use, and the City of Aurora Comprehensive Plan designates the property as Conservation, Open Space, Recreation, Drainage and Low Density Residential.

The surrounding property to the West is currently zoned R-2 One Family Dwelling District, with a single family residential use, and the City of Aurora Comprehensive Plan designates the property as Low Density Residential.

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 – P(S) Park and Recreation District

1.1. Parcel Size and Use Designation

The zoning parcel referenced within this document as Parcel A contains approximately 62.215 acres. Upon approval of this document, said property shall be designated as P(S) Park and Recreation 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 6.6 titled P(S) Park and Recreation District.

1.2. Statement of Intent

The P Park and Recreation 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 East Aurora High School Campus. Access to the property will be from the public streets adjacent to the campus including but not limited to 5th Avenue, State Street, 6th Avenue, 7th Avenue, Ziegler Avenue, Smith Boulevard.

1.3 Use Regulations

1. This property shall be limited to those uses permitted in the P Park and Recreational District, Section 6.6, with the following modifications:
 - a. The following additional uses shall be permitted:
 - (1) Educational Services (6100)

1.4 Bulk Restrictions

1. This property shall be subject to the Bulk Restrictions in the in the P Park and Recreational District, Section 6-6, and Section 5 with the following modifications:
 - a. Minimum setbacks shall be as follows:
 - (1) Public right of ways:
 - i. 5th Avenue – Twenty (20) feet
 - ii. Smith Boulevard – Ten (10) feet
 - iii. State Street – Zero (0) feet
 - iv. 6th Avenue – Twenty (20) feet
 - v. Ziegler Avenue – Ten (10) feet
 - (2) Side and Rear Yard:
 - i. Adjacent to residential side yards - Zero (0) to Twenty (20) feet as determined on the Final Plan
 - ii. Adjacent to residential rear yards - Zero (0) to Twenty (20) feet as determined on the Final Plan

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:
 - 4.1 Construction: Signs must be monument style, with any combination of wood, masonry, or concrete.
 - 4.2 Quantity: A maximum of two (2) sign(s) are allowed
 - 4.3 Area: A maximum of sixty (60) square feet per sign face with no more than 50% being digital display is allowed.
 - 4.4 Height: A maximum of fourteen and one-half (14 ½) feet in height per sign is allowed.
 - 4.5 Setback: Setback of a sign shall equal the height of the sign.
 - 4.6 Lighting: Signs may be internally lit, externally lit or lit with backlit pin lettering.
 - 4.7 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 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 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" – MAP OF DEVELOPMENT PARCELS

ATTACHMENT "A"
LEGAL DESCRIPTION OF DEVELOPMENT PARCELS

PARCEL A

Parcel Number(s): 15-26-351-003, 15-26-326-001 thru 006; 15-26-327-001 thru 006 & 008; 15-27-479-013; 15-27-483-012 & 014; 15-34-229-001; 15-35-101-002 and 15-35-101-011
Commonly known as: 500 Tomcat Lane located in Kane County.

PARCEL ONE:

LOT IX (NINE) OF THE ASSESSOR'S MAP FOR 1885 IN THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

PARCEL TWO:

LOT X (TEN) OF THE ASSESSOR'S MAP FOR 1885 IN THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

PARCEL THREE:

THE NORTH ONE ACRE OF LAND LYING WEST OF THE BOULEVARD IN THE TRACT OF LAND SOLD BY E. A. STEIN, EXECUTOR, OF THE O. N. SHEDD ESTATE TO OLIVER ZIEGLER AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF IDLEWILD'S ADDITION FOR A PLACE OF BEGINNING; THENCE EAST PARALLEL WITH THE CENTER LINE OF SECTION 26, 282 FEET TO THE WEST LINE OF THE BOULEVARD; THENCE SOUTH ALONG SAID WEST LINE 154.9 FEET TO A POINT; THENCE WEST PARALLEL WITH THE CENTER LINE OF SECTION 26, 280.35 FEET; THENCE NORTH 154.9 FEET TO THE PLACE OF BEGINNING, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

PARCEL FOUR:

THE WESTERLY 110 FEET OF THAT PART OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF BLOCK 1 OF BRADLEY'S SUBDIVISION, AURORA; THENCE NORTH ALONG THE WEST LINE OF SMITH BOULEVARD, 77.8 FEET; THENCE WEST, PARALLEL WITH THE NORTH LINE OF SAID BLOCK 1, 280.35 FEET TO THE WEST LINE EXTENDED NORTH OF SAID BLOCK 1; THENCE SOUTH ALONG SAID EXTENDED WEST LINE, 77.8 FEET TO THE NORTHWEST CORNER OF SAID BLOCK 1; THENCE EAST ALONG THE NORTH LINE OF SAID BLOCK, 279.50 FEET TO THE POINT OF BEGINNING, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

PARCEL FIVE:

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE EAST ALONG THE SOUTH LINE OF SAID QUARTER SECTION, 654.72 FEET; THENCE NORTH 0 DEGREES 15 MINUTES EAST, 772.45 FEET FOR THE POINT OF

BEGINNING; THENCE NORTH 0 DEGREES 15 MINUTES EAST, 974.65 FEET TO AN OLD CLAIM LINE; THENCE SOUTH 83 DEGREES EAST ALONG SAID OLD CLAIM LINE, 229.87 FEET; THENCE SOUTH 0 DEGREES 27 MINUTES WEST, 233.76 FEET; THENCE SOUTH 89 DEGREES 33 MINUTES EAST, 60 FEET; THENCE SOUTH 0 DEGREES 27 MINUTES WEST, 200 FEET; THENCE SOUTH 89 DEGREES 33 MINUTES EAST, 60 FEET; THENCE SOUTH 0 DEGREES 27 MINUTES WEST, 504.54 FEET TO A POINT 772.45 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 88 DEGREES 46 MINUTES WEST, 344.6 FEET TO THE POINT OF BEGINNING (EXCEPT THAT PART CONVEYED BY DEED DOCUMENT 92K04479 TO DANIEL DOLAN) IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

PARCEL SIX:

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER, 9.92 CHAINS EAST OF THE SOUTHWEST CORNER THEREOF; THENCE WEST ALONG THE SOUTH LINE OF SAID QUARTER SECTION, 9.92 CHAINS TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH ALONG THE WEST LINE OF SAID QUARTER SECTION TO THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO CHRIST KOPP BY DEED DATED SEPTEMBER 4, 1909 AND RECORDED SEPTEMBER 8, 1909 IN BOOK 49, PAGE 216 AS DOCUMENT 104641; THENCE EAST ALONG THE SOUTH LINE OF SAID KOPP TRACT TO THE WEST LINE OF COUNCIL BROTHER'S SUBDIVISION; THENCE SOUTH ALONG SAID WEST LINE TO THE SOUTHWEST CORNER OF SAID SUBDIVISION; THENCE SOUTH 83 DEGREES EAST ALONG THE SOUTHERLY LINE OF SAID SUBDIVISION AND ALONG AN OLD CLAIM LINE TO A LINE DRAWN NORTH FROM THE POINT OF BEGINNING; THENCE SOUTH 26.40 CHAINS TO THE POINT OF BEGINNING (EXCEPT THAT PART CONVEYED TO RALCEWICH BY DEED DOCUMENT 791028 RECORDED SEPTEMBER 24, 1955), (ALSO EXCEPT THAT PART CONVEYED TO THE CITY OF AURORA BY DEED DOCUMENT 1090270 RECORDED JUNE 2, 1967) IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

ATTACHMENT "B"
MAP OF DEVELOPMENT PARCELS

Location Map (1:5,000):

