

EXHIBIT "B"

A PLAN DESCRIPTION FOR LAS ROSAS
LOCATED AT 550 2ND AVENUE, 545 E. BENTON STREET, 555 E. BENTON STREET, 561
E. BENTON STREET AND 563 E. BENTON STREET, AURORA, IL
CONSISTING OF 2.2 ACRES

A Plan Description for the property at 550 2nd Avenue, 545 E. Benton Street, 555 E. Benton Street, 561 E. Benton Street and 563 E. Benton Street, Aurora, IL with R-2 One Family Dwelling, R-4 Two Family Dwelling District & R-5 Multiple-family Dwelling District Zoning, with a Conditional Use Planned Development for the Las Rosas 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 guide and promote development to areas where public utilities, public roads and municipal services are either available or planned.

11.1 (3) To encourage new development contiguous to existing development.

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.

12.1(3) To encourage residential development in close proximity to places of work, shopping and recreation

14.1 (3) To protect, preserve and restore the historical and architectural heritage of the City.

20.0 To insure the provision of decent housing and a quality living environment for every resident of Aurora

21.1 (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.

21.1 (3) To promote housing in all price ranges for purchase or rent.

22.1 (5) To recognize the unique characteristics of individual neighborhoods and promote their positive attributes.

23.1 (7) To encourage that adaptive reuse of commercial and industrial structures to housing where such conversions are economically feasible, supportive of revitalization efforts, and consistent with the land use plan.

II. GENERAL CHARACTER

A. EXISTING CONDITIONS

1. Subject Property

The Subject Property consists of approximately 2.2 acres lying at the 550 2nd Avenue, 545 E. Benton Street, 555 E. Benton Street, 561 E. Benton Street and 563 E. Benton Street. The property is currently used for Educational Services, Religious Institution, Business, and two-family residential. The property lies within the East Aurora School District #131 boundaries. The property is currently zoned R-2 (C) One Family Dwelling with a Conditional Use and R-5 Multiple-family Dwelling. The Comprehensive Plan designates the Subject Property as Low Density Residential and Conservation, Open Space, Recreation, Drainage.

2. Surrounding Property

North: The surrounding property to the north is zoned R-2(C): One Family Dwelling District with a Conditional Use, with Educational Services (6100) use, and the Comprehensive Plan designates the property as Public.

South: The surrounding property to the south is zoned mostly R-2 One Family Dwelling District with one R-4 Two-Family Dwelling District, with mostly one-family dwelling (1110) uses and some multi-family dwelling (1140) uses, and the Comprehensive Plan designates the property as Low Density Residential.

East: The surrounding property to the east is zoned R-5 Multi-Family Dwelling District, and B-2 Business District - General Retail, with one-family (1110) and multi-family (1140) uses, and the Comprehensive Plan designates the property as Low Density Residential.

West: The surrounding property to the west is zoned B-2 Business District - General Retail with a daycare (6310) use, single-family (1110) use, and commercial use, and the Comprehensive Plan designates the property as Low Density Residential.

III. DEVELOPMENT STANDARDS FOR EACH PARCEL

A. ZONING

The Subject Property shall be divided into three 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 1 –R-5 (C) Multi-Family Dwelling District

1.1. Parcel Size and Use Designation

The zoning parcel referenced within this document as Parcel 1 contains approximately 1.2 acres. Upon approval of this document, said property shall be designated as R-5 (C) Multi-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 49-107.10 titled R-5 Multi-Family Dwelling District, except as modified herein.

1.2. Statement of Intent

The R-5 Multi-Family 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 Community Residence – Major (1520) in the form of a multi-family (1140) use. The Parcel is intended to be developed with 20 permanent supportive housing units in the form of individual apartments with onsite offices for supportive service staff along with a lounge area and gym. The project will redevelop a current building and construct a new building on the site. Access to the property will be from 2nd Avenue.

1.3 District Specific Regulations

1. This property shall be subject to the District Specific Regulations in the R-5 District, Section 49-107.10 of the Zoning Ordinance with the following modifications:
 - a. No more than two principal buildings shall be allowed on a zoning lot, being the existing building and a second attached building.
 - b. No more than two principal buildings shall be allowed on a single recorded lot, being the existing building and a second attached building.

1.4 Use Regulations

1. This property shall be limited to those uses permitted in the R-5 Multi-Family District, Section 49-107.6 of the Zoning Ordinance,

with the following modifications:

- a. The following additional uses shall be permitted:
 - (1) A Community Residence – Major (1520) in the form of individual apartments.
 - (2) Parking Facilities, residential (4160)
 - (3) Parking Facilities, non residential (4170)
 - (4) Special purpose recreational institutions (5200) limited to a bowling alley in the basement
 - (5) Business and professional, office (2400) limited to approximately 500 square feet in the basement
 - (6) Business and professional, office (2400) associated with the Community Residence – Major.

1.5 Bulk Restrictions

1. This property shall be subject to the Bulk Restrictions in the R-5 District, Section 49-107.10, and Section 49-105 of the Zoning Ordinance with the following modifications:
 - a. Minimum setbacks shall be as follows:
 - (1) Front Yard Setback: Three feet (3')
 - (2) Exterior Rear Yard Setback: Zero feet (0')
 - (3) Exterior Side Yard Setback: One foot (1')
 - (4) Interior Rear Yard Setback: Zero feet (0')
 - (5) Interior Side Yard Setback: Five feet (5')
 - b. Lot Size
 - (1) The minimum lot size shall be 51,000 square feet.
 - c. Lot Coverage
 - (1) There shall be no maximum lot coverage per individual zoning lot
 - d. Parking and Loading
 - (1) Unenclosed parking spaces may be located closer than 10 feet to the principal building.
 - e. All parking and loading shall be pursuant to Section 105.13., "Off-Street Parking and Loading" of Chapter 49 of the Zoning Ordinance with the following exception(s):
 - (1) Structure 1140: Multi-family dwelling structures limited to permanent supportive housing should have a minimum of 1 space per dwelling unit..
 - (2) Structure 2400: Recreational Facilities limited to a bowling alley and Structure 2100: Business or professional offices, including financial institutions limited to an association with the Community Residence shall have no minimum parking

requirement but should have access to the shared parking spaces with Parcel 2.

- (3) A Parking Management Plan shall be provided to the city that requires parking permits for all residents' vehicles and cross access parking with the Parcel 2. The number of parking permits shall not exceed the number of individual spaces within the development. Said Parking Management Plan shall be provided to all new residents within the development explaining the Parking Management Plan as part of the lease agreement.
- f. Building, Dwelling and Structure Standards
- (1) Individually accessible balcony, deck and/or patio for each dwelling unit is not required
 - (2) Residential dwelling units shall be permitted on the first at grade level
 - (3) Parking facilities shall not be required to be within the primary structure and no minimum enclosed parking spaces shall be required.

2. Parcel 2 – R-2 (C) One-Family Dwelling District

2.1 Parcel Size and Use Designation

The zoning parcel referenced within this document as Parcel 2 contains approximately 0.8 acres. Upon approval of this document, said property shall be designated as R-2 (C) One-Family Dwelling District, 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 49-107.6 titled R-2 One-Family Dwelling District, except as modified herein.

2.2. Statement of Intent

The R-2 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 will continue to be used as a Religious Institution. Access to the property will be from E. Benton Street.

2.3 Use Regulations

1. This property shall be limited to those uses permitted in the R-2 One-Family Dwelling District, Section 49-107.6 of the Zoning

Ordinance with the following modifications:

- a. The following additional uses shall be permitted:
 - (1) Religious Institution (6400) with associated event hall
 - (2) Business and professional, office (2400) limited to office associated with the Religious Institution.
 - (3) Social Service Agencies, Charitable Organizations, Health Related Facilities, and similar uses when not operated for pecuniary profit (6630)

2.4 District Specific Regulations

- 1. This property shall be subject to the District Specific Regulations in the R-2 District, Section 49-107.6 of the Zoning Ordinance with the following modifications:
 - a. More than one principal building shall be allowed on a zoning lot.

2.5 Bulk Restrictions

- 1. This property shall be subject to the Bulk Restrictions in the R-2 District, Section 49-107.6, and Section 49-105 of the Zoning Ordinance with the following modifications:
 - a. Minimum setbacks shall be as follows:
 - (1) Front Yard Setback: Zero feet (0')
 - (2) Exterior Side Yard Setback: Zero foot (0')
 - (3) Interior Side Yard Setback: Zero feet (0')
 - (4) Interior Rear Yard Setback: Zero feet (0')
 - b. Maximum building height shall be as follows:
 - (1) Fifty feet (50') except that steeples shall be permitted to exceed the maximum height provision.
 - c. Lot Coverage
 - (1) There shall be no maximum lot coverage per individual zoning lot
 - d. All parking and loading shall be pursuant to Section 105.13., "Off-Street Parking and Loading" of Chapter 49 of the Zoning Ordinance with the following modifications:
 - (1) A Parking Management Plan shall be provided to the city that requires cross access parking with the Parcel 1.

3. Parcel 3 – R-4 (C)Two-Family Dwelling District

3.1 Parcel Size and Use Designation

The zoning parcel referenced within this document as Parcel 3 contains approximately 0.13 acres. Upon approval of this document, said property shall be designated as R-4 Two-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 49-107.6 titled R-4 Two-Family Dwelling District, except as modified herein.

3.2. Statement of Intent

The R-4 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 will be developed as a Two-Family Dwelling Use. Access to the property will be from E. Benton Street.

3.3 Use Regulations

1. This property shall be limited to those uses permitted in the R-4 District, Section 49-107.6 of the Zoning Ordinance.

3.4 Bulk Restrictions

1. This property shall be subject to the Bulk Restrictions in the R-4 Two-Family Dwelling District, Section 49-107.8, and Section 49-105 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. 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. REQUESTED MODIFICATIONS AND EXCEPTIONS TO THE AURORA BUILDING CODE

1. Building Code Amendment 1107.6.2 #1 In-Unit Laundry:
Allow common space laundry in lieu of in-unit laundry as amended for R-2 dwelling units.
2. Building Code Amendment 1404.1.1 Exterior Material in R-1 and R-2 Uses:
Allow for a reduction of masonry as exterior finish material on all elevations for new structures or new additions from 80% to 30%. Existing structures to comply with 80% masonry exterior finish requirement.
3. Building Code Amendment 2701.1.2 Electrical services for New R-2 apartment buildings:
Allow for waiving the requirement that apartment buildings be served with an independently metered service per dwelling unit. However, the building is required to be designed in a manner that meters can be installed in the future.
4. Building Code Amendment 1207.2.3 Airborne sound in R-2 Uses:
Sound transmission class for 1207.2 in new structures shall be modified to not less than 57 (55 if field tested) for air-borne noise when tested in accordance with ASTM E 90. The STC analysis shall not include any finish material (wall-coverings or flooring treatments).
5. Building Code Amendment 1207.3.1 Structure-borne sound in R-2 uses:
Sound transmission class for 1207.3.1 in new structures shall be modified to impact insulation Class (IIC) of not less than 54 (53 if field tested) when tested in accordance with ASTM E 492. The IIC analysis shall not include any finish material (wall-coverings or flooring treatments).
6. 2901.1.2 Domestic water services for New R-2 apartment buildings:
Allow for the waiving of the requirement that apartment buildings shall be served with an independently and privately metered service per dwelling unit. However, the building is required to be designed in a manner that meters can be installed in the future.

V. 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" – MAP OF DEVELOPMENT PARCELS

ATTACHMENT "A"
LEGAL DESCRIPTION OF DEVELOPMENT PARCELS

PARCEL 1

PROPOSED LOT 1 IN LAS ROSAS SUBDIVISION (PER CONFIGURATION DATED 10/15/2024):

THOSE PARTS OF LOTS 1 AND 2, TOGETHER WITH THE SOUTH 1/2 OF LOT 3 AND THE WEST 1/2 OF THE SOUTH 1/2 OF LOT 4 IN BLOCK 1 OF HACKNEY'S ADDITION TO AURORA, IN THE CITY OF AURORA, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 11, 1894 IN BOOK 15 OF PLATS PAGE 14, ALL IN KANE COUNTY, ILLINOIS, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1 IN SAID BLOCK 1; THENCE NORTH 06 DEGREES 50 MINUTES 28 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 145.15 FEET;
THENCE SOUTH 82 DEGREES 59 MINUTES 50 SECONDS EAST, 102.06 FEET;
THENCE SOUTH 06 DEGREES 55 MINUTES 00 SECONDS WEST, 12.31 FEET;
THENCE SOUTH 82 DEGREES 50 MINUTES 46 SECONDS EAST, 3.80 FEET;
THENCE SOUTH 21 DEGREES 07 MINUTES 16 SECONDS EAST, 7.66 FEET;
THENCE SOUTH 07 DEGREES 00 MINUTES 40 SECONDS WEST, 37.29 FEET;
THENCE SOUTH 83 DEGREES 05 MINUTES 00 SECONDS EAST, 115.06 FEET;
THENCE NORTH 03 DEGREES 53 MINUTES 56 SECONDS EAST 61.00 FEET, TO THE NORTH LINE OF THE SOUTH 1/2 OF LOTS 3 AND 4 IN BLOCK 1 OF THE AFORESAID HACKNEY'S ADDITION AND THE WESTERLY EXTENSION THEREOF; THENCE SOUTH 86 DEGREES 22 MINUTES 56 SECONDS EAST ALONG SAID NORTH LINE OF THE SOUTH 1/2 OF LOTS 3 AND 4 AND THE WESTERLY EXTENSION THEREOF, 207.34 FEET TO THE EAST LINE OF THE WEST 1/2 OF LOT 4 IN BLOCK 1 OF SAID HACKNEY'S ADDITION;
THENCE SOUTH 06 DEGREES 50 MINUTES 28 SECONDS WEST ALONG SAID EAST LINE OF THE WEST 1/2 OF LOT 4, A DISTANCE OF 136.78 TO THE SOUTH LINE OF SAID LOT 4 IN BLOCK 1;
THENCE NORTH 86 DEGREES 22 MINUTES 56 SECONDS WEST ALONG THE SOUTH LINE OF SAID BLOCK 1, A DISTANCE OF 428.95 FEET TO THE SOUTHWEST CORNER OF LOT 1 AFORESAID AND THE POINT OF BEGINNING.

(SAID PROPOSED LOT 1 CONTAINING 52,490 SQ. FT. OR 1.205 ACRES, MORE OR LESS)

PARCEL 2

PROPOSED LOT 2 IN LAS ROSAS SUBDIVISION (PER CONFIGURATION DATED 10/15/2024):

THOSE PARTS OF LOTS 1 AND 2 IN BLOCK 1 OF HACKNEY'S ADDITION TO AURORA, IN THE CITY OF AURORA, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 11, 1894 IN BOOK 15 OF PLATS PAGE 14, ALL IN KANE COUNTY, ILLINOIS, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 1 IN SAID BLOCK 1; THENCE NORTH 06 DEGREES 50 MINUTES 28 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 145.15 FEET TO A POINT OF BEGINNING; THENCE SOUTH 82 DEGREES 59 MINUTES 50 SECONDS EAST, 102.06 FEET; THENCE SOUTH 06 DEGREES 55 MINUTES 00 SECONDS WEST, 12.31 FEET; THENCE SOUTH 82 DEGREES 50 MINUTES 46 SECONDS EAST, 3.80 FEET; THENCE SOUTH 21 DEGREES 07 MINUTES 16 SECONDS EAST, 7.66 FEET; THENCE SOUTH 07 DEGREES 00 MINUTES 40 SECONDS WEST, 37.29 FEET; THENCE SOUTH 83 DEGREES 05 MINUTES 00 SECONDS EAST, 115.06 FEET; THENCE NORTH 03 DEGREES 53 MINUTES 56 SECONDS EAST 61.00 FEET, TO THE WESTERLY EXTENSION OF THE NORTH LINE OF THE SOUTH 1/2 OF LOTS 3 AND 4 IN BLOCK 1 OF THE AFORESAID HACKNEY'S ADDITION; THENCE SOUTH 86 DEGREES 22 MINUTES 56 SECONDS EAST ALONG SAID WESTERLY EXTENSION OF THE NORTH LINE OF THE SOUTH 1/2 OF LOTS 3 AND 4 IN BLOCK 1 OF HACKNEY'S ADDITION, 9.34 FEET TO THE WEST LINE OF LOT 3 IN SAID BLOCK 1; THENCE NORTH 06 DEGREES 50 MINUTES 28 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT 3, A DISTANCE OF 136.78 FEET TO THE NORTHWEST CORNER THEREOF; THENCE NORTH 86 DEGREES 22 MINUTES 56 SECONDS WEST ALONG THE NORTH LINE OF LOT 1 AND 2 IN BLOCK 1 AFORESAID, 230.94 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 06 DEGREES 50 MINUTES 28 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 128.42 FEET TO THE POINT OF BEGINNING.

(SAID PROPOSED LOT 2 CONTAINING 37,629 SQ. FT. OR 0.864 ACRES, MORE OR LESS)

PARCEL 3

PROPOSED LOT 3 IN LAS ROSAS SUBDIVISION (PER CONFIGURATION DATED 10/15/2024):

THE WESTERLY 42 FEET OF THE NORTHERLY 1/2 OF LOT 3 IN BLOCK 1 OF HACKNEY'S ADDITION TO AURORA, IN THE CITY OF AURORA, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 11, 1894 IN BOOK 15 OF PLATS PAGE 14, ALL IN KANE COUNTY, ILLINOIS, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 3 IN BLOCK 1; THENCE SOUTH 86 DEGREES 22 MINUTES 56 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 42.07 FEET TO THE EAST LINE OF THE WEST 42 FEET THEREOF; THENCE SOUTH 06 DEGREES 50 MINUTES 28 SECONDS WEST ALONG SAID EAST LINE OF THE WEST 42 FEET THEREOF, 136.78 FEET TO THE SOUTH LINE OF THE NORTH 1/2 OF SAID LOT 3; THENCE NORTH 86 DEGREES 22 MINUTES 56 SECONDS WEST ALONG SAID SOUTH LINE OF THE NORTH 1/2 OF LOT 3, A DISTANCE OF 42.07 FEET TO THE WEST LINE OF SAID LOT 3; THENCE NORTH 06 DEGREES 50 MINUTES 28 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT 3, A DISTANCE OF 136.78 FEET TO THE NORTHWEST CORNER THEREOF AND THE

POINT OF BEGINNING.

(SAID PROPOSED LOT 3 CONTAINING 5,745 SQ. FT. OR 0.132 ACRES, MORE OR LESS)

ATTACHMENT "B"
 MAP OF DEVELOPMENT PARCELS

