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4/10/2007
PD07.101

ORIGINAL



CITY OF AURORA
CITY COUNCIL

ORDINANCE NUMBER 007-42

DATE OF PASSAGE April 10, 2007

PETITIONERS: KH SRAV I, LLC a Delaware Limited Liability Company and Alexander Family of Illinois Limited Partnership a Delaware Limited Partnership

AN ORDINANCE ESTABLISHING A SPECIAL USE PLANNED DEVELOPMENT AND APPROVING A PLAN DESCRIPTION FOR 385 ACRES LOCATED NORTH AND SOUTH OF GALENA BLVD, EAST OF GORDON ROAD AND NORTH OF PRAIRIE STREET

WHEREAS, the City of Aurora has a population of more than 25,000 persons in it and is, therefore, a home rule unit as defined in Article VII, section 6(a) of the 1970 Constitution of the State of Illinois; and

WHEREAS, said section of the Constitution authorizes a home rule unit to exercise any power and perform any function pertaining to its government and affairs for the protection of the public health, safety, morals and welfare; and

WHEREAS, KH SRAV I, LLC and Alexander Family of Illinois Limited Partnership, are the owners of record of the real estate legally described on Exhibit "A", attached hereto and incorporated herein by reference as if fully set forth, and hereafter referred to as Exhibit "A;" and

WHEREAS, a Plan Description in the form of Exhibit "B", attached hereto and included herein by reference as if fully set forth, has been duly submitted to the Corporate Authorities of the City of Aurora for review with the Annexation Agreement for the property described in Exhibit "A"; and

WHEREAS, all public hearings and other action required to be held or taken prior to the adoption and execution of said Annexation Agreement in order to make the same effective have been held or taken pursuant to notice as required by law and in accordance with all requirements of law; and

WHEREAS, property legally described in Exhibit "A" has been duly and validly annexed to the City of Aurora pursuant to the terms and conditions in the Annexation Agreement; and

WHEREAS, Exhibits "A" and "B", attached hereto and included herein by reference as if fully set forth, in its present form, have been on file with the City Clerk of the City of Aurora for public inspection for a at least one week; and

WHEREAS, the City Council, after due investigation and consideration, has determined that the classification and establishment of a Special Use Planned Development and the approval of the Plan Description with and underlying zoning of E(S) for the property legally described in Exhibit "A" will promote the sound planning and development of the City, and therefore serve the best interests of the City of Aurora;

WHEREAS, on August 23, 2005 the City of Aurora approved Ordinance Number 005-102, establishing a special use planned development and approving a plan description for the Subject Property, however there was an inconsistency in the due statutory notice given for the City's annexation approved on August 23, 2005 with Ordinance 005-101, which caused the City to re-annex said property and causes this Ordinance to re-establish the special use planned development; and

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Aurora, Illinois, As follows:

Section One: That said City Council of the City of Aurora, Illinois finds as fact all of the preamble recitals of this ordinance.

Section Two: That the Plan Description in the form of Exhibit "B" attached hereto and included herein by reference as if fully set forth, and incorporated in and made a part of this Ordinance, is hereby approved and that Ordinance Number 3100, being the Aurora Zoning Ordinance and the Zoning Map Attached Thereto be, and the same are, here by amended to rezone the real estate described on Exhibit "A" to E(S).

Section Three: That all modifications and exceptions under the Aurora Zoning Ordinance and all modifications and exceptions from the Aurora Subdivision Control Ordinance, as set for the in the Plan Description, are hereby granted and approved.

Section Four: That such number of duplicate originals of said Plan Description may be executed, as the Mayor shall determine.

Section Five: That this Ordinance shall take effect and be in full force and effect upon and after its passage, approval and publication in pamphlet form as required by law.

Section Six: That all ordinances or part ordinances in conflict herewith are hereby repealed insofar as any conflict exists.

Section Seven: That any section, phrase or paragraph of this ordinance that is construed to be invalid, void or unconstitutional shall not affect the remaining sections, phrases or paragraphs of this ordinance which shall remain in full force and effect.

Section Eight: That any ordinances or resolutions approved by the City in regards to the Subject Property subsequent to the August 23, 2005 annexation ordinance is hereby reaffirmed and shall remain in full force and effect.

PASSED AND APPROVED to the City Council of the City of Aurora, Illinois on this 10th day of April, 2007.

AYES 10 **NAYS** 0 **NOT VOTING** _____

SIGNED by the Mayor of the City of Aurora, Illinois, on this 10th day of April 2007.



Mayor
City of Aurora Illinois

Attest:


City Clerk

Case File Number: SG23/2-04.081-PA

This instrument prepared by:
Aurora Planning Division
1 South Broadway
Aurora, Illinois 60507

Parcel Numbers:

14-14-300-021
14-14-400-035
14-14-400-036
14-23-100-014
14-23-200-001
14-23-300-008
14-23-300-013
14-23-400-016
14-23-400-025
14-23-400-027

Exhibit "A"

LEGAL DESCRIPTION

For The Property Located north and south of Galena Blvd, east of Gordon Road and north of Prairie Street

FARLEY WEST PROPERTY ANNEXATION TO AURORA LEGAL DESCRIPTION

PARCEL FOUR:

THAT PART OF THE SOUTH HALF OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP AND RANGE AFORESAID WITH THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 23; THENCE NORTH 00°15'40" WEST ALONG THE WEST LINE OF A COMMONWEALTH EDISON COMPANY RIGHT OF WAY, A DISTANCE OF 42.09 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTHERLY ALONG SAID WEST LINE OF A COMMONWEALTH EDISON COMPANY RIGHT OF WAY RECORDED AS DOCUMENT NUMBER 1283707 FOR THE FOLLOWING TWO (2) COURSES; (1) THENCE NORTH 00°15'40" WEST, A DISTANCE OF 402.63 FEET; (2) THENCE NORTH 19°43'03" EAST, A DISTANCE OF 1172.29 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF THE BURLINGTON NORTHERN RAILROAD RECORDED AS DOCUMENT NUMBER 13079 IN KANE COUNTY, ILLINOIS; THENCE WESTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE FOR THE FOLLOWING THREE (3) COURSES; (1) THENCE NORTH 71°16'47" WEST, A DISTANCE OF 1500.01 FEET (2) THENCE NORTH 72°35'31" WEST, A DISTANCE OF 652.51 FEET TO A POINT OF CURVATURE; (3) THENCE WESTERLY ALONG A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 5679.58 FEET AND A CHORD BEARING OF SOUTH 75°06'32" EAST, AN ARC LENGTH OF 498.99 FEET; THENCE SOUTH 06°12'32" WEST, A DISTANCE OF 553.19 FEET; THENCE SOUTH 17°37'33" WEST, A DISTANCE OF 250.87 FEET; THENCE SOUTH 06°11'52" WEST, A DISTANCE OF 55.68 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 484.73 FEET, AN ARC LENGTH OF 490.40 FEET TO A POINT OF TANGENCY; THENCE SOUTH 51°46'06" EAST, A DISTANCE OF 982.23 FEET; THENCE SOUTH 72°07'34" EAST, A DISTANCE OF 1386.95 FEET TO THE POINT OF BEGINNING; CONTAINING 84.74 ACRES OF LAND, MORE OR LESS IN SUGAR GROVE TOWNSHIP, KANE COUNTY, ILLINOIS.

**FARLEY EAST PROPERTY
ANNEXATION TO AURORA
LEGAL DESCRIPTION**

PARCEL THREE:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP AND RANGE AFORESAID WITH THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 23; THENCE NORTH 89°00'05" EAST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 23, A DISTANCE OF 205.01 FEET TO A POINT ON THE EAST LINE OF COMMONWEALTH EDISON COMPANY RIGHT OF WAY RECORDED AS DOCUMENT NUMBER 1283707; THENCE NORTHERLY ALONG THE EAST LINE OF SAID COMMONWEALTH EDISON COMPANY RIGHT OF WAY LINE FOR THE FOLLOWING THREE (3) COURSES; (1) THENCE NORTH 00°26'40" WEST, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING; (2) THENCE NORTH 00°26'40" WEST, A DISTANCE OF 366.07 FEET; (3) THENCE NORTH 19°44'38" EAST, A DISTANCE OF 1140.10 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF THE BURLINGTON NORTHERN RAILROAD RECORDED AS DOCUMENT NUMBER 13079; THENCE SOUTH 71°16'47" EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 42.25 FEET TO ITS INTERSECTION WITH A LINE DESIGNATED AS LINE "A" IN A DEED DATED SEPTEMBER 21, 1972 AND FILED FOR RECORD IN KANE COUNTY, ILLINOIS ON OCTOBER 2, 1972 AS DOCUMENT NUMBER 1241603; THENCE SOUTH 06°25'30" WEST ALONG SAID LINE "A", A DISTANCE OF 1429.98 FEET; THENCE SOUTH 89°00'05" WEST, A DISTANCE OF 262.34 FEET TO THE POINT OF BEGINNING; CONTAINING 6.64 ACRES OF LAND, MORE OR LESS IN SUGAR GROVE TOWNSHIP, KANE COUNTY, ILLINOIS.

**SETTLERS RIDGE
AURORA ANNEXATION LEGALS
AREA NORTH OF FOX RIVER BIKE PATH**

PARCEL 1:

THAT PART OF THE SOUTH HALF OF SECTION 14, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF WILDWOOD DRIVE BEING A SUBDIVISION OF PART OF SAID SECTION 14 FOR THE POINT OF BEGINNING; THENCE SOUTH 73°53'22" EAST ALONG THE SOUTHERLY LINE OF SAID WILDWOOD DRIVE, A DISTANCE OF 890.10 FEET TO A POINT OF BEND IN THE SOUTH LINE OF LOT 3 OF SAID WILDWOOD DRIVE; THENCE SOUTH 85°40'43" EAST ALONG THE SOUTH LINE OF SAID WILDWOOD DRIVE, A DISTANCE OF 422.62 FEET TO THE SOUTHERLY CORNER OF LOT 4 OF SAID WILDWOOD DRIVE; THENCE SOUTH 06°27'03" WEST, A DISTANCE OF 517.48 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF THE ABANDONED CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD COMPANY (NOW KNOWN AS THE FOX RIVER PARK DISTRICT BIKE PATH); THENCE NORTHWESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE BEING A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 5779.58 FEET AND A CHORD BEARING OF NORTH 60°05'29" WEST, AN ARC LENGTH OF 1411.49 FEET TO A POINT OF TANGENCY; THENCE NORTH 67°04'33" WEST, A DISTANCE OF 8.57 FEET TO THE CENTERLINE OF DENSMORE ROAD; THENCE NORTH 06°28'22" EAST ALONG THE CENTERLINE OF DENSMORE ROAD, A DISTANCE OF 88.20 FEET TO THE POINT OF BEGINNING; CONTAINING 7.21 ACRES OF LAND, MORE OR LESS, IN SUGAR GROVE TOWNSHIP, KANE COUNTY, ILLINOIS.

LEGAL DESCRIPTION - PARCEL 2

THAT PART OF THE SOUTH HALF OF SECTION 14, AND THE NORTH HALF OF SECTION 23, IN TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EAST LINE OF GORDON ROAD AND THE NORTHERLY RIGHT OF WAY LINE OF THE BURLINGTON NORTHERN RAILROAD RECORDED AS DOCUMENT NUMBER 13079 FOR THE POINT OF BEGINNING; THENCE NORTH $06^{\circ}12'32''$ EAST, A DISTANCE OF 454.36 FEET; THENCE NORTH $04^{\circ}51'10''$ WEST, A DISTANCE OF 260.60 FEET; THENCE NORTH $06^{\circ}12'32''$ EAST, A DISTANCE OF 524.42 FEET THENCE NORTH $06^{\circ}11'50''$ EAST, A DISTANCE OF 275.88 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY ALONG A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 4828.20 FEET, AN ARC LENGTH OF 147.63 FEET TO A POINT OF TANGENCY; THENCE NORTH $04^{\circ}26'43''$ EAST, A DISTANCE OF 489.52 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY ALONG A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 5944.65 FEET, AN ARC LENGTH OF 181.76 FEET TO A POINT OF TANGENCY; THENCE NORTH $06^{\circ}11'50''$ EAST, A DISTANCE OF 1388.13 FEET; THENCE NORTH $81^{\circ}24'14''$ WEST, A DISTANCE OF 10.01 FEET; THENCE NORTH $06^{\circ}10'17''$ EAST, A DISTANCE OF 802.12 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF ABANDONED CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD COMPANY (NOW KNOWN AS THE FOX RIVER PARK DISTRICT BIKE PATH); THENCE SOUTHEASTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE FOR THE FOLLOWING TWO (2) COURSES; (1) THENCE SOUTH $67^{\circ}05'52''$ EAST, A DISTANCE OF 1235.35 FEET TO A POINT ON A CURVE; (2) THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 5679.58 FEET AND A CHORD BEARING OF SOUTH $57^{\circ}16'39''$ EAST, AN ARC LENGTH OF 1944.97 FEET TO A POINT ON A LINE BEARING SOUTH $07^{\circ}00'$ WEST FROM A POINT 1.32 CHAINS EAST OF THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 14, SAID LINE ALSO BEING THE WESTERLY LINE OF COMMONWEALTH EDISON COMPANY RIGHT OF WAY; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF A COMMONWEALTH EDISON COMPANY RIGHT OF WAY FOR THE FOLLOWING TWO (2) COURSES; (1) THENCE SOUTH $06^{\circ}27'01''$ WEST, A DISTANCE OF 2906.86 FEET; (2) THENCE SOUTH $19^{\circ}41'41''$ WEST, A DISTANCE OF 878.16 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF THE BURLINGTON NORTHERN RAILROAD AFORESAID; THENCE WESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE FOR THE FOLLOWING THREE (3) COURSES; (1) THENCE NORTH $73^{\circ}57'16''$ WEST, A DISTANCE OF 1506.37 FEET; (2) THENCE NORTH $72^{\circ}34'52''$ WEST, A DISTANCE OF 652.51 FEET TO A POINT ON A CURVE; (3) THENCE NORTHWESTERLY ALONG A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 5779.58 FEET AND A CHORD BEARING OF NORTH $75^{\circ}03'08''$ WEST, AN ARC LENGTH OF 498.80 FEET TO THE POINT OF BEGINNING; EXCEPT FOR THE FOLLOWING DESCRIBED PARCEL:

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THAT PART OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 38 NORTH,
RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT A RAILROAD SPIKE AT THE INTERSECTION OF THE
CENTERLINE OF GALENA ROAD AND THE CENTERLINE OF GORDON ROAD;
THENCE SOUTH 81°24'14" EAST ALONG THE CENTERLINE OF SAID GALENA ROAD,
903.33 FEET TO THE PLACE OF BEGINNING; THENCE SOUTH 81°24'14" EAST ALONG
SAID CENTERLINE OF GALENA ROAD, 553.30 FEET; THENCE SOUTH 08°35'47"
WEST, 471.59 FEET; THENCE NORTH 81°23'06" WEST, 553.30 FEET; THENCE NORTH
08°35'47" EAST, 471.41 FEET TO THE PLACE OF BEGINNING, IN THE TOWNSHIP OF
SUGAR GROVE, KANE COUNTY, ILLINOIS.

CONTAINING 273.72 ACRES OF LAND, MORE OR LESS, IN SUGAR GROVE
TOWNSHIP, KANE COUNTY, ILLINOIS.

Exhibit "B"

PLAN DESCRIPTION

For The Property Located north and south of Galena Blvd, east of Gordon Road and north of Prairie Street

OWNER: KH SRAV I, LLC
5999 New Wilke Road, Bld 2
Rolling Meadows, IL 60008

OWNER: Alexander Family of Illinois Limited Partnership
Thomas S. Alexander
c/o Alexander Lumber Co.
P.O. Box 831
515 Redwood Drive
Aurora, IL 60507

DATE ANNEXATION AGREEMENT
APPROVED BY CITY COUNCIL: 5/24/2005

ORDINANCE NUMBER: 005-069

PLAN DESCRIPTION AS: Attachment "C"

NOTE: A COPY OF THE DOCUMENTS AS REFERENCED HEREON ARE ON FILE IN THE CITY OF AURORA PLANNING DIVISION OFFICE ON THE SECOND FLOOR, 1 SOUTH BROADWAY, AURORA, ILLINOIS, 60505.

ATTACHMENT "C"

Ordinance # O05-102

Date August 23, 2005

**A Plan Description for Ingham Park located East of Gordon Road between Galena
Boulevard and Prairie Street with an "E" Estate Single-Family Detached Dwelling District
Zoning
Special Use Planned Unit Development
Pursuant to Section 14.6-7 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 that brings the subject property described herein to a more complete, complex, or desirable state.

Owners shall mean the person(s) or entity that is described as the legal owner of record of the subject property described herein.

For the purposes of this document, Developer and Owners 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 14.6-7.2 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: To encourage new development contiguous to existing development; to guide and promote development to areas where public utilities, public roads and municipal services are either available or planned; to promote the buffering of low density residential areas from high intensity uses with higher density residential when appropriate; to use the improvement and addition of street and highway facilities as a positive force in guiding new development and improving land use relationships. To encourage quality site design throughout the City; to provide for the visual enhancement of the City through attractive landscaping, quality signage and diverse building design and arrangement; to promote access to housing opportunities for all economic, racial, religious, ethnic and age groups.

II. GENERAL CHARACTER

A. EXISTING CONDITIONS

1. Subject Property

The subject property consists of approximately 380 acres lying east of Gordon Road between Galena Boulevard and Prairie Street. The land is currently used for Agriculture and single-family residential. The property lies within the West Aurora School District and Sugar Grove Park District boundaries.

B. EXISTING ZONING CLASSIFICATIONS

1. Subject Property: Zoned F (Farming) within Kane County.

2. Surrounding Property: The property to the west is zoned Farming in Kane County, the property to the east is E-1 in Kane County. The property to the north and south is farming and R-1 in Kane County, Illinois.

C. COMPREHENSIVE PLAN

1. Subject Property: Estate

2. Surrounding Property: Low density residential/estate and farming.

III. DEVELOPMENT STANDARDS FOR EACH PARCEL

A. ZONING

The Development shall not exceed a density of 1.137 and shall be divided into 2 parcels, Parcel A and Parcel B, legally described on Attachment "A". Development of each parcel described on Attachment "A", and generally depicted on Attachment "B", shall be regulated as follows:

1. Parcel A, that parcel lying north of the Burlington Northern Railroad Tracks

1.1. Parcel Size and Use Designation

The subject property referenced within this document as Parcel A and on the Preliminary Plan and Plat shown on Attachment "B," contains 288 ± acres. Upon approval of this document, said property shall be designated as "E" Estate Single-Family Detached Dwelling District with a special use for a planned development on the City of Aurora Zoning Map, and be regulated by Section 11.1 of the Aurora Zoning Ordinance as modified herein.

1.2. Statement of Intent

The "E" Estate Single-Family Detached Dwelling District has been chosen as the underlying base zoning for this development to provide for the long-term viability of the property and to ensure consistency and compatibility with the adjacent zoning and uses. The subject parcel will be shown on the site plan. Access to the property will be as shown on the site plan.

1.3. Specific Rules and Definitions

The City may approve Final Plans that contain variations up to 10% of the requirement from Sections A-1.5 b, c, and d of this plan description pertaining to Signs, Landscaping & Screening, and Parking & Loading, and Section A-1.9 pertaining to Bulk Restrictions. Variations above 10% shall be requested through the Final Plan process with a public hearing as outlined in Section 15 of the AZO.

1.4. Permitted Uses

This property shall be limited to those uses permitted in the "E" Estate Single-Family Detached Dwelling District, with the exception of the existing farmstead structures which shall be preserved, these structures may also be used as office, neighborhood retail, daycare, or community center uses as determined at the time of Final Plan and Plat.

1.5. General Provisions

The development of Parcel A shall be governed by the provisions of the Aurora Zoning Ordinance, Section 11.1, "E" Estate Single-Family Detached Dwelling District, unless modified by the following provisions:

a. Plan Approval

Parcel A shall be subject to final plan approval pursuant to Section 14.6-11(b), entitled "Procedures for approval of plans" subsection "Final plans", of the Aurora zoning ordinance and shall contain all information as described on Attachment "C", Required Components Of Final Plans.

b. Signs

All signs shall be pursuant to the Aurora Sign Ordinance and the Special Sign District regulations attached hereto as Attachment "E" to Plan Description, and incorporated herein.

c. Landscaping and Screening

All Landscaping and screening shall be pursuant to Attachment "D", Landscaping Requirements.

d. Parking and Loading

All parking and loading shall be pursuant to Section 10, "Off-Street Parking and Loading" of the Aurora Zoning Ordinance.

e. Specific Restrictions

Design and construction standards for lakes and blue/green detention areas shall be pursuant to the Kane County Stormwater Control Ordinance requirements as adopted by the City.

1.6. Nonconforming Zoning Lots, Structures, and Uses

All nonconforming zoning lots, structures, and uses shall be pursuant to Section 6, "Nonconforming Zoning Lots, Structures, and Uses" of the Aurora Zoning Ordinance.

1.7. Special Uses

All special uses pursuant to Section 7, "Special Uses", of the Aurora Zoning Ordinance shall be established in accordance with Section 14, "Administration" of the Aurora Zoning Ordinance.

1.8. Accessory Buildings and Uses

All Accessory structures and uses shall be pursuant to Section 8, entitled "Accessory Buildings and Uses" of the Aurora Zoning Ordinance.

1.9. Bulk Restrictions

a. Maximum Lot Area Coverage by buildings, structures and pavements - 40% of the lot area

b. Specific Lot Requirements

1. 80 foot wide lots:

a. Minimum lot width: 80' at the building line

b. Minimum lot size: 10,560 square feet

c. Side yard: 12', with a minimum separation between buildings of 26'. Open Side Yard setback may be implemented if applicable.

2. 90 foot wide lots:

a. Minimum lot width: 90' at the building line

b. Minimum lot size: 11,250 square feet

- c. Side yard: 15', with a minimum separation between structures of 36'. Open Side Yard setback may be implemented if applicable.
- 3. 100 foot wide lots:
 - a. Minimum lot width: 100' at the building line
 - b. Minimum lot size: 12,500 square feet
 - c. Side yard: 20' with a minimum separation between structures of 44'. Open Side Yard setback may be implemented if applicable.
- 2. 120 foot wide lots:
 - a. Minimum lot width: 120' at the building line
 - b. Minimum lot size: 26,400 square feet
 - c. Side yard: 25' with a minimum separation between structures of 52'. Open Side Yard setback may be implemented if applicable.
- c. Required Setback Areas -The minimum required setback areas for this development shall be as follows:
 - Front yard- 30' and 50-90' for lots adjacent to Galena Blvd.
 - Rear Yard- 20'
 - Exterior Side yard - 20'
 - Side Yard- See above

d. Open space

An open space side yard setback may be implemented where a side yard is adjacent to an open space area wider than 60'; this Open space side yard shall be a minimum of 7'.

In keeping with the intent of the Countryside Vision Plan open space and view sheds are a key component to the development of the Subject Property. In order to create view sheds separation between structures have been established with the provisions above. At the time of preliminary and final plan for the Subject Property the establishment and preservation of these view sheds and separations will be further explored with the option of creating view shed preservation regulations for areas between lots or perhaps pulling these open space areas together at the end of a housing row and placing it in common ownership.

e.. Permitted Obstructions in Required Setback Areas

Obstructions in required setback areas shall be pursuant to Section 5.4 "Permitted Obstructions in Required Yard Areas" of the Aurora Zoning Ordinance.

f.. Maximum Height - The maximum height of structures shall be 35 feet.

1.10. Building Elevations

Building Elevations shall be presented for approval with the Final Plat and/or Plan and will be evaluated based on quality and variety of building materials, orientation and presentation from the public street, and the use of architectural elements.

2. Parcel B, that parcel lying south of the Burlington Northern Railroad Tracks

2.1. Parcel Size and Use Designation

The subject property referenced within this document as Parcel B and on the Preliminary Plan and Plat shown on Attachment "B", contains $92 \pm$ acres. Upon approval of this document, said property shall be designated as "E" Estate Single-Family Detached Dwelling District with a Special Use for a Planned Development on the City of Aurora Zoning Map, and be regulated by Section 11.1 of the Aurora Zoning Ordinance as modified herein.

2.2. Statement of Intent

The "E" Estate Single-Family Detached Dwelling District has been chosen as the underlying base zoning for this development to provide for the long-term viability of the property and to ensure consistency and compatibility with the adjacent zoning and uses. The subject parcel will be shown on the site plan. Access to the property will be as shown on the site plan.

2.3. Specific Rules and Definitions

The City may approve Final Plans that contain variations up to 10% of the requirement from Sections A-1.5 b, c, and d of this plan description pertaining to Signs, Landscaping & Screening, and Parking & Loading, and Section A-1.9 pertaining to Bulk Restrictions. Variations above 10% shall be requested through the Final Plan process with a public hearing as outlined in Section 15 of the AZO.

2.4. Permitted Uses

This property shall be limited to those uses permitted in the "E" Estate Single-Family Detached Dwelling District, with the exception of the 1.8 acre municipal

well site. The municipal well site is being donated to the City and is located as depicted on the Concept Plan, attached hereto. The construction and use of the well site shall be a permitted use requiring only final plan approval by the City.

2.5. General Provisions

The development of Parcel B shall be governed by the provisions of the Aurora Zoning Ordinance, Section 11.1, "E" Estate Single-Family Detached Dwelling District, unless modified by the following provisions:

a. Plan Approval

Parcel B shall be subject to final plan approval pursuant to Section 14.6-11(b), entitled "Procedures for approval of plans" subsection "Final plans", of the Aurora zoning ordinance and shall contain all information as described on Attachment "C", Required Components Of Final Plans.

b. Signs

All signs shall be pursuant to the Aurora Sign Ordinance and the Special Sign District regulations attached hereto as Attachment E to Plan Description, and incorporated herein.

c. Landscaping and Screening

All Landscaping and screening shall be pursuant to Attachment "D", Landscaping Requirements.

d. Parking and Loading

All parking and loading shall be pursuant to Section 10, "Off-Street Parking and Loading" of the Aurora Zoning Ordinance.

e. Specific Restrictions

Design and construction standards for lakes and blue/green detention areas shall be pursuant to the Kane County Stormwater Ordinance requirements as adopted by the City.

2.6. Nonconforming Zoning Lots, Structures, and Uses

All nonconforming zoning lots, structures, and uses shall be pursuant to Section 6, "Nonconforming Zoning Lots, Structures, and Uses" of the Aurora Zoning Ordinance.

2.7. Special Uses

All special uses pursuant to Section 7, "Special Uses", of the Aurora Zoning Ordinance shall be established in accordance with Section 14, "Administration" of the Aurora Zoning Ordinance.

2.8. Accessory Buildings and Uses

All Accessory structures and uses shall be pursuant to Section 8, entitled "Accessory Buildings and Uses" of the Aurora Zoning Ordinance.

2.9 Bulk Restrictions

a. Maximum Lot Area Coverage by buildings, structures and pavements – 40% of the lot area

b. Specific Lot Requirements

90 foot wide lots:

a. Minimum lot width: 90' at the building line

b. Minimum lot size: 11,250 square feet

c. Side yard: 15' with a minimum separation between buildings of 36'. Open Side Yard setback may be implemented if applicable.

c. Required Setback Areas –The minimum required setback areas for this development shall be as follows:

Front yard- 30'

Rear Yard- 20'

Exterior Side yard - 20'

Side Yard- See above

d. Open space

An open space side yard setback may be implemented where a side yard is adjacent to an open space area wider than 60'; this Open space side yard shall be a minimum of 7'.

In keeping with the intent of the Countryside Vision Plan open space and view sheds are a key component to the development of the Subject Property. In order to create view sheds separation between structures have been established with the provisions above. At the time of preliminary and final plan for the Subject Property the establishment and preservation of these view sheds and separations will be further explored with the option of creating view shed preservation regulations for areas between lots or perhaps pulling these open space areas together at the end of a housing row and placing it in common ownership.

e. Permitted Obstructions in Required Setback Areas

Obstructions in required setback areas shall be pursuant to Section 5.4 "Permitted Obstructions in Required Yard Areas" of the Aurora Zoning Ordinance.

- f. Maximum Height – The maximum height of structures shall be 35 feet.

2.10 Building Elevations

Building Elevations shall be presented for approval with the Final Plat and/or Plan and will be evaluated based on quality and variety of building materials, orientation and presentation from the public street, and the use of architectural elements.

B. PUBLIC IMPROVEMENTS

1. Owners/Developer agree to participate in all future, lawfully approved special service areas for public improvements concerning the Subject Property and shall establish a Specific Special Service Area ("SSA") within 60 days after Final Plan, Plat, and Final Engineering approval, and prior to any conveyance of any parcels to any non-developer/owner-controlled person or entity, as a back-up to any Homeowners Association for the maintenance of the storm water management facilities landscaping, entry features and common areas. Owners waive any objection to the establishment of an SSA for the Subject Property, the purpose of which would be to maintain private storm water management areas, landscaped easements and entry features in the event a Homeowners Association fails to perform such required maintenance. The Developer does not however, waive its right to object to the reasonableness of the amount or the method of calculation of the proposed special service area tax. Failure to comply and have a required SSA established may result in the City withholding Occupancy Permits in the Development.
2. All improvements, buildings and structures shall be required to follow the Kane County Stormwater Ordinance requirements as adopted by the City or modified in the Plan Description.
3. The Subject Property is within a five (5) mile radius of the Aurora Airport and therefore subject to the planning recommendations of the Federal Aviation Administration's Advisory Circular regarding Hazardous Wildlife Attractants on or Near Airports. In an effort to accomplish the FAA planning recommendations, the Developer agrees to design the development such that all stormwater management facilities shall have a minimum bottom slope of 1.5% established with deep-rooted native plantings with no permanent open water feature, to deter waterfowl from utilizing the facility and to promote stormwater infiltration. In addition, the retention volume component of the Stormwater Ordinance will not be required, by utilizing the suggested design requirements of Section 203g of the Kane County Technical Manual (i.e. the area of native plantings downstream

of the storm sewer discharge must be greater than the hydraulically connected impervious area tributary to the storm sewer). It is understood that project design constraints are unique and therefore each project must be reviewed based upon site-specific conditions.

Notwithstanding the above, permanent open water features may be allowed at the time of Preliminary Plan and Plat if designed in accordance with the City mitigation plans to address the Federal Aviation Administration's Advisory Circular regarding Hazardous Wildlife Attractants.

IV. REQUESTED MODIFICATIONS AND EXCEPTIONS TO THE AURORA ZONING ORDINANCE AND SUBDIVISION CONTROL ORDINANCE

A. AURORA ZONING ORDINANCE MODIFICATIONS AND EXCEPTIONS

11.1.9 Lot area and width 90' wide 11,250

11.1-9.2 Required Setback areas
Front yard- 30'Rear Yard- 20'
Exterior Side yard - 20'
Side Yard- 12'

11.1-9.3 Lot Coverage
Not more than 40%

11.1-9.4 Maximum Floor area ratio
Not to exceed 0.50

11.1-9.6 Dwelling Standards
One-story 2,400 square feet
Two-story 2,900 square feet

B. SUBDIVISION CONTROL ORDINANCE MODIFICATIONS AND EXCEPTIONS

1. The installation of street trees, sidewalks, and parkway landscaping shall be a condition of the issuance of a Certificate of Occupancy and shall not be included in the security required under 43-55(a)3.
2. The Developer may commence construction of the major earthwork and stormwater detention facilities at the Owners' or Developer's sole risk before approval of the Final Plat, provided that prior thereto, the subdivider submits plans, estimates, and specifications for all public improvements for approval by the City Engineer; receives approval from all other appropriate authorities that have jurisdiction, including, but not limited to the Kane DuPage Soil and Water Conservation District; review and approval of the wetland delineation in accordance with the Kane County Stormwater Ordinance as adopted by the City; Engineering

Department approval of a mass grading plan and Stormwater Management Permit Application as required by the City of Aurora Stormwater Ordinance; and post cash or securities in the amount equal to one hundred and ten (110) percent of the estimated costs for mass grading site restoration and soil erosion control items.

3. Storm sewer specifications refer to public storm sewer. Storm sewer that drains or enters public right-of-way will be considered public storm sewer. The outlet storm sewer that serves the detention pond will follow the design specifications of public storm sewer. Private yard drainage may be 6" non-perforated, PVC if maintained by a homeowners' association.

C. MODIFICATIONS FROM THE STANDARD SPECIFICATIONS FOR IMPROVEMENTS:

Section II.A: Roadway width of 24 feet (measured back of curb to back of curb) to facilitate the desire for a rural roadway cross-section.

Section II.B.1.b: One foot concrete ribbon curb allowed to facilitate the rural roadway cross-section yet protect the pavement.

Section II.D: No sidewalks required, to facilitate the desire for a rural community.

Section II.K: Decorative lights allowed in place of standard street lights to facilitate the desire for a rural community. Light standards to be placed at street intersections only. All lighting shall be installed pursuant to "Countryside Vision Plan Standards" Attachment "H"

Section III.A.1: Storm water structures placed at roadway low points and where the topography warrants. This will assist the stormwater runoff to filter through grass swales and allow for groundwater infiltration and pollutant removal in addition to facilitating the desire for a rural community rather than storm sewer pipes.

Section III.A.3: Sump pump connections allowed to discharge to grass swales located along the rear property lines. This will promote groundwater infiltration and minimize storm sewer conveyance in addition to facilitating the desire for a rural community.

Section V: Minimum grading 1.0% for common areas maintained by the Homeowner's Association, where necessary to allow for stormwater filtration in grass swales and groundwater infiltration. All privately owned lots shall be graded at a minimum of two (2) percent.

Section III.B.3 of this agreement shall supersede any conflicting provisions in the Standard Specifications For Improvements.

D. OTHER ORDINANCE MODIFICATIONS AND EXCEPTIONS

1. Except as modified herein or in the Annexation Agreement to which this Plan Description is attached, the Zoning Ordinance and Building Codes for the subject Parcels shall be as follows:

City of Aurora Zoning Ordinance (Ordinance #3100) as amended herein;
Aurora Building Code.

2. Developer may submit, and the City shall review standard plans for various building types for compliance with City codes. After the first building of a type has been completed, subsequent permit applications for the same building type may incorporate the approved standard building plan by reference without further review by the City. Upon the request of the Building Department, copies of plans and elevations of each dwelling unit shall be submitted to the City with the permit application.

E. MODEL HOMES AND SALES TRAILERS, CONSTRUCTION TRAILERS

1. Model Homes

The Developer shall be permitted, at the Developer's sole risk, to construct, maintain and occupy up to nine (9) single family detached model buildings subject to the terms of this Section D.

- a. Permits for model units will not be issued until a final plat is approved containing the model unit area;
- b. Tested and approved water with sufficient fire hydrant coverage for the model homes (subject to the review of the Fire Marshal), gravel street, street signs, and stormwater detention with a functioning overland flood route from the model home area to the detention facility, and a secondary access, gravel surface roadway for construction, emergency and inspection vehicles shall be provided prior to model permit issuance. Sanitary sewer and water do not need to be provided until approval of residential occupancy.

2. Sales and Construction Trailers

- a. Upon preliminary plan approval for the Subject Property and in advance of final engineering, final plat approval and the construction of sanitary, storm sewer, storm water detention facilities, water main, streets, curbs and gutters, the Developer shall be permitted to set temporary construction

office, storage and sales trailers on the site. Approval for placement of trailers shall be subject only to staff review, which includes meeting the requirements of the Kane County Stormwater Ordinance as adopted by the City. Planning Commission or City Council approval shall not be required.

- b. Installation of sanitary sewer and public water shall not be a condition to the issuance of permits for construction, storage and sales trailers;
 - c. Sales trailers shall be removed at such time as the Developer receives occupancy permits for the Sales/Model homes;
 - d. The Developer shall be permitted to construct and maintain other appurtenant facilities for said trailers including temporary driveways.
 - e. The Developer, upon approval of the City Engineer may construct temporary parking facilities, haul roads and other pertinent facilities in advance of receipt of approved formal permits applicable to any parcel. The City Engineer's approval shall not be unreasonably withheld.
 - f. Construction and storage trailers shall be removed within sixty (60) days following the completion of construction activity on the affected parcel.
3. All references to trailers in this Section (D) shall be as that term is defined in the City's Zoning Ordinance. All such trailers shall be maintained in a neat and orderly manner. The Developer shall maintain and repair any and all temporary facilities.

V. 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.

B. PLAN DOCUMENTS

1. A Preliminary Plan and a Preliminary Plat are required to be approved for each development parcel prior to approval of a Final Plat and Final Plan for property within said parcel, pursuant to Section 14.6-7 of the AZO.

VI. LIST OF ATTACHMENTS

Attachment "A" - Legal Description of Development Parcels

Attachment "B" - Concept Plan

Attachment "C" - Required Components of Final Site Plan

Attachment "D" - Landscaping Requirements

Attachment "E" - Special Sign District

Attachment "F" - Countryside Vision Plan Standards

Attachment "G" - Historical and Architectural Background - Ingham Farm

Attachment "H" - Gordon Road Cross Section

Attachment "I" - Gordon Road and Prairie Street Intersection Realignment

ATTACHMENT "A"
LEGAL DESCRIPTION OF DEVELOPMENT PARCELS

PARCEL A

THAT PART OF THE SOUTH HALF OF SECTION 14, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF WILDWOOD DRIVE BEING A SUBDIVISION OF PART OF SAID SECTION 14 FOR THE POINT OF BEGINNING; THENCE SOUTH 73°53'22" EAST ALONG THE SOUTHERLY LINE OF SAID WILDWOOD DRIVE, A DISTANCE OF 890.10 FEET TO A POINT OF BEND IN THE SOUTH LINE OF LOT 3 OF SAID WILDWOOD DRIVE; THENCE SOUTH 85°40'43" EAST ALONG THE SOUTH LINE OF SAID WILDWOOD DRIVE, A DISTANCE OF 422.62 FEET TO THE SOUTHERLY CORNER OF LOT 4 OF SAID WILDWOOD DRIVE; THENCE SOUTH 06°27'03" WEST, A DISTANCE OF 517.48 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF THE ABANDONED CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD COMPANY (NOW KNOWN AS THE FOX RIVER PARK DISTRICT BIKE PATH); THENCE NORTHWESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE BEING A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 5779.58 FEET AND A CHORD BEARING OF NORTH 60°05'29" WEST, AN ARC LENGTH OF 1411.49 FEET TO A POINT OF TANGENCY; THENCE NORTH 67°04'33" WEST, A DISTANCE OF 8.57 FEET TO THE CENTERLINE OF DENSMORE ROAD; THENCE NORTH 06°28'22" EAST ALONG THE CENTERLINE OF DENSMORE ROAD, A DISTANCE OF 88.20 FEET TO THE POINT OF BEGINNING; CONTAINING 7.21 ACRES OF LAND, MORE OR LESS, IN SUGAR GROVE TOWNSHIP, KANE COUNTY, ILLINOIS.

THAT PART OF THE SOUTH HALF OF SECTION 14, AND THE NORTH HALF OF SECTION 22, IN TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF GORDON ROAD AND THE NORTHERLY RIGHT OF WAY LINE OF THE BURLINGTON NORTHERN RAILROAD; THENCE EASTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE BEING A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 5779.58 FEET AND A CHORD BEARING OF SOUTH 78°19'16" EAST, AN ARC LENGTH OF 120.63 FEET TO THE POINT OF BEGINNING; THENCE NORTH 06°12'32" EAST, A DISTANCE OF 452.19 FEET; THENCE NORTH 04°52'05" WEST, A DISTANCE OF 260.61 FEET; THENCE NORTH 06°12'30" EAST, A DISTANCE OF 237.41 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY ALONG A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 430.00 FEET, AN ARC LENGTH OF 81.88 FEET TO A POINT OF TANGENCY; THENCE NORTH 17°07'06" EAST, A DISTANCE OF 100.00 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY ALONG A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 570.00 FEET, AN ARC LENGTH OF 108.64 FEET TO

A POINT OF TANGENCY; THENCE NORTH 06°11'50" EAST, A DISTANCE OF 328.07 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY ALONG A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 570.00 FEET, AN ARC LENGTH OF 108.53 FEET TO A POINT OF TANGENCY; THENCE NORTH 04°42'45" WEST, A DISTANCE OF 100.00 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY ALONG A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 430.00 FEET, AN ARC LENGTH OF 81.88 FEET TO A POINT OF TANGENCY; THENCE NORTH 06°11'50" EAST, A DISTANCE OF 1926.63 FEET; THENCE NORTH 81°24'14" WEST, A DISTANCE OF 70.09 FEET; THENCE NORTH 06°10'17" EAST ALONG A LINE THAT IF EXTENDED WOULD INTERSECT THE NORTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 14, 264 FEET WESTERLY OF THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER SECTION, A DISTANCE OF 757.56 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF ABANDONED CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD COMPANY (NOW KNOWN AS THE FOX RIVER PARK DISTRICT BIKE PATH); THENCE SOUTHEASTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE FOR THE FOLLOWING TWO (2) COURSES; (1) THENCE SOUTH 67°05'52" EAST, A DISTANCE OF 1298.00 FEET TO A POINT ON A CURVE; (2) THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 5679.58 FEET AND A CHORD BEARING OF SOUTH 57°16'39" EAST, AN ARC LENGTH OF 1944.97 FEET TO A POINT ON A LINE BEARING SOUTH 07°00' WEST FROM A POINT 1.32 CHAINS EAST OF THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 14, SAID LINE ALSO BEING THE WESTERLY LINE OF COMMONWEALTH EDISON COMPANY RIGHT OF WAY; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF A COMMONWEALTH EDISON COMPANY RIGHT OF WAY FOR THE FOLLOWING TWO (2) COURSES; (1) THENCE SOUTH 06°27'01" WEST, A DISTANCE OF 2906.87 FEET; (2) THENCE SOUTH 19°41'41" WEST, A DISTANCE OF 878.16 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF THE BURLINGTON NORTHERN RAILROAD; THENCE WESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE FOR THE FOLLOWING THREE (3) COURSES; (1) THENCE NORTH 73°57'16" WEST, A DISTANCE OF 1506.37 FEET; (2) THENCE NORTH 72°34'52" WEST, A DISTANCE OF 652.51 FEET TO A POINT ON A CURVE; (3) THENCE NORTHWESTERLY ALONG A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 5779.58 FEET AND A CHORD BEARING OF NORTH 75°09'06" WEST, AN ARC LENGTH OF 518.84 FEET TO THE POINT OF BEGINNING; CONTAINING 281.08 ACRES OF LAND, MORE OR LESS, IN SUGAR GROVE TOWNSHIP, KANE COUNTY, ILLINOIS.

PARCEL B

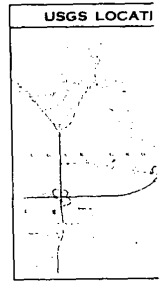
THAT PART OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP AND RANGE AFORESAID WITH THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 23; THENCE NORTH 89°00'05" EAST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 23, A DISTANCE OF 205.01 FEET TO A POINT ON THE EAST LINE OF COMMONWEALTH EDISON COMPANY RIGHT OF WAY RECORDED AS DOCUMENT NUMBER 1283707; THENCE NORTHERLY ALONG THE EAST LINE OF SAID COMMONWEALTH EDISON COMPANY RIGHT OF WAY LINE FOR THE FOLLOWING THREE (3) COURSES; (1) THENCE NORTH 00°26'40" WEST, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING; (2) THENCE NORTH 00°26'40" WEST, A DISTANCE OF 366.07 FEET; (3) THENCE NORTH 19°44'38" EAST, A DISTANCE OF 1140.10 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF THE BURLINGTON NORTHERN RAILROAD RECORDED AS DOCUMENT NUMBER 13079; THENCE SOUTH 71°16'47" EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 42.25 FEET TO ITS INTERSECTION WITH A LINE DESIGNATED AS LINE "A" IN A DEED DATED SEPTEMBER 21, 1972 AND FILED FOR RECORD IN KANE COUNTY, ILLINOIS ON OCTOBER 2, 1972 AS DOCUMENT NUMBER 1241603; THENCE SOUTH 06°25'30" WEST ALONG SAID LINE "A", A DISTANCE OF 1429.98 FEET; THENCE SOUTH 89°00'05" WEST, A DISTANCE OF 262.34 FEET TO THE POINT OF BEGINNING; CONTAINING 6.64 ACRES OF LAND, MORE OR LESS IN SUGAR GROVE TOWNSHIP, KANE COUNTY, ILLINOIS.

THAT PART OF THE SOUTH HALF OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP AND RANGE AFORESAID WITH THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 23; THENCE NORTH 00°15'40" WEST ALONG THE WEST LINE OF A COMMONWEALTH EDISON COMPANY RIGHT OF WAY, A DISTANCE OF 42.09 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTHERLY ALONG SAID WEST LINE OF A COMMONWEALTH EDISON COMPANY RIGHT OF WAY RECORDED AS DOCUMENT NUMBER 1283707 FOR THE FOLLOWING TWO (2) COURSES; (1) THENCE NORTH 00°15'40" WEST, A DISTANCE OF 402.63 FEET; (2) THENCE NORTH 19°43'03" EAST, A DISTANCE OF 1172.29 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF THE BURLINGTON NORTHERN RAILROAD RECORDED AS DOCUMENT NUMBER 13079 IN KANE COUNTY, ILLINOIS; THENCE WESTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE FOR THE FOLLOWING THREE (3) COURSES; (1) THENCE

NORTH 71°16'47" WEST, A DISTANCE OF 1500.01 FEET (2) THENCE NORTH 72°35'31" WEST, A DISTANCE OF 652.51 FEET TO A POINT OF CURVATURE; (3) THENCE WESTERLY ALONG A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 5679.58 FEET AND A CHORD BEARING OF SOUTH 75°06'32" EAST, AN ARC LENGTH OF 498.99 FEET; THENCE SOUTH 06°12'32" WEST, A DISTANCE OF 553.19 FEET; THENCE SOUTH 17°37'33" WEST, A DISTANCE OF 250.87 FEET; THENCE SOUTH 06°11'52" WEST, A DISTANCE OF 55.68 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 484.73 FEET, AN ARC LENGTH OF 490.40 FEET TO A POINT OF TANGENCY; THENCE SOUTH 51°46'06" EAST, A DISTANCE OF 982.23 FEET; THENCE SOUTH 72°07'34" EAST, A DISTANCE OF 1386.95 FEET TO THE POINT OF BEGINNING; CONTAINING 84.74 ACRES OF LAND, MORE OR LESS IN SUGAR GROVE TOWNSHIP, KANE COUNTY, ILLINOIS.



INGHAM PARK

- GROSS AREA *
- TOTAL OPEN SPACE *
- SINGLE FAMILY 90'
- SINGLE FAMILY 100'
- SINGLE FAMILY 120'
- NON - RESIDENTIAL USE
- TOTAL SINGLE FAMILY *
- GROSS DENSITY *



N

ATTACHMENT "C"
REQUIRED COMPONENTS OF FINAL PLANS

A. General Directions

1. Must be drawn to accurate engineering scale.
2. Must contain following information.
 - a. Scale
 - b. North arrow
 - c. Original and revision dates.
 - d. name and address of owner of record.
 - e. Name and address of site plan designer.

B. Written documents

1. A statement of planning objectives to be achieved by the final plan through the particular approach proposed by the petitioner.
2. A development schedule indicating the approximate date when construction of the final plan or stages of the final plan can be expected to begin and be completed.
3. Petitioner's proposed covenants, restrictions and conditions to be established as part of the final plan.
4. A statement of the petitioner's intentions with regard to the future selling or leasing of all or portions of the final plan such as land areas, dwelling units, etc.
5. Exceptions or variations to City Zoning or Subdivision ordinances being requested as part of the final plan including the specific section of the Ordinance from which the variation is requested and the requested variation itself.
6. Estimates of cost of installation of all proposed improvements confirmed by a registered Illinois engineer.

C. Plan Data Requirements

1. Dimensions of property.
2. Existing and proposed streets (public and private), right-of-ways, driveways, all principal and accessory buildings and their use, dimensioned building setbacks, lot sizes, sidewalks, off-street parking, service areas, open space and recreational facilities.
3. Preliminary architectural plans for all buildings in sufficient detail to show basic building planning.
4. The existing and proposed vehicular and pedestrian circulation systems, indicating their interrelationship and proposed treatments of points of conflict.
5. Existing and proposed utility systems including sanitary sewers, storm sewers, water, electric, gas, telephone and cable television lines including their sizes.
6. Proposed public and private lighting system.
7. Existing and proposed easements for utility service.
8. Proposed signage indicating size and content.
9. Existing vegetation and plantings.
10. Proposed berming and fencing.

11. The location and size in acres or square feet of all areas to be conveyed, dedicated or reserved as common open spaces, public parks, recreational areas, school sites and similar public and semi-public uses.
12. Any other information necessary to clearly show the proposed site plan elements.

D. Information Regarding Contiguous Property

1. Location of contiguous buildings.
2. Zoning of contiguous property.
3. Land Use of contiguous property.

E. Site Data to be Provided in Lower Right Hand Corner

1. Legal Description.
2. Size of property in square feet or acres.
3. Current zoning.
4. Proposed lot coverage of buildings by square feet and percentage.
5. Proposed blacktop-pavement coverage by square feet and lot percentage.
6. Number of parking spaces provided.
7. Number of parking spaces required by Zoning Ordinance.
8. Total amount of landscaped area by square feet and lot percentage.
9. Number of buildings.
10. Number of dwelling units, if residential project.
11. Breakdown of dwelling unit bedroom types, if residential project.

F. Landscape Data to be Provided in Lower Left Hand Corner

1. Number of plantings by type.
2. Size of plantings at installation.
3. on-center spacing for hedges.
4. Caliper size of all trees at installation.

ATTACHMENT "D"
LANDSCAPING REQUIREMENTS

- I. Landscaping Purpose and Intent. These landscape standards are hereby established to create and maintain an aesthetically appealing community character that minimizes the negative impacts of vehicular traffic, parking lots, etc., and which incorporates human scale into the visual perception of the City. Specifically, these requirements are intended to beautify the public way; to increase the compatibility of adjacent uses by requiring a buffer or screening between uses; to minimize the adverse impact of noise, dust and headlight glare; to reduce topsoil erosion and storm water runoff; and to re-establish a canopy cover over the built environment to mitigate the effects of sun and wind so as to moderate extremes of temperature, provide shade, reduce wind velocity and conserve energy resources.

- II. Applicability. The landscape standards set forth herein shall be applied to all approved landscape plans; special use planned developments and Planned Development Districts through the final plan review procedures; special use petitions; rezoning petitions; conditional use petitions; all variation petitions; final plat of subdivision petitions; and each use district as specifically required through the site plan review process pursuant to Section 14.9 of this ordinance.

- III. Required Landscape Plan. The landscape plan shall be drawn to an accurate engineering scale, and include a scale, north arrow, location map, original and revision dates, name and address of owner and site plan designer. Plans shall show all landscape areas and their uses, the number of plantings by type, the size of plantings at installation, the on-center spacing for hedges, the caliper size of all trees at installation, existing vegetation and plantings, and proposed berming and fencing. Also included shall be all proposed/existing structures and other improvements, including but not limited to paved areas, berms, lighting, retention/detention areas and planting material. The landscape plan shall be sealed by a state registered Landscape Architect unless waived by the Zoning Administrator.

- IV. Landscape provisions. The following provisions shall be deemed as the minimum requirements for the landscape plan. Additionally, a variety of planting material is desired and must be reflected in the landscape plan.
 - A. The following requirements shall apply to all parcels and are cumulative:
 1. Stormwater facility requirement. For lake facilities, provide three canopy tree equivalents per each 100 feet of high water line. For detention facilities, provide five canopy tree equivalents per 100 feet of high water line. A minimum of 25% of the required canopy tree equivalent shall be non-canopy tree planting material. Alternatively, such facilities may be designed as natural features, implementing native deep-rooted shoreline

plantings that stabilize the soil, slow runoff, facilitate infiltration and decrease erosion, subject to specific approval by the City.

2. Street tree requirement. Provide three canopy trees per 100 feet of right-of-way frontage, in the parkway on each side of each public street, pursuant to Section 6 of the City of Aurora Arboricultural Specifications Manual. If it is not possible to locate these trees in the parkway, place them within the exterior yards next to the parkway pursuant to the required count. When located below power lines, however, street trees must be understory trees pursuant to Section 6 of Arboricultural Specifications Manual.
3. Setback area requirement. All required setback areas shall be planted in turf or other acceptable living groundcover.

B. The following requirements shall apply to all non-single family detached parcels and are cumulative in addition to the requirements of Section 5.16-4.1:

1. Perimeter Yard Requirement. Provide three canopy tree equivalents per 100 feet of lot perimeter, which may be clustered.
2. Buffer Yard Requirement. Enhance the boundaries between adjacent non-residential uses and residential uses, and between adjacent single family detached residential uses and non-single family detached residential uses to provide an aesthetic screening treatment by planting two canopy tree equivalents per one hundred feet of lot line, of which fifty percent (50%) shall be non-canopy tree planting material. Alternatively, a wall or fence may satisfy the requirement as determined by the City.
3. Parking Lot Internal Requirement. An 8.5' by 19' landscaped island protected by a six inch raised concrete curb shall be established for every 20 parking spaces. Said islands shall be planted with 1.5 canopy tree equivalents with the preferred planting material mix including one canopy tree. Said islands shall be located to organize and direct traffic flow within the parking lot, and may be clustered.
4. Foundation planting requirement. Provide one canopy tree equivalent per 100 lineal feet of building foundation to effectively relate the structure to the landscape, of which 100% of the requirement shall be non canopy tree planting material.
5. Dwelling unit requirement. Provide 1 canopy tree equivalent per dwelling unit located around and/or adjacent to the structure.

- C. The following requirements shall apply to all newly established single family detached developments and are cumulative in addition to the requirements of Section 5.16-4.1:
1. Neighborhood border requirement. Provide subdivision neighborhoods with landscape borders, in which planting material, entry monuments and features, grade changes and the like are located. These borders shall be a minimum of 20 feet wide and shall be located along all public streets where single family detached lots do not front on such streets. Said border areas shall be planted at four (4) canopy tree equivalents per one hundred (100) feet of right of way frontage, of which fifty percent (50%) shall be non canopy tree planting material.
 2. Dwelling unit requirement. One canopy tree or equivalent shall be planted for each interior lot, and two trees for each corner lot. Said trees shall be planted in the required exterior yards of each street frontage.
- D. The following provisions shall apply to all non-single family detached parcels and any planting material utilized shall be credited toward the requirements of 5.16-4.2
1. Parking Lot Screening Provisions. Screen parking lots within 50 feet of public rights-of-way with compact hedging, berming, decorative fencing, decorative masonry, or a combination of these techniques, to a height of two and a half feet (2.5').
 2. Miscellaneous Screening Provisions. Screen to 100 percent opacity dumpsters, trash enclosures, HVAC and utility facilities with a combination of plant material and decorative fencing, decorative masonry, building structural extensions, or other similar elements.
 3. Storage Area Screening Provisions. All exterior storage for business, wholesale and manufacturing uses shall be screened as provided herein. Screening shall be to an opacity of not less than seventy-five (75) percent, six (6) feet above grade and may be accomplished by berming, landscaping at seven canopy tree equivalents per 100 feet of storage perimeter, neutral colored fence slatting, or wall construction. Such screening shall be required when one or more of the following conditions are present:
 - a. When any exterior yard of the property is located along a public right-of-way and storage is two hundred (200) feet or less from the right-of-way.

- b. When any exterior yard of the property is located across a street from property that is zoned or developed solely for residential or public park purposes regardless of the distance from the residential or park property, and the City of Aurora's Official Comprehensive Plan designates the residential property for residential purposes or the park property for open space purposes.
 - c. When any exterior yard of the property is located across an alley from property that is zoned or developed solely for residential or public park purposes and the storage is two hundred (200) feet or less from the residential property, and the City of Aurora's Official Comprehensive Plan designates the residential property for residential purposes or the park property for open space purposes.
 - d. When the property is located contiguous to the yard of property that is zoned or developed solely for residential or public park purposes and the storage is two hundred (200) feet or less from the residential property, and the City of Aurora's Official Comprehensive Plan designates the residential property for residential purposes or the park property for open space purposes.
 - e. When such storage areas were in existence as of July 9, 1996, screening shall be in conformance with the requirements of Section 5.16-4.4.c. not later than one (1) year from the date of notification, but within five (5) years following said date.
- E. In addition to new planting material, the City may recognize and give one canopy tree equivalent credit for each 12 inches of caliper of healthy existing material that is in desirable condition and properly located as determined by the City.
- F. The City may give credit for canopy tree equivalents that are planted at a size greater than the required minimum size. Such credit may satisfy up to 10 percent of the total canopy tree equivalent requirement, exclusive of the street tree requirement. The following shall be a basis for the credit:
- 1. Canopy tree or understory tree. For each inch of caliper greater than the minimum required, an inch of credit shall be applied.
 - 2. Evergreen tree or multi-stemmed tree. For each foot in height greater than the minimum required, a foot of credit shall be applied.
 - 3. Deciduous or evergreen shrubs. For each two feet in height greater than the minimum required, a foot of credit shall be applied.

- V. Planting material specifications. The specifications for all required planting material shall be pursuant to Section 6 of the City of Aurora Arboricultural Specifications Manual.
- A. The minimum size of the material at time of planting shall be as follows:
1. Canopy tree at 2.5 inch caliper. Note: caliper shall be measured 12 inches from the base of the tree.
 2. Evergreen tree at 6 foot in height, or understory tree at 2.5 inch caliper, or multi-stemmed tree at 8 foot in height.
 3. Deciduous or evergreen shrubs at 18 inches in height.
- B. Planting Material Variety. In order to allow for flexibility while maintaining minimum planting levels, many of the above provisions specify "canopy equivalents" instead of canopy trees. A canopy equivalent is one canopy tree, or three evergreen/ understory/ multi-stemmed trees, or twenty shrubs. These equivalent amounts are allowed to substitute for a canopy tree since the approximate coverage area at maturity of each of the equivalent amounts is comparable to the approximate coverage area at maturity of one canopy tree.
- C. Acceptable and unacceptable tree species shall be pursuant to Section 4 of the Arboricultural Specifications Manual.
- VI. Naturalized Planting Areas. The use of naturalized prairie style landscaping shall be encouraged adjacent to and within stormwater detention facilities, wetland, low-lying and inactive open space areas. These areas must meet the following criteria in order to remove said areas from the above stated requirements.
1. A detailed species list and management plan shall be prepared by a reputable consultant to be submitted by the Developer with the proposed Landscape Plan. This report shall include specifications on seed mix and amounts of seeds per square foot to be planted.
 2. These areas shall not be subject to Section PM-302.4 of the City of Aurora Property Standard Ordinance if maintained pursuant to said management plan.
 3. Prior to the Developer turning over general maintenance to the Homeowner's Association the Developer will hire a reputable consultant too determine (using the meandering method) whether all of the following criteria have been met:
 - a) A minimum of 50% of the planted species in the upland, wet meadow, and emergent planting zones are alive and apparent; and

- b) There are no areas (of 4 square feet or larger) on side slopes, which are devoid of vegetation; and
 - c) The basin side slopes do not contain significant rills or gullies and the basin shoreline is not severely cut as a result of erosion; and
 - d) The emergent planting zone contains at least 50% coverage by native species; and
 - e) No more than 20% of any specific plant community is dominated by Reed Canary Grass (*Phalaris arundinacea*), White Sweet Clover (*Melilotus alba*), Kentucky Blue Grass (*Poa pratensis*), Purple Loosestrife (*Lythrum salicaria*), or Sandbar Willow (*Salix interior*).
4. The Homeowner Association shall be responsible employing a reputable landscaping firm for installing and long term maintenance of said natural landscape areas in compliance with the approved plans and reports
- VII. Subsequent to the review of said landscape plan, and issuance of the building permit, the City may allow through a staff review of said plan, minor deviations which do not substantially alter the plan, and which do not substantially diminish the intended benefits of said plan.
- VIII. The City shall recognize that the cost of planting material required by the standards of Section IV must be proportionate to the cost of the balance of work being proposed, and shall not exceed 20% of the total project costs, exclusive of sod and seeding costs, as supported by two written bids by recognized contractors.
- IX. Planting Material Installation and Maintenance. Planting material shall be installed prior to the end of the first available planting season prior to the issuance of an Occupancy Permit. Said planting materials shall be maintained and kept in a healthy condition, and any required planting material that dies shall be replaced prior to the end of the next available planting season. An irrevocable Letter of Credit shall be required as deemed necessary by the Zoning Administrator to guarantee installation of improvements required by the approved landscape plan prior to the issuance of a permit. The amount of said Letter of Credit shall be based on written bids from contractors covering the installation of all elements of the landscape plan including but not limited to all planting material, fencing, screen walls and pavers. Said Letter of Credit may be required where there are extensive elements required by the approved landscape plan as determined by the Zoning Administrator.
- IIIX. Timing extension for installation. If construction work is completed during the off-planting season, a temporary certificate of occupancy shall be issued for the property which shall specify that all planting material as required by this Section be installed prior to the end of the next planting season

ATTACHMENT "E"
SPECIAL SIGN DISTRICT REGULATIONS

In addition to any signs permitted by City ordinance, pursuant to Section 2902.5 of the City Code of Ordinances, the City hereby establishes a special sign district for the Subject Property and adopts the special sign district regulations and specifications in this Attachment E to Plan Description. The regulations in this Attachment E shall supplement the regulations in the City sign ordinance. In the case of a conflict between the regulations in the City sign ordinance and this Attachment E, the less restrictive provision shall apply.

A. Signs Permitted

1. Temporary - Development Identification

- a) Area: 300 sq. ft. each side, each sign
- b) Height: 20' max.
- c) Construction: Wood may be illuminated, no flashing lights or strobes.
- d) Quantity: One on the subject property
- e) All temporary development signs shall be removed from the property prior to the issuance of the last occupancy permit.

2) Permanent - Development Identification

- a) Area: 50 sq. ft. each
- b) Height: 6' max.
- c) Construction: Construction: Monument style, with any combination of wood, masonry, concrete and landscaping with illumination
- d) Quantity: Four on the subject property

3) Temporary and Permanent Directional Identification

- a) Developer shall submit for approval, at the time of final plat and plan, a proposed sign package identifying size, type and location of temporary and permanent directional signs within the subject property.

4) Models and Sales Trailers

- a) Development identification and direction signage may be permitted on subject trailers.

3. **General Regulations**

- 1. In addition to the exterior lighting permitted on signs as indicated above, exterior lighting shall be permitted on sales centers, model homes, the American flag, arbors at the subdivision entry, and model home parking lots.

2. Signs may be directly or indirectly illuminated; provided, however, that "for sale" signs shall not be illuminated between the hours of 10:00 p.m. and 5:00 a.m.

ATTACHMENT "F"
COUNTRYSIDE VISION PLAN STANDARDS

The Subject Property is being developed under the City of Aurora's Countryside Vision Plan. This is a unique development plan for the far west side of Aurora, which offers Techniques available to the Developer to accomplish the Vision and Guiding Principles set out in the Countryside Vision Plan.

To ensure the success of this unique development style the City of Aurora requires that the following elements be included.

A. Education

In order to ensure the long term viability of the conservation environment there must be understanding and responsibility by the developments future residents. The Developer should prepare an educational strategy for how they will market and educate future homeowners.

B. Lighting Standards

A consistent rural lighting standard shall be established throughout the Countryside Vision Plan Area. Lighting should be retained at a low level, with street lights being placed only at intersections. Individual lot lighting is encouraged. The street lighting fixture which has been selected is from Sternberg – a 1910 acorn with 32" shade on a simple Lincoln candy-cane pole without additional decorative bracket.

C. Individual Lot Landscaping Packages

To encourage the conservation native open space elements throughout the development the Developer should offer a native landscaping package as an option for each homeowner.

D. Street Tree Requirements

The placement of the required street trees for the development shall be located adjacent to the roadways however these trees may be clustered together with varying sizes to replicate a more natural growth pattern.

E. Final Plans

In order to comprehensively evaluate a proposed development and ensure the tenets of the Countryside Vision Plan are adhered to, it is important that the development proposal contain the following information:

1. All natural features located within the development, including streams, wetlands (including depressional wetlands), Illinois Natural Area Inventory sites and Illinois

Nature Preserves, endangered and threatened species habitat, hydric soils, floodplains, and native vegetation.

2. The results of the tree survey required presented as part of the approval process.
3. Land uses surrounding the proposed development.
4. The location of property owned by the Kane County Forest District property in relationship to the proposed development.

F. Trail network

The Countryside Vision Plan requires the use of an integrated trail system throughout the planning area. This trail system should be articulated on every development proposal, with connections to existing local or regional trail systems being required.

G. Buffers

Sufficient buffers should be provided to protect wetlands, streams, and property owned by the Kane County Forest Preserve District. The recommended buffers in the Blackberry Creek Watershed Zoning Code Analysis and Ordinance Language Recommendations should be adhered to:

1. Streams – “Varies from 15 to 50 feet, depending on drainage area and stream quality (Kane County stormwater ordinance)” (pg. 9)
2. Wetlands – “Varies from 15 to 50 feet, depending on wetland area and wetland quality (Kane County stormwater ordinance)” pg. 9.
3. Kane County Forest Preserve District (FPD) property – work with the FPD and Aurora planning staff to determine the size of the buffer.

H. Professional Ecologist

In order to ensure the enhancement and/or protection of the areas natural resources and full implementation of the Countryside Vision Plan guidelines, it is recommended that the developers hire the services of a professional ecologist to work as part of the interdisciplinary team of engineers, landscape architects, and land planners.

I. Native Vegetation

Naturalized Landscape Zones refer to areas within the development where native plant communities will be restored or created. These could include stormwater treatment systems, swales, common open space, or even residential yards. Successfully establishing naturalized landscape areas depends on the following factors: Design;

Implementation; Maintenance and Management; Monitoring; Performance Standards; Funding; Accountability.

Design

While there is a lot of information available about using native plant material and ecological restoration, it remains a rather specialized field. In general, good designs in a development setting should be functional in that they hold soils in place, provide water quality and wildlife habitat benefits, and are appropriate to given edaphic, hydrologic, and light conditions. They should be beautiful. Native landscapes do not look cultivated, but they can be designed to ease the transition for those who are more comfortable with traditional (European) landscapes. The designs should look intentional – like they belong where they have been placed. The designs should result in low maintenance landscapes that are relatively easy and inexpensive to maintain. An interdisciplinary team consisting of a professional ecologist, landscape architect, land planner, and engineer can work to achieve these objectives.

Good designs should also contain explicit direction, usually in the form of design and construction documents, as to implementation, maintenance and management, monitoring (short and long term), performance standards, funding and oversight.

Implementation

A good design will fail in the field if not properly installed. Implementation of the design should be spelled out in the specifications and design documents, but the documents should be flexible enough allow for changes in the field by the project ecologist. At a minimum, the specifications should address Soil Preparation, Seeding, Herbaceous Perennial Planting, Woody Plantings, and Management. The specifications and all aspects of the installation should include a section that requires only qualified contractors and be overseen by the project ecologist.

Maintenance and Management

A short term (zero to five year) and long term (five years and out) maintenance and management plan must be designed, planned for and implemented if a naturalized landscape is to succeed. Native landscapes generally take three to five years to become established. Most of the maintenance and management work takes place during years one to three. If properly designed, installed and maintained, the landscape should be relatively low maintenance in perpetuity after years three to five.

If a prairie is dormant seeded during the fall, maintenance during the first growing season generally involves two to three mowings and spot herbiciding. During the second growing season, one to two mowings and spot herbiciding is recommended. If the seeding was successful, there's generally enough fuel to permit a burn during year three

or four. Once the prairie is well established, maintenance is limited to spot herbiciding weeds as necessary, and burning every two to three years.

Monitoring

It is important to monitor native plantings so that maintenance and management can be targeted to accomplish specific goals, and so deficiencies can be remedied immediately. Monitoring is also important during installation. Like management, monitoring is most intense (one to four times per month) during the growing seasons of the first three years, but tapers off to only a couple of times during the growing season once plantings become well established. Ideally, management occurs as a result of direct observations during monitoring events rather than as a result of adhering to an inflexible management schedule.

Performance Standards

Performance standards are absolutely critical for quantifying progress toward restoration goals and objectives. Standards vary depending on planting zones and project objectives. The five year standards described below are reasonable guidelines for a created native planting as part of a development. They would not be appropriate for a wetland mitigation area or a natural area where biodiversity standards would be more stringent.

1. Emergent/Open Water

- a. By the end of the fifth year, 80% of the species installed shall be present, and at least 60% of the total cover shall be native species.
- b. Total vegetation cover within emergent/open water zones shall be at least 60% by the end of year five.
- c. Total reed canary grass cover shall not exceed 20%.
- d. Total cattail cover shall not exceed 40%.

2. Wet Prairie

- a. By the end of the fifth year, 80% of the species installed shall be present, and at least 60% of the total cover shall be native species.
- b. By the end of the third through the fifth year, total vegetation cover within the wet prairie shall be at least 90%.
- c. Total reed canary grass cover shall not exceed 10%.
- d. Total cattail cover shall not exceed 40%.

3. Mesic Prairie

- a. By the end of the fifth year, 80% of the species installed shall be present, and at least 60% of the total cover shall be native species.
- b. Total vegetation cover within mesic prairie zones shall be at least 90% by the end of the third through the fifth year.
- c. Total reed canary grass cover shall not exceed 10%.

4. Savanna/Woodland

- a. During year one, reduce woody plant cover so at least 60% of the available light can reach ground layer vegetation.
- b. Non-native woody vegetation shall not exceed 10% total cover.
- c. By the end of the fifth year, 80% of the species installed shall be present, and at least 60% of the total cover shall be native species.

Funding

Many projects fall short by not anticipating short and long term maintenance and monitoring costs. The Developer shall prepare a short term (one to five years) management budget as well as a long term (five to 10 years) budget that gets turned over to the organization that ultimately will handle the maintenance of the open space.

Accountability

The annexation agreement in conjunction with a special service area tax is a good mechanism for enforcement. However the City may need to hire consultants with expertise in natural area restoration to make sure that specifications are followed, and performance standards met.

Additional Landscape Information

Canopy trees to be located around the stormwater facility should consist of native species adapted to fire management, planted in such a way that protects the plantings from prescribed burns. Even young burr oaks – our most fire-adapted native tree – are susceptible to fire damage during prescribed burns.

Protecting woody material from prescribed burns can be accomplished in a variety of ways: a) install woody material in copses that can be easily burned around; b) mulch under the tree canopy; c) install a turf grass or no mow fescue mix around the copses.

An entirely native planting pallet is strongly recommended. If this is not realistic, the developer should distinguish between traditional landscape zones, and naturalized landscape zones. The latter is outlined above.

J. Stormwater Management

Where surface or subsurface infiltration facilities are used (surface infiltration basins, underground gravel storage, such as permeable paving, etc), the applicant shall show by permeability tests and by calculations that the volume will drain by infiltration in less than 24 hours. If the soils are unsuitable or the area allocated to infiltration is insufficient to achieve this standard, the retention volume may be assumed to be retained if the retention volume is released via surface discharge in no less than 120 hours. The maximum depth of the retention volume shall not exceed 6 inches when the drain time exceeds 24 hours.

Infiltration facilities shall include pre-treatment measures. Accepted pre-treatment measures include:

- a. Filtration through stone chips used to fill the voids within permeable unit block pavers
- b. Filtration through permeable concrete
- c. Filtration through engineered soils such as those used in rain gardens, bioretention swales, or green roofs.
- d. Filtration through sand filters.
- e. Sheet flow through vegetated filter strips with a minimum flow length of 20 feet.

The infiltrating layer of Infiltration facilities shall be protected from construction site runoff. Accepted measures of protecting the infiltrating layer include:

- a. Delaying excavation to finish grade until the upstream area is stabilized. A minimum of 6-inches should be retained above finish grade.
- b. Placing a sacrificial layer of soil, sand, or gravel over the infiltrating layer that may either be removed or replaced once the upstream area is stabilized.
- c. Diverting runoff around the infiltration facility until the upstream area is stabilized.

Design Guidance

There are a variety of tools that may be used to achieve the standards above. These tools include naturalized vegetated swales, bioswales and rain gardens, level spreaders, and permeable paving to name a few (see Figure 3). These are detailed below

Naturalized swales: Vegetated swales may be used in lieu of storm sewer in many circumstances along roadway and in backyard areas. Unlike conventional swales that are vegetated with turf that is intolerant of wet conditions, naturalized swales need not be designed with a minimum 1% slope. Instead, the slope only needs to be sufficient to pass the design storm event (10-year or 100-year), assuming fully vegetated conditions. While naturalized swales will retain water for longer periods of time, due to their flatter slope, vegetation is selected to tolerate and thrive under the wetter conditions. Where wet conditions are not acceptable, a vegetated swale can be replaced with a bioswale that includes a drainage layer beneath (see below)

Bioswales: Bioswales are similar to vegetated swales, except that they include a gravel retention/drainage layer below. The gravel layer is provided to minimize surface ponding and to provide retention of runoff for slow infiltration into the subgrade. In many cases, a drainage pipe is not necessary in the gravel layer. However, where a drain is provided, it should be placed a minimum of 6-inches above the bottom of the gravel bed to enhance infiltration. The gravel retention layer should be designed to drain within 24 to 36-hours to prevent biological sealing of subgrade soils. The minimum 8" topsoil layer above the gravel bed should be amended with coarse sand to provide a high rate of infiltration from the surface down to the gravel layer. Depending on the permeability and organic content of the existing topsoil, the topsoil should be amended to with up to 70% sand and the organic content of the amended soil should be 8% to 10% to provide a good growing medium and improve water quality.

Rain Gardens: Rain gardens have essentially the same cross section as bioswales. However, rain gardens are closed systems that do not provide the conveyance that bioswales do. The surface ponding depth below the surface outlet of the rain garden should generally be limited to approximately 6-inches to protect the vegetation within the rain garden. Like bioswales, rain gardens may include a drainage pipe at the top of the gravel layer. The hydrology of rain gardens is significantly different than detention basins. Because there is no surface outlet below the 6-inch depth, rain gardens will have ponded water in them during most rainfall events. However, the duration of ponding will generally be quite brief (several hours or less) due to the gravel drainage/retention layer below. Conversely, most detention basins experience ponding depths of 6-inches very infrequently (once or twice per year) but the duration of ponding can be quite long (typically a day or longer).

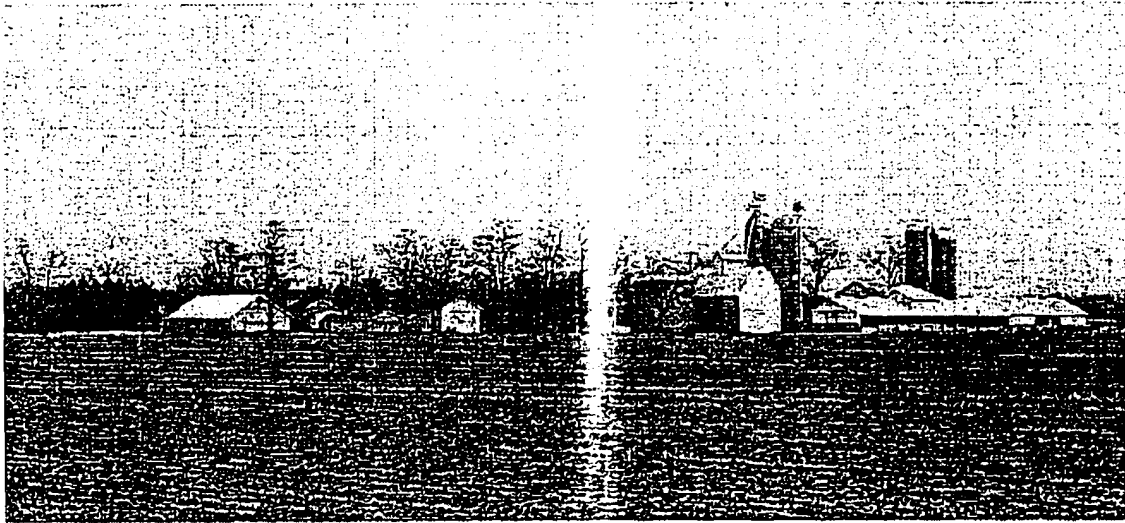
Level Spreaders: Level spreaders are gravel trenches with a perforated pipe that receives runoff from a concentrated source. Level spreaders are used to deconcentrate runoff and distribute the flow over a large vegetated area. Level spreaders essentially act as

underdrains in reverse. Runoff is sent to the level spreader from a storm sewer or detention basin and the perforated pipe within the level spreader acts as a manifold to carry the runoff water over the length of the gravel trench. Runoff then wells up over the length of the trench, where it seeps out across its length. The discharge to a level spreader should be limited and the length designed such that the depth of flow leaving the level spreader is less than one inch and the velocity is less than approximately 0.1 ft/s to avoid scour and rilling. The NRCS chart depicting Mannings "n" as a function of retardance and $V \cdot R$ should be used to determine Mannings "n" for the very shallow flows associated with level spreaders. The depth of flow leaving the level spreader will be a function of the vegetation and ground slope below the level spreader.

Permeable paving is composed of a specially designed interlocking concrete paver paving surface with an open graded base. The pavers molded with openings formed into them to allow passage of runoff into the granular base. The base is an open graded material with no fines that provides both drainage and temporary storage. Permeable paving systems can provide retention since runoff can seep into the subgrade as well as detention as the base slowly drains laterally to the edge of the pavement. Paveloc Industries has an engineering manual that describes how to design permeable paving systems. (www.paveloc.com)

ATTACHMENT G

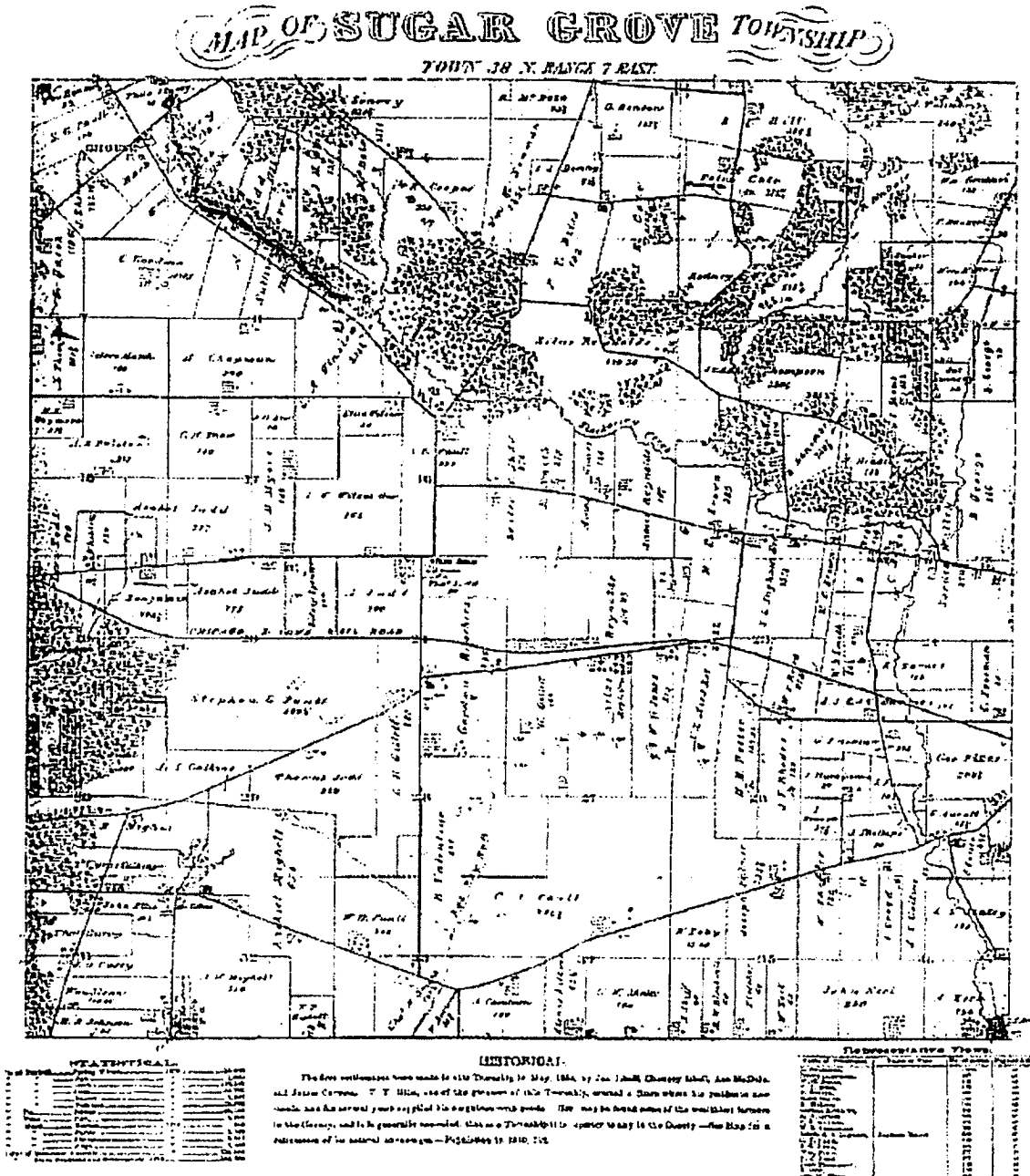
Historical & Architectural Background – Ingham Farm



Current photo of the subject property, viewed from the south west

Samuel Saltus Ingham came to Sugar Grove Township in 1839 and purchased a portion of his brother's 135-acre claim. He lived in a small wooden shanty. His brother, Joseph Ingham, had left New York state for Illinois in 1834, settling alongside Blackberry Creek below its junction with Lake Run, near land owned by Esquire Dunsmore in Sugar Grove Township in Kane County. Joseph's son Cyrus reminisced in May 1869 upon his journey to the West. "We crossed Fox River at the old Indian village about a mile above where Aurora now stands. There was no wagon road then in that direction, and we followed the Indian trail. Old Waubonsie, the Pottawattomie chief, was still there, ruling his tribe in all his Indian glory. Charles McNamara had just settled there, and the McCarty brothers had just got in a brush dam and had a little sawmill nearly ready, a mile down the river, where now lies Aurora. The only settlement west of the river, near there, was the Isbells, at Sugar Grove, where our father had also spread his blanket, which was the end of our eventful journey."

Prior to coming westward, Samuel had served as a colonel with the New York State Regiment. Samuel's family flourished in Illinois. He and his wife Nancy Owens had six children who lived to adulthood. In 1842, following the government survey of land that divided the entire township into regular sections of land, existing claimholders in Sugar Grove were forced to buy their land at auction in Chicago. SS Ingham served as the purchasing agent for the farmers of Sugar Grove and bid on behalf of the entire township.



1872 Map showing property holders in Sugar Grove Township. SS Ingham's lands are highlighted.

The Sugar Grove Claim Association was developed to protect the settler's claims that had been made prior to government surveying; and to make it easy for the farmers to acquire their irregular claims back from the government with little hassles between neighbors. S.S. Ingham patented two 80-acre tracts of land from the US government at this time, and later purchased additional acreage from William Tanner in 1855. As is evident in his role as purchasing agent, Samuel was held in high regard in Sugar Grove Township. He was a leading farmer, the township assessor, the Winthrop postmaster, an active member of the Universalist Church, and ran a hotel from his residence along the primary east-west road from Aurora to Dixon. S.S. Ingham helped organize the Independent Farmer's Library in 1842. He also served as secretary and librarian of the collection that was located at his residence

He sold a portion of his land near his residence in 1852 for \$1.00 to the Trustees of the Sugar Grove School with the intention of erecting a one-room schoolhouse at that location. The Greek Revival style school was named for the Ingham family, and abandoned in the 1920s. It was later converted for use as a dwelling. Some notable architectural elements are the pedimented front gable and wide fascia boards. According to the 1872 Atlas Map of Kane County, found on the next page, the school originally had a cupola to match the main house. When in use as a school, it housed no more than 18 students at a time, and at times only 6-8 students. All were taught by one teacher.



Side elevation - Ingham School

Samuel's large and substantial brick residence was built around 1858. It is categorized as an I-House, which is typically 2 rooms wide and 1 room deep. This housing type is a British folk form, and was probably familiar to settlers in this area, many from New York state. Homes of this era



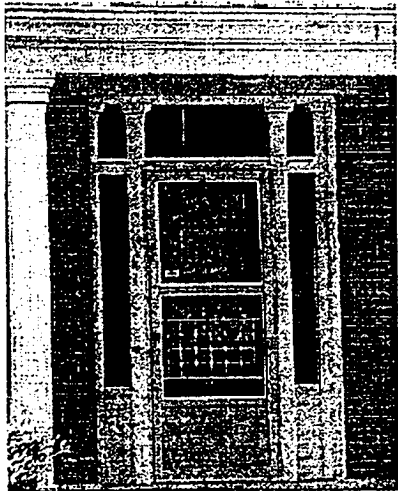
Front elevation - Ingham home

commonly have elements representing various housing styles. The Ingham house features a Greek Revival style roofline and transom doorway with



East Elevation - Ingham home

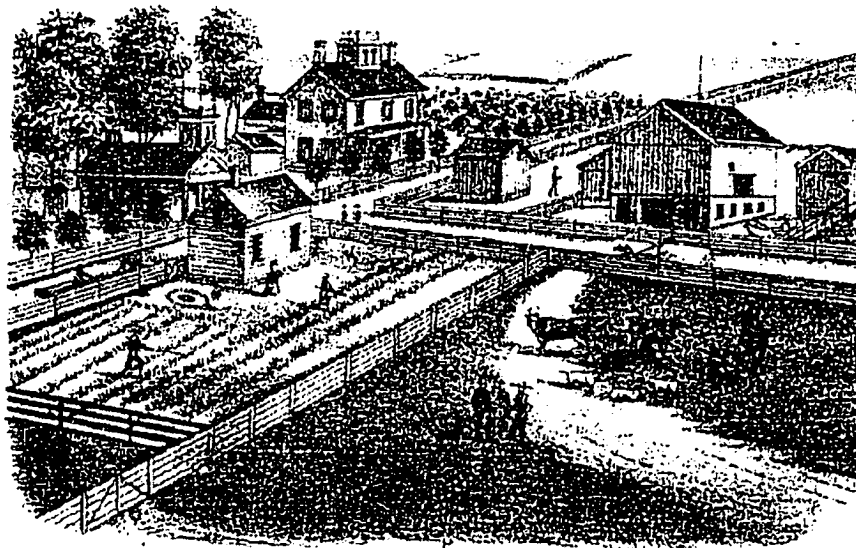
Federal proportions and moldings and cornice. A prominent cupola tops the house. It is sheathed in wood clapboards, with the window openings covered with shutters. Other original and significant elements of the home are limestone lintels and window sills, the original 4-over-4 and 6-over-6 lite double-hung wood windows, a full width porch with square columns and pilasters, a rear porch, and twin chimneys with corbelling detail.



Elaborate door surround



Cupola on the main house. Cupolas helped facilitate airflow, and were not merely decorative.



*Estate of S. S. Ingham Esq
The 1st Avenue House in Kansas, Ill.*

An artist's portrayal of the Ingham farm in 1872. Property owners paid for their inclusion in these Atlases, so apparently Mr. Ingham was relatively prosperous and proud of his holdings.

Joseph Ingham was the eldest son of Samuel and Nancy; he was born in Sugar Grove in 1839, right after they had moved from New York. Joseph attended Lombard College in Galesburg, Illinois before enlisting in Company 1 of the 36th Illinois Volunteers Infantry in 1861. He then became a cavalryman, and served for four years during the Civil War until being wounded by an accidental discharge of a revolver. During his years of service he was an aid to General Grant, and participated in the siege of Vicksburg. After the war he married Elizabeth Strickland. Elizabeth was the daughter of George and Olive Strickland of Aurora. The couple had five children, three of whom survived until adulthood.



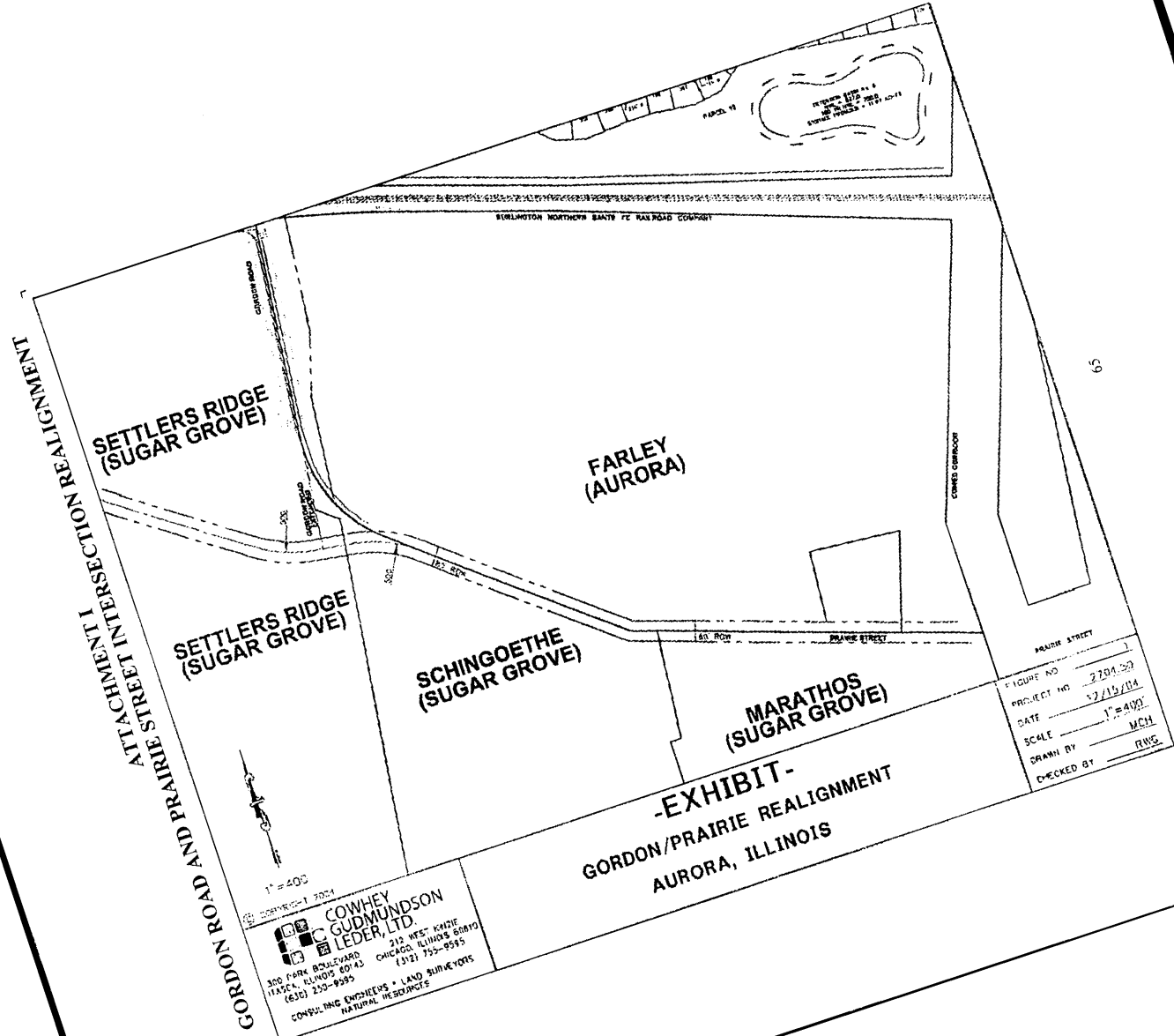
JOSEPH INGHAM

In 1866, Joseph and JB Paul built a two-story, 30' x 100' cheese factory on the Colonel Ingham property on Galena Boulevard. It is unknown if this building is amongst those remaining on the farmstead. The dairying business had nearly 100 cows and employed the services of Morris James, an experienced cheese maker from Oneida County, New York who married Joseph's sister Emma in 1870. Sugar Grove was awarded a blue ribbon for its cheese at the 1893 World's Columbian Exposition in Chicago.

Joseph served the Sugar Grove community as the township assessor, road commissioner, and was elected the county recorder in 1892 and reelected in 1896. He was the president of the Kane County Farmers Institute, a master mason, and belonged to the Aurora Post 20 GAR.

It is apparent that the Ingham Farm, and the main house and schoolhouse in particular, merit Aurora Landmark status. This property is significant especially due to the scarcity of the architectural types exhibited, the intactness of the structures, and the importance of the Ingham family in local history.

Descendants of the Ingham family sold the family farm in 1918 for \$73,000 to the Alexander family, the most recent owners.



ATTACHMENT 1
 GORDON ROAD AND PRAIRIE STREET INTERSECTION REALIGNMENT

SETTLERS RIDGE
(SUGAR GROVE)

FARLEY
(AURORA)

SETTLERS RIDGE
(SUGAR GROVE)

SCHINGOETHE
(SUGAR GROVE)

MARATHOS
(SUGAR GROVE)

-EXHIBIT-
 GORDON/PRAIRIE REALIGNMENT
 AURORA, ILLINOIS

1" = 400'

COWHEY GUDMUNDSON LEDER, LTD.
 300 PARK BOULEVARD CHICAGO, ILLINOIS 60610
 TRADE, ILLINOIS 40743 (312) 755-8575
 CONSULTING ENGINEERS • LAND SURVEYORS
 NATURAL RESOURCES

PRAIRIE STREET
 FIGURE NO. _____
 PROJECT NO. 2704.52
 DATE 12/15/04
 SCALE 1"=400'
 DRAWN BY MCM
 CHECKED BY RWS.

11/17/04

RECOMMENDATION

TO: THE COMMITTEE OF THE WHOLE

FROM: THE PLANNING & DEVELOPMENT COMMITTEE

The Planning & Development Committee At Their Regular Meeting On Thursday, March 29, 2007
Recommended **APPROVAL** An Ordinance Establishing A Special Use Planned Development And
Approving A Plan Description For 385 Acres Located South Of Galena Blvd, East Of Gordon Road
And North Of Prairie Street (Kimball Hill Homes - SG23/2-04.081-Pa - SP)

VOTE: 3-0

Submitted By Michael B. Saville
Alderman Michael Saville, Chairman

Lynda Elmore
Alderman Lynda Elmore

John S. Peters
Alderman John S. Peters

Chris Beykirch
Alderman Chris Beykirch, Alternate

Dated This 30th Day Of March 2007