STATE OF ILLINOIS
COUNTIES OF KANE, DUPage
KENDALL AND WILL
CITY OF AURORA

CERTIFICATE

I, Cheryl M. Vonhoff, DO HEREBY CERTIFY THAT I am the City Clerk of the City of Aurora, Kane, DuPage, Kendall and Will Counties, Illinois and, as such officer, I have the lawful power and duty to keep a record of all proceedings of the City Council of said City, and of all Ordinances and Resolutions presented to or passed by said City Council.

I DO HEREBY FURTHER CERTIFY that the foregoing document is a true, correct and complete copy of __________ 012-007 __________, now on file in my office and that the proceedings of the City Council of said City at the meeting duly called and held on February 28, 2012, were in accordance with applicable law, at which a quorum was present and acting throughout.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Corporate Seal of the City of Aurora, Illinois this __________ day of __________, 2012.

[Signature]
Cheryl M. Vonhoff
City Clerk
City of Aurora, Illinois

(SEAL)
AN ORDINANCE APPROVING A REVISION TO AURORA UNIVERSITY PLAN DESCRIPTION AND MASTER PLAN FOR 40 ACRES FOR PROPERTY LOCATED DIRECTLY SOUTH OF MARSEILLAISE PLACE, WEST OF GLADSTONE AVENUE, EAST OF EVANSLAWN AVENUE, AND NORTH AND SOUTH OF PRAIRIE STREET, KANE COUNTY, ILLINOIS

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, Aurora University is the owner 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 revised Plan Description in the form of Exhibit "B", attached hereto and included herein by reference as if fully set forth, have been duly submitted to the Corporate Authorities of the City of Aurora for review 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 plan description 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, a Master Plan as described on Exhibit "B" for the property described in Exhibit "A" was duly referred by the Aurora City Clerk to the Aurora City Council, who in turn, referred said plan to the Aurora Planning Council and Planning Commission for study and recommendation, and to the Aurora City Council for final decision; and

WHEREAS, Exhibits "A" and "B", attached hereto and included herein by reference as if fully set forth, in their present form, have been on file with the City Clerk of the City of Aurora for public inspection for at least one week; and
WHEREAS, the City Council, based on upon the recommendation of the Plan Commission and Planning and Development Committee, after due investigation and consideration, has determined that the classification and establishment of the revised Plan Description and the revised Master Plan 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; 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 revised 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 with the following conditions:

1. That residence hall/dormitory shall not be permitted in Gladstone Development Area (#32) without a public hearing and full City Council approval.

2. That Exapnsion Area No. 3 be removed from the 2012 Master Plan.

Section three: That the Mayor of the City of Aurora is hereby authorized and directed to execute such Plan Description on behalf of the City, and the City Clerk is hereby authorized and directed to attest the Mayor’s signature and affix the corporate seal of the City thereto.

Section Four: That all modifications and exceptions under the Aurora Zoning Ordinance and all modifications and exceptions from the Aurora Subdivision Control Ordinance, as set forth in the Plan Description, are here by granted and approved.

Section Five: That the City Council of the City of Aurora hereby adopts pursuant to the terms of the revised Plan Description, and revised Master Plan described on Exhibit “B.”

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

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

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

Section Nine: 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.

PRESENTED to the City Council of the City of Aurora, Illinois on 

PASSED AND APPROVED by the City Council of the City of Aurora, on 

AYES 11  NAYES 0  NOT VOTING
Case File Number: AU20/3-12.003-SU/R

Signed by the Mayor of the City of Aurora, Illinois, on February 28, 2012

Mayor
City of Aurora Illinois

ATTEST:

Cheryl M. Vankozf
City Clerk

This instrument prepared by:
Aurora Planning Division
1 South Broadway
Aurora, Illinois 60505
Exhibit “A”

LEGAL DESCRIPTION
For the property located at the directly south of Marseillaise Place, west of Gladstone Avenue, east of Evanslawn Avenue, and north and south of Prairie Street

CAMPUS PORTION OF THE SUBJECT PROPERTY (AURORA UNIVERSITY)

Original Campus - Legal

Parcel One:
Lots 106 through 137 inclusive; Lots 142 through 158 inclusive; that part of vacated Glenwood Place lying east of and adjoining said Lots 123 through 137, and west of the center line of said Glenwood Place; that part of vacated Glenwood Place lying east of and adjoining said Lots 110, 121 and 122; that part of vacated Randall Road lying east of and adjoining said Lots 116, 117, and 118; that part of vacated Kenilworth Place described as follows: beginning at the southwest corner of said Lot 156; thence south along the east line of Evanslawn Avenue 66.00 feet to the northwest corner of said Lot 157; thence east along the south line of said vacated Kenilworth Place 669.38 feet to the east line of said vacated Randall Road; thence north along said east line 33.00 feet to the center line of said vacated Kenilworth Place; thence west along said center line 373.00 feet to the center line of vacated Glenwood Place; thence north along said center line 33.00 feet to the south line of Lot 123 extended east; thence west along said south line extended and along the south line of said Lots 123 and 156, 296.32 feet to the point of beginning, all in Country Club Estates, Aurora, in the City of Aurora, Kane County, Illinois.

Parcel Two:
That part of the southwest quarter of Section 20, Township 38 North, Range 8 east of the third principal meridian described as follows: beginning at the point of intersection of the east line of said southwest quarter with the center line of said extended east of Kenilworth Place; thence west along said extended center line 373.00 feet; thence north parallel with the east line of said southwest quarter 634.50 feet to the south line extended east of Marseillaise Place; thence east along said extended south line 373.00 feet to the east line of said southwest quarter; thence south along said east line 634.50 feet to the point of beginning, in the City of Aurora, Kane County, Illinois.

Parcel Three:
Block 33 and that part of vacated Calumet Avenue lying west of and adjoining said Block 33; Block 34; Lots 1 through 14 in Block 35 and that part of Kenilworth Place lying north of and adjoining said Block 35; Lot K (except the north 66 feet thereof), Lot L and that part of Lot M lying north of the south line of said Lot 14 in Block 35 extended west; Lot 20 (except the north 15 feet thereof), Lots 21, 23 and 24 in Block 23; Lots 1, 2, 3 and 6 in Block 36, all in New Downer Place Addition to Aurora, in the City of Aurora, Kane County, Illinois.
Expansion Area 1 Campus

Lots 4, 5, 8, 9, 10, 11, 12, 13, 14, 15, 17, 18, 19, 20, 21, 22, 23 and 24, in Block 36 of New Downer Place Addition to Aurora, City of Aurora, Kane County, Illinois.

Lots 15, 16, 17, 18, 19, 20, 21, 23 and 24, in Block 35 of New Downer Place Addition to Aurora, City of Aurora, Kane County, Illinois.

Lots 23 and 24 (except the North 75 feet thereof) and Lot 22 (except the Westerly 30 feet and except the Northerly 75 feet) in Block 35 of New Downer Place Addition to Aurora, City of Aurora, Kane County, Illinois.

North 62 feet of Lots 24 and 25, in Country Club Estates, City of Aurora, Kane County, Illinois.

Expansion Area 2 Campus

Lots 19, 20, 23, 28, 29, 30, 31, 36, 37, 38, 39 and the South 138 feet of Lots 24 and 25, in Country Club Estates, City of Aurora, Kane County, Illinois.

NON-CAMPUS PORTION OF THE SUBJECT PROPERTY

The Expansion Area 1 Non-Campus

Lot 16, in Block 36 of New Downer Place Addition to Aurora, City of Aurora, Kane County, Illinois.

North 75 feet of Lots 23 and 24, and the Westerly 30 feet and Northerly 75 feet of Lot 22, in Block 35 of New Downer Place Addition to Aurora, City of Aurora, Kane County, Illinois.

Lots 26 and 27, in Country Club Estates, City of Aurora, Kane County, Illinois.

The Expansion Area 2 Non-Campus

Lots 21, 22, 23, 32, 33, 34, 35, in Country Club Estates, City of Aurora, Kane County, Illinois.
EXHIBIT “B”

2012 AURORA UNIVERSITY PLAN DESCRIPTION

Ordinance Number: O12-007

Date: February 28, 2012

This 2012 Plan Description for Aurora University is generally located directly south of Marseillaise Place between Evanslawn Avenue on the west and Gladstone Avenue on the east and generally Prairie Street to the south with R-1(S) Special Use Planned Development Zoning Pursuant to Section 14.6-7 of the Aurora Zoning Ordinance.
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I. QUALIFYING STATEMENT

This document shall serve as Exhibit "B" to the ordinance amending the City of Aurora’s (the “City”) Ordinance _______ amending and restating Ordinance No. O04-058 dated June 8, 2004 (“2004 Ordinance”), which amended Ordinance O90-30 dated March 20, 1990 (“1990 Ordinance”), which established a Special Use Planned Development for Aurora University. This document shall amend in its entirety and supersede the Plan Description attached to Ordinance No. O09-24 dated April 14, 2009 (“2009 Ordinance”) and shall apply to the property legally described in Exhibit A to the amending ordinance which is generally located south of Marseillaise Place (with the exception of three (3) lots included on the north side of Marseillaise Place between Calumet Avenue and Gladstone Avenue), east of Evanslawn Avenue, west of Gladstone Avenue, and north of Prairie Street and legally described in Attachment "A.1 and A.2" to this 2012 Plan Description. In addition, this 2012 Plan Description shall establish the developmental and zoning standards for the Original Campus (as defined herein) and for all property added by the University to its Campus (as defined herein) within the Expansion Area No. 1 (as defined herein) and the Expansion Area No. 2 (as defined herein), subject to the normal zoning approval process unless otherwise modified by this 2012 Plan Description. This document includes a 2012 Master Plan by Aurora University (herein “AU” or “University”), which conceptually sets forth its intended future development goals.

A. PURPOSE

1. This Special Use Planned Development has evolved to assist the City Planning Commission and City Council in governing their recommendations and actions on the continuous development of the University as it relates to the existing land uses and zoning in the area.

The provisions and standards herein presented have been established to insure that the needs of the University to expand its educational programs are permitted, while mitigating the impact of such expansion on adjacent properties. This document has been created to establish short term and long-range parameters for the further development of the Campus. The standards herein are designed to insure that all future development occurs in a cohesive manner, which is of the highest quality and is sensitive to both the existing character of the surrounding neighborhood and to the needs and requirements of the Aurora community as a whole.

B. INTENT

This 2012 Plan Description has been prepared pursuant to the requirements of Section 10.6-6.2 of the Aurora Zoning Ordinance. It is the intent of this document to promote and protect the public health, safety, morals, comfort, and general welfare of the neighborhood; and to guide the future development of the Campus toward the realization of the appropriate physical development policies of the City’s comprehensive plan (the “Comprehensive Plan”). These policies include:
11.1 (5) To guide and promote development to areas where public utilities, public roads and municipal services are either available or planned.

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

12.1(8) To promote an accessible open space system that would be based on the various needs generated by the community.

71.1(3) To work toward accomplishing complete utilities, including water mains and separated storm and sanitary sewers in all parts of the City.

10.0 To provide for the orderly, balanced, and efficient growth and development of the City of Aurora through positive integration of land use patterns, functions, and circulation systems. To protect and enhance those assets and values that establish the desirable quality and general livability of the City.

II. GENERAL CHARACTER

A. EXISTING CONDITIONS

1. Subject Property:

The term “Subject Property” shall refer to all the property the University owns that is subject to this 2012 Plan Description (“Campus”), as well as property that the University is allowed to acquire as part of the approval of the 2012 Master Plan, including properties in Expansion Areas Nos. 1, 2, and 3 as defined below.

The Campus portion of the Subject Property currently includes the original campus (“Original Campus”) for the University, which has been in existence for one hundred (100) years, as a private, post-secondary institution of higher education with accredited Bachelor’s, Master’s, and Doctoral level programs. The Campus also includes the additional property in Expansion Areas Nos. 1 and 2 that the University has acquired to make the current Campus consisting of approximately thirty-six (36) acres and including fifteen (15) major buildings, seven (7) parking lots, and a football field/soccer field with bleachers. At the time of approval of this document, the University has acquired all but three (3) homes in the Expansion Area No. 1. The University has also acquired all but four (4) homes in Expansion Area 2. Some of the homes acquired have been demolished and redeveloped for parking lots and others have been demolished to create open space until redevelopment occurs. The remaining acquired homes are being used for University offices, classrooms and a studio.

2. Surrounding Property:

The surrounding property in all directions consists of single family homes, with the exception of a portion south of Expansion Area No. 2 which is across from the Aurora County Club. The majority of these homes directly face the University. These homes were generally built fifty (50) to sixty (60) years ago and have been well maintained. The street system around the University consists of streets with curb and gutter along Calumet Avenue, Gladstone Avenue, and Marseillaise Place. On the Evanslawn Avenue and
Southlawn Place sides of the Campus, the streets are built with a rural cross-section. Major City storm sewers are generally along the north and east perimeters of the Campus; additional storm sewers generally run in Prairie Street to the south and Kensington Street to the east.

B. EXISTING ZONING CLASSIFICATIONS

1. Subject Property:

The Campus portion of the Subject Property is zoned R-1(S). The special use for the Original Campus was initially granted in 1979 and was amended by the 1990 Ordinance, further amended by the 2004 Ordinance, and further amended by the 2009 Ordinance. Since the granting of the special use in 1979 and prior to the 1990 amendment, individual lots on Calumet were added to the special use as the University purchased them and petitioned the City for them to be added. Since the approval of the 2004 Ordinance and 2009 Ordinance, the University has acquired a significant number of homes in Expansion Areas No. 1 and No. 2.

The Subject Property also includes the three remaining properties in Expansion Area No. 1, which are zoned R-2 or R-1; and the four remaining properties in Expansion Area No. 2, which are zoned R-1.

2. Surrounding Property:

The surrounding property is zoned R-1 on all sides, except for Aurora Country Club that is R-1 (S) and the properties south, which are zoned R-1 and R-5 in the City, and R-1 in unincorporated Kane County.

C. COMPREHENSIVE PLAN

1. Subject Property:

The Comprehensive Plan designates the Subject Property as Quasi-Public and Low Density Residential. The City amended its Comprehensive Plan to designate the Subject Property in accordance with the 2004 Ordinance to include Expansion Area No. 1 and the 2009 Ordinance to include Expansion Area No. 2.

2. Surrounding Property:

The Comprehensive Plan designates the surrounding property in all directions as Low Density Residential.
III. DEVELOPMENT STANDARDS

A. ZONING

The Campus as envisioned by the 2012 Master Plan shall be defined as the following four (4) parcels: (i) the Original Campus is the original twenty-seven (27) acre campus; (ii) the first expansion area was approved under the 2004 Ordinance (“Expansion Area No. 1”); and the second expansion area was approved under the 2009 Ordinance (“Expansion Area No. 2”). Expansion Area No. 1 and Expansion Area No. 2 may be collectively referred to herein as the “Expansion Areas”.

1. The Original Campus is that parcel lying directly south of Marseillaise Place, west of Gladstone Avenue, east of Evanglawn Avenue and generally north of Southlawn Place and vacated Kensington Place extended.

1.1. Parcel Size and Use Designation:

The Original Campus referenced within this document and on the 2012 Master Plan shown on Attachment “B” Original Campus, contains ± twenty-seven (27) acres. This property is designated as R-1(S) One-Family Dwelling District with a Special Use for a Planned Development on the City of Aurora Zoning Map. The Original Campus shall be regulated by this 2012 Plan Description and Section 10.7. of the Aurora Zoning Ordinance as modified herein.

1.2. Statement of Intent:

The R-1 One-Family 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 Campus is proposed to have improvements and/or expansions pursuant to this 2012 Plan Description and the 2012 Master Plan and Narrative attached hereto in Attachment “B”.

1.3. Specific Rules and Definitions:

a. To facilitate communication with the neighboring residential community, the University agrees to hold annual meetings at the Campus in the fall of each year with the residents and the City to update the residents about the University’s development plans, to review parking issues, and to share any other information and concerns that may be of common interest. The University will mail notices of such meetings to all residents within two hundred feet (200’) of the Campus at least two (2) weeks prior to the meeting.

b. The University shall retain ownership of all properties that it currently owns or that it acquires in Expansion Areas Nos. 1, 2, or 3, unless it enters into a sale and lease back agreement or similar arrangement. Notwithstanding the foregoing, the University may enter into joint ventures with private developers, retailers or others with regard to property owned by the University.
c. Terms not defined in this 2012 Plan Description shall have the meanings provided by the City of Aurora Zoning Ordinance ("Zoning Ordinance") or the City of Aurora Code of Ordinances ("Code"), as applicable.

1.4. Permitted Uses:

The permitted uses of the Original Campus shall be limited to those uses permitted in the R-1 One-Family Dwelling District, Section 7.5, with the following additional permitted uses, which collectively shall be referred to as "Permitted Uses" and are applicable to the whole Campus:

a. The current use of the Subject Property as a university shall continue to be permitted as an educational institution of the highest level with a number of undergraduate colleges and graduate level and professional studies with the authority to confer various degrees including, but not limited to, bachelor's, master's, and doctoral degrees. The following uses that are part of the Campus or may be introduced in the future are considered Permitted Uses under this approved 2012 Plan Description:

1. Educational services (6100) including but not limited to buildings for the teaching of elementary, secondary, or college curricula, classrooms, elementary school educational programs, laboratory, computer sciences facilities, maintenance operations and facilities, and campus security;

2. Rooming and Boarding (1320) limited to dormitories/resident halls;

3. Business and professional office (2400);

4. Special purpose recreational institutions (5200) limited to indoor and outdoor athletic facilities, including playing fields, grandstands, press boxes, amphitheater, recreational area, locker rooms, and related facilities;

5. Public facilities and services (6200) limited to library, museum, civic buildings, cultural institutions, and art gallery;

6. Restaurant/food and beverage services (2500) limited to dining rooms, food service, and cafes;

7. Daycare facilities (6300);

8. Performing arts or supporting establishment (5100) including theater;

9. Retail sales (2100) including bookstores and general retail;

10. Parking Facility, Residential (4160) and Parking Facility, Non-residential (4170);

11. One Family Dwelling (1110) including existing Single family homes. The University shall be allowed to use any University-owned residential
structures as offices, graduate or faculty housing, rental housing for employees, non-traditional classrooms or studios, and/or single family residences excluding fraternity or sorority houses. The University may also demolish such residential structures and use the property as open space without any further approvals; and

(12) All other related activities that support the above uses or are traditionally found on university campuses.

1.5. General Provisions

All development within the Campus shall be governed by the provisions of the Zoning Ordinance, as specifically modified by the following provisions:

a. Plan Approval

   i. Final Plans: All development shall be subject to final plan approval pursuant to Section 10.7-12.2, entitled "Procedures for approval of preliminary and final plans" subsection "Final Plans", of the Zoning Ordinance and shall contain all information as described on Attachment "E" Required Components of Final Plans. However, the University shall not be required to submit a separate legal description or plat with any such final plan. Instead, the University shall submit the legal description defining the Campus in the same format that Attachment "A.1" defines the present Campus.

   For the purposes of this section, the term “development” shall not include the installation of new landscaping; the construction of plazas, general maintenance facilities, courtyards, paths, walkways; and construction of interior or exterior improvements to any existing buildings that are not being expanded in terms of their existing footprints. These exceptions shall not require the submittal and approval of a Final Plan; rather, these improvements shall only require administrative approval from the City's Zoning Administrator or such other officer as designated by the City.

   ii. Public Hearing Requirement: If new additions or buildings have not been identified herein as part of the University's 2012 Master Plan and if such new additions or buildings lie within one-hundred feet (100') of the rights of way of the current perimeter of the Campus, (i.e., Marseillaise Place, Evanslawn Avenue, Gladstone Avenue, or Prairie Street), or within one hundred feet (100') of the rights of way of the perimeter of the Campus after the Campus is expanded by the acquisition of property in the Expansion Areas, then a public hearing shall be required prior to approval by the City of a Final Plan containing such new additions or buildings. Any new additions or buildings not identified in the 2012 Master Plan which are nonetheless greater than one hundred feet (100') away from the applicable perimeter rights of way shall not require a public hearing prior to City approval of a Final Plan containing such new addition or building.
Where a public hearing is required under this 2012 Plan Description for a Final Plan, the notice to adjacent property owners shall be limited to two-hundred and fifty feet (250') from the perimeter of the Final Plan area to be developed, consistent with the existing Zoning Ordinance requirements.

iii. If the University chooses to construct resident hall(s) in Area 32 (the "Gladstone Redevelopment") of the 2012 Master Plan, it shall be subject to the holding of a public hearing relative to said use to inform the affected residents of the development and give the affected residents an opportunity to comment on said development.

b. Signs

The installation of new and upgraded signage shall be regulated by a Special Sign District hereby established pursuant to the City’s Sign Ordinance, Section 41-14 of the Code.

i. Monument signs may be added to the Campus in accordance with the general guidelines found in Attachment "C". This attachment is for illustration purposes and shows general architectural elements of the signs and their general size. As part of the 2012 Master Plan, new University Identification signs are located at the entries of the Campus.

ii. Internal signs may be placed on the Subject Property, without limitation, as long as they generally follow a consistent style and are generally within the sizes shown on Attachment "C". This attachment also shows typical street furniture and ornamental lighting that may be used on the Campus.

iii. One Arched University Identification Sign may be added on the Campus in accordance with the general guidelines found in Attachment "C". This attachment is for illustration purposes and shows general architectural elements of the sign and its general size. This arch may be located over Calumet Avenue but only after said street is vacated by the City and the University grants a City Easement. The height of the arch will be subject to approval by the City Engineering Department and shall be tall enough so that utilities can be maintained and emergency vehicles can utilize said entrance.

c. Landscaping and Screening

All landscaping and screening shall be pursuant to Section 5.4, “Landscaping”, of the Aurora Zoning Ordinance, with the following exceptions:

i. To the extent that the University owns the homes adjacent to the Campus that are not separated from the Campus by a public street, no special fencing or landscaping buffer shall be required. If a parking lot is adjacent to
home(s) not owned by the University, the University shall be required to install a six-foot high board on board fence and perimeter landscaping to buffer its uses from those non-University residences.

ii. It is understood by the parties that due to safety concerns for Campus residents and guests, landscaping surrounding the perimeter of the Campus will not be of such a type or nature as to create an opaque or shielded area that would be attractive to criminal elements.

iii. Landscaping shall generally consist of canopy trees, reasonably spaced evergreens, and low shrubbery to provide an aesthetically pleasing perimeter without creating an opaque buffer that could pose a safety issue. In addition, the University shall generally use fencing as a buffer between parking lots and adjacent residences.

iv. The City and the University recognize that fencing often attracts graffiti. The University may address these concerns as follows:

(1) Install landscaping in a variegated pattern to provide a buffer without creating conditions that would impact Campus security, in lieu of fencing.

(2) The University shall be credited against any landscaping obligation for the existing trees, evergreens, and shrubs that may be adjacent to an area to be redeveloped. All landscaping and screening shall be installed pursuant to Section 5.4. of the Aurora Zoning Ordinance.

d. Parking and Fire Access Plan

Notwithstanding Section 5.13 “Off-Street Parking and Loading” of the Zoning Ordinance and the applicable sections of the City Fire Code, the on-Campus parking requirements and fire access shall comply with the Parking and Fire Access Plan included herein as Attachment “H” and with the following additional qualifications:

i. The City recognizes that the University has always relied on having a portion of its parking needs met by students, faculty, and guests parking on the side streets in the neighborhoods around the Campus. However, at the time the Master Plan was originally adopted in 2004, the City and the neighbors considered the amount of parking off the Campus to be excessive. To address this concern, the University has doubled the amount of parking on the Campus since the adoption of the 2004 Master Plan. The City recognizes that in order for the University to maintain open space and areas for landscaping, the University cannot cover more of its Campus with parking lots. For these reasons, the City has agreed to an on Campus Parking Plan to address parking space requirement, as more particularly described below.
ii. The City and University agree that the University shall at all times provide a minimum of 804 parking spaces on the Campus to meet the On Campus parking needs generated by the existing uses, any additions to existing buildings, and the construction of any new educational buildings that may be approved pursuant to this Plan Description.

iii. The University has already built new parking in anticipation of removing some existing parking spaces, as the current number of parking spaces substantially exceeds the 804 minimum. Nonetheless, under the currently approved additions to the Campus, the University is allowed to remove some of these existing On Campus parking spaces to allow for the construction of such approved buildings and additions as shown in the 2012 Master Plan or any Approved Final Plan.

iv. The City and University recognize that increases in the full time student population may result in the need for more On Campus parking spaces or alternative parking arrangements to minimize the impact of an increased student population on parking off Campus in the surrounding neighborhood. To monitor this student population, the City and University agree that, if the ratio of On-Campus parking spaces as compared to the full time student population (as based on IPEDS data for Aurora Campus Full Time Equivalency Enrollment) falls below 0.25 for more than two (2) of any four (4) consecutive semesters, the City and University will meet and develop a revised Parking Plan to address additional parking needs at that time.

v. The City acknowledges that when the street improvements are made to Evanslawn Avenue, the City will construct approximately fifty-eight (58) angled parking spaces along the east side of Evanslawn Avenue between Marseillaise Place and Southlawn Place within the public right of way. These spaces shall be treated as on Campus parking spaces for the purpose of determining the amount of parking the University must provide on Campus and all maintenance shall be the responsibility of the University.

vi. The University also acknowledges and agrees that if it adds a second museum to the Campus or adds retail uses to any existing or new buildings that are unrelated to Campus activities (e.g., a restaurant or store open to the public), the parties will agree upon a revised parking plan, as part of the Final Plan approval for such uses, to address any additional parking needs for said uses.

vii. The City acknowledges and agrees that the University may be allowed to adopt any of the following approaches to eliminate the need for additional parking on Campus: (1) Alter class schedules to reduce the demand for parking off Campus; (2) Make every effort to schedule sporting events and other special events so that attendees are not competing with students for the same parking spaces; or (3)adopt other measures designed to minimize the impact of such an increase in student population on the parking on the neighboring streets around the Campus.
e. Special Events

The City understands that the University hosts numerous symposia, cultural events, civic meetings, sporting events, graduations, and similar activities that bring guests and members of the public to the Campus. No additional parking is required for these events, but the University shall use its best efforts to assist the attendees in finding parking.

f. Lighting Standards

The University shall use lighting fixtures for interior structures and parking lots, with a maximum illumination of an average of two and one-half (2 1/2) foot candles. All lighting fixtures for parking lots and structures at the perimeter of the campus shall be shielded so as to not cause more spill of light than one-tenth (0.10) foot candle at the adjacent property lines. The University will be required to provide a lighting study for each phase of development that involves placing lighting along the perimeter of the Campus.

1.6. Nonconforming Zoning Lots, Structures and Uses

All nonconforming zoning lots, structures, and uses shall comply with Section 5.8., "Nonconformity" of the Zoning Ordinance.

1.7. Special Uses

All special uses pursuant to Section 4.3., "Special Uses & Structures", of the Zoning Ordinance shall be established in accordance with Section 10, "Administration" of the Zoning Ordinance.

1.8. Accessory Uses

The following uses shall be in addition to the uses set out in Section 1.4 above. All Accessory Structures and Uses shall comply with Section 4.4., entitled "Accessory Uses & Structures" of the Zoning Ordinance, with the following uses allowed as Accessory Uses, which may also apply to any proposed building in the Expansion Areas:

a. General retail sales, as well as within a student center, or in connection with food service facilities;
b. Parking, Parking structures or garages;
c. Food and beverage sales in connection with campus food service options;
d. Book stores;
e. Ticket office or sales center as part of a theater and performing arts facility;
f. Indoor athletic facilities, locker rooms, and related facilities;
g. Press box, amphitheater, locker rooms and related facilities connected to outdoor athletic facilities;

h. Daycare centers;

i. Maintenance facilities and operations;

j. Campus safety and mailroom functions;

k. Restaurants or fast food providers, as long as no drive-through is allowed; and,

l. Other related uses traditionally associated with a university setting.

1.9. Bulk Restrictions

a. **Lot Coverage** – The maximum lot area coverage by building and pavement (excluding walkways and football field) shall be sixty percent (60%) of the Campus.

b. **No Minimum Lot Size** – The Campus shall be considered as one parcel with no minimum lot size or width required.

c. **Required Setback Area** – The minimum required setback areas for newly established parking lots and buildings/additions as measured from the public right-of-way (ROW) or Campus interior property line shall be as follows, with the exception that no such setbacks shall apply if the street is vacated pursuant to this Plan Description:

i. **Marseillaise Place ROW** – twenty feet (20’) for parking lots and twenty feet (20’) for buildings/additions.

ii. **Gladstone Avenue ROW** – twenty feet (20’) for parking lots and thirty feet (30’) for building/additions.

iii. **Calumet Avenue ROW** – ten feet (10’) for parking lots and fifteen feet (15’) for building/additions (not applicable if street is vacated).

iv. **Prairie Street** – ROW twenty feet -(20’) for parking lots or athletic fields and thirty feet (30’) for buildings/ additions.

v. **Southlawn Place ROW** – seventeen feet (17’) for parking lots and thirty feet (30’) for buildings/additions (not applicable if street is vacated).

vi. **Evanslawn Avenue ROW** – ten feet (10’) for parking lots and thirty feet (30’) for buildings/additions, except for the football field grandstand (which includes press box and bleachers), which shall have a minimum set back of fourteen feet (14’).

vii. **Founders House and Alumni House** - five feet (5’) for both the rear and side yards.

d. **Permitted Obstructions in Required Setback Area** – Notwithstanding Section 5.9. "Obstructions " of the Zoning Ordinance, the only obstructions allowed on
the Campus shall be University signage (pursuant to the Special Signage District hereby established), walkways, landscaping material, and fencing as more particularly described on Attachment “C.”

c. **Maximum Height** – The maximum height of all structures shall be pursuant to the following, with such height being determined by measuring from the finished grade within ten feet of the structure’s foundation to the midpoint of the pitched roof, if the roof is pitched, or base of roof if a parapet wall up to four feet high is used to shield mechanical systems, and shall comply with the following guidelines and requirements:

i. If a portion of the structure is located less than thirty feet (30’) from the public right-of-way, the maximum height shall be thirty-five feet (35’) within that zone.

ii. If a portion of the structure is located thirty feet (30’) or more but less than fifty feet (50’) from the public right-of-way, the maximum height shall be forty-five feet (45’) within that zone, with the exception of Area 32 along Gladstone Avenue, if it is developed for townhouse style residential housing, in which case a four story structure (being no more than forty feet (40’) in building height as defined in the Aurora Zoning Ordinance) may be built thirty (30) feet from the street.

iii. If a portion or all of a structure is located fifty feet (50’) or more from the public right-of-way, the maximum height shall be fifty-five feet (55’).

1.10. **Building Elevations**

For the two existing homes the University owns north of Marseillaise Place (including Founders House), the University shall maintain the residential character of such structures. For new buildings or expansion of buildings on the Campus, the University shall use building materials consistent with or complimentary to the materials used in the more recent buildings on the Campus (e.g., Dunham Hall, Institute Building, and new Residence Hall). The University may also construct any other buildings that are consistent with the Permitted Uses.

2. **The Expansion Area No. 1 Campus** includes those portions of the Campus which lie within Expansion Area No. 1 located south of the Original Campus, directly west of Gladstone Avenue and directly north of Prairie Street and extending to and including the homes on the west side of Randall Road.

2.1. **Parcel Size and Use Designation**

Expansion Area No. 1 referenced within this document and on the 2012 Master Plan shown on Attachment "B" contains approximately five (5) acres. The University has acquired most of the homes in Expansion Area No. 1 and has rezoned such properties as R-1(S) with a special use for a planned development. After the University acquires any additional properties in Expansion Area No. 1 and files the necessary petition for rezoning, the City shall designate such property as R-1 (S) with a special use for a planned development on the City’s Zoning Map. At that time, the City shall adopt the
provisions of this 2012 Plan Description to cover the development of such Expansion Area No. 1 properties, consistent with Section 10.7. of the Zoning Ordinance, as modified herein.

The University has acquired by voluntary sales initiated by the homeowners all but three (3) homes within Expansion Area No. 1.

2.2. Statement of Intent

Expansion Area No. 1's (or generically “Parcel” as used to refer to the applicable Expansion Area) Statement of Intent shall be consistent with Section 1.2 herein and with the following:

The parties recognize that in order for the University to remain viable and to meet projected demands in a very competitive higher education market, the University must have the ability to grow in size should the opportunity for growth present itself. The City acknowledges that under the 1990 Plan Description, the University was unable to purchase homes as they became available to position itself for continued economic viability and that unless some provision is made for growth, the University would have to move essential functions off campus or even consider relocating its operations. The City recognizes that the University is a major employer and major contributor to the financial wellbeing of the City, as well as an invaluable educational resource and institutional presence.

Therefore, the University was allowed to increase its boundaries to include the Expansion Areas set forth in Attachment "B." It is understood by the parties that neither the City nor the University may condemn any of the properties in any Expansion Area for future expansion. However, if individual property owners in an Expansion Area should voluntarily decide to sell their properties to the University, then the University shall be permitted to purchase such properties and to use or redevelop such properties in accordance with this document.

2.3. Specific Rules and Definitions

Parcel Specific Rules and Definitions shall comply with Section 1.3 herein and with the following:

To the extent that the University acquires residences within Expansion Area No. 1, including, but not limited to, those discussed in the preceding paragraph, it shall be allowed to rezone such properties as extensions of the Special Use designation given under this 2012 Plan Description.

2.4. Permitted Uses

Parcel Permitted Uses shall comply with Section 1.4 herein.

2.5. General Provisions

Parcel General Provisions shall comply with Section 1.5 herein.
2.6. Nonconforming Zoning Lots, Structures and Uses

Parcel Nonconforming Zoning Lots, Structures and Uses shall comply with Section 1.6 herein.

2.7. Special Uses

Parcel Special Uses shall comply with Section 1.7 herein.

2.8. Accessory Buildings and Uses

Parcel Accessory Buildings and Uses shall comply with Section 1.8 herein.

2.9. Bulk Restrictions

Parcel Bulk Restrictions shall comply with Section 1.9 herein.

2.10. Building Elevations

Parcel Building Elevations shall comply with Section 1.10 herein and with the following:

The University may tear down existing residential structures along the west side of Gladstone Avenue (Area 32), and pursuant to Section 1.5.a.iii. herein, construct undergraduate resident hall(s) not to exceed four stories (being no more than forty feet (40’) in building height as defined in the Aurora Zoning Ordinance) on the Gladstone Avenue side. The University may also redevelop this block with one or more buildings for offices, classrooms, or other Permitted Uses as long as these structures are no more than two stories in height like Stevens Hall (the “Gladstone Redevelopment”).

If the University chooses to construct the Gladstone Redevelopment, it will be designed so that it utilizes architectural elements consistent with the streetscape. The University shall use building materials consistent with or complementary to the materials used in the more recent buildings on the Campus (e.g., Dunham Hall, Institute Building, and new Residence Hall). Entry from Gladstone Avenue shall be included in any Gladstone Redevelopment design. Similarly, if balconies are used as an architectural feature, some of the balconies shall be on the Gladstone Avenue side of the Gladstone Redevelopment. Parking for the Gladstone Redevelopment shall be available within the existing parking lots on the southern end of the Campus.

2.11. Demolition of Existing Homes

The University shall not demolish any homes for redevelopment unless there is a buffer home between the redevelopment and the existing residences not owned by the University. The buffer home would be a home owned by the University but retained for the uses permitted in 2.4 above. This provision will not be applicable to those portions of Expansion No. 1 located between Randall Road and Gladstone Avenue and to 1440 Southlawn Place. The University shall use its best efforts to find
alternative uses for any homes purchased, until the time of redevelopment. The City recognizes that many of the homes the University has acquired or may acquire in Expansion Area No. 1 are not in good condition and may need to be demolished. The University shall use its best efforts to preserve mature trees and evergreens when it demolishes a home, but may remove such vegetation at such time as redevelopment occurs. This Section 2.11 shall not apply if the home is not structurally sound or cannot be occupied due to safety issues or the need to perform extraordinary maintenance.


In the event that the University is able to build the Stem addition to Stevens Hall and needs to relocate part of Parking Lot #16, the University may locate an entrance drive along Gladstone Avenue which shall be centered on the property line across the street so that it does not cause cars exiting the parking lot to shine their headlights directly into the home immediately across from the parking lot. The University will also take steps to minimize the impact of such headlights on any home across from such entrance.

3. The Expansion Area No. 2 Campus includes those portions of the Campus which lie within Expansion Area No. 2 located directly east of Evanslawn Avenue, directly north of Prairie Street, directly south of Southlawn Place, and west of Expansion Area No. 1.

3.1. Parcel Size and Use Designation

Expansion Area No. 2 referenced within this document and on the 2012 Master Plan shown as Attachment "B", contains approximately five (5) acres and includes a number of single family homes. The City has designated Expansion Area No. 2 as “Quasi-Public” on its Comprehensive Plan. After the University acquires any properties in the Expansion Area No. 2 and files the necessary petition for rezoning, the City shall designate such property as R-1 (S) with a special use for a planned development on the City’s Zoning Map. At that time, the City shall adopt the provisions of this 2012 Plan Description to cover the development of such Expansion Area No. 2 properties, consistent with Section 10.7. of the Zoning Ordinance, as modified herein. The University has acquired by voluntary sales initiated by the homeowners all but four (4) homes within Expansion Area No. 2.

3.2. Statement of Intent

Parcel Statement of Intent shall be consistent with Section 1.2 and Section 2.2 herein.

3.3. Specific Rules and Definitions

Parcel Specific Rules and Definitions shall comply with Section 1.3.

3.4. Permitted Uses

Parcel Permitted Uses shall comply with Section 1.4 herein.

3.5. General Provisions
Parcel General Provisions shall comply with Section 1.5 herein.

3.6. Nonconforming Zoning Lots, Structures and Uses

Parcel Nonconforming Zoning Lots, Structures and Uses shall comply with Section 1.6 herein.

3.7. Special Uses

Parcel Special Uses shall comply with Section 1.7 herein.

3.8. Accessory Buildings and Uses

Parcel Accessory Buildings and Uses shall comply with Section 1.8 herein.

3.9. Bulk Restrictions

Parcel Bulk Restrictions shall comply with Section 1.9 herein.

3.10. Building Elevations

Parcel Building Elevations shall comply with Section 1.10 herein and with the following:

The University may tear down existing residential structures in Expansion Area No. 2 prior to Final Plan approval for any portion of said Expansion Area, except for those residences located at 430 S. Evanslawn Avenue and 1419 Prairie Street. Any additions to 430 S. Evanslawn Avenue, the Wackerlin Center, shall be respectful of the historic nature of the building.

3.11. Demolition of Existing Homes

Parcel Demolition of Existing Homes shall comply with Section 2.11 herein.

B. PUBLIC IMPROVEMENTS

1. Access and Right-of-Way

Access to the Campus is currently provided along all the arterial and perimeter streets to the Campus. Access to Expansion Area No. 1 may be from Prairie Street, Calumet and Gladstone Avenue. Access to Expansion Area No. 2 may be from Evanslawn Avenue, Southlawn Place and Prairie Street. The Master Plan identifies two new access points in Expansion Area No. 2 that are meant to be conceptual, but reflect the intent of the parties to allow access to this area from both Prairie Street and Evanslawn Avenue. Upon request from the University, the City may vacate portions Southlawn Place (west of Randall Road and east of Evanslawn Avenue), Calumet Avenue (north of Prairie Street and south of the already vacated portion of Calumet) and Randall Road (north of Prairie Street and south of Southlawn Place) once the University has acquired the properties located adjacent to said right-of-ways. With the acquisition of additional properties in the Expansion Areas, it is expected that the
University will eventually own both sides of Southlawn between Randall Road and Evanslawn Avenue, both sides of Calumet Avenue between vacated Kensington Place and Prairie Street, and both sides of Randall Road between Southlawn Place and Prairie Street.

2. Vacation of Certain Roads

It is contemplated that if the University acquires all the houses in Expansion Area No. 1, Randall Road will be vacated between Southlawn Place and Prairie Street. It is anticipated that if the University acquires all the homes along Southlawn in Expansion Area No. 2, Southlawn will be vacated between Evanslawn Avenue and Randall Road. At such time as the University acquires the last home on Calumet in Expansion Area No. 1, the City will vacate Calumet Avenue between Prairie Street and existing vacated Calumet. As a condition to the vacation of any right of way the University shall grant a City Easement for public utilities. In addition, the University shall grant an access easement to the City to allow access and maintenance to the City’s existing Well 115 located near the NE corner of Southlawn Place and Evanslawn Avenue, as a condition of the vacation of all or part of the Southlawn Place right of way.

The University may have up to three (3) entrances to the Campus off of Prairie Street, two (2) between existing Randall Road and Gladstone Avenue and one (1) between existing Randall Road and Evanslawn Avenue. As part of this approval, the University is designating Calumet Avenue as the new main entrance to the University. The entrances located at Gladstone Avenue and Evanslawn Avenue shall not be counted against these entrance restrictions. In addition, the foregoing described entrances, the University shall be allowed an additional entrance off of Gladstone Avenue, between vacated Kenilworth Place and Prairie Street pursuant to Section 2.12 above. If the centerline of any access driveway is within fifty (50) feet of the centerline of existing roads, the centerlines shall be aligned.

2. Stormwater Runoff and Detention

a. The Subject Property is part of three watersheds. The City has acknowledged that the Original Campus is composed of the same three watersheds, generally draining to the northeast, southeast, and southwest. These watersheds are identified in Attachment “F.”

b. To address stormwater runoff in the southwest watershed (being Drainage Area I on Attachment “F”), the University has provided for sufficient detention on site to control the flow offsite to no more than the amount of water currently discharging from the University campus during a storm event and meeting the City’s stormwater management criteria. This detention was provided by a structured detention facility built in the first phase of the 2004 development under the parking lot constructed west of the Institute Building (part of Parking Lot # 19). This facility has a minimum of 3.4 acre-feet of storage. The University has paid to the City a fee in lieu for the additional requirements of the City’s storm water ordinance (“Stormwater Fee”) for this portion of the Campus. Further detention needed in the Expansion Areas may be satisfied by conventional detention ponds, structured detention or a payment of a fee
in lieu. In determining the detention requirements in the Expansion Areas, the City shall give the University credit for the impervious areas that existed at the time of the approval of the acquisition of properties in the Expansion Areas. This calculation shall include houses, garages and other accessory structures, patios and decks, sidewalks, driveways, and any streets that are vacated and removed as part of the redevelopment of the Expansion Areas. The credit shall be applied such that the runoff associated with the proposed development does not exceed the runoff associated with the impervious area plan.

c. The University has calculated the amount of impervious area to which it is entitled to a credit against future construction based on the houses, garages, and paved areas of properties acquired to date. This data is found on the Impervious Area Plan, being Attachment “J”. This plan identifies the amount of credit to which the University is entitled based on the properties acquired as of January 10, 2012, which includes the four properties which are being rezoned at the same time as this 2012 Plan Description is being considered.

c. To the extent that the University in the future needs to either build detention or seek to pay a fee in lieu, the City will support and process any necessary variance petitions from the University to satisfy the requirements of the City and Kane County’s stormwater ordinances. The University shall receive a credit against the Stormwater Fee for the cost of all the improvements to any outlet structure and downstream stormwater conveyance pipes and structures that qualify as regional improvements, as well as any over-sizing of the structured detention to accept stormwater from any off-campus tributary area.

4. Special Service Areas (“SSA”)

a. The University agrees to cooperate with the City in establishing a backup special service area to maintain the structured detention and any downstream conveyance pipe in the event the University fails to undertake such maintenance. The University shall maintain the detention structure and the portion of any downstream conveyance pipe that is located on the Campus.

b. In the event that the neighbors on the west side of the University initiate the process for the approval of an SSA to finance street, curb, gutter, and storm sewer improvements that include the portion of Marseillaise Place on the northwest end of the Campus and the block of Evanslawn Avenue on the west between Marseillaise Place and Southlawn, the University agrees to participate in such SSA to the extent of its pro-rata share of one-half (1/2) the improvement cost along its portion of those two streets. These costs would be limited to one-half (1/2) of the costs of improvements to the portion of Marseillaise Place between Randall Road and Evanslawn Avenue and the one block of Evanslawn Avenue between Marseillaise Place and Southlawn.

c. Alternatively, if the City finds funding for such improvements, the University agrees to pay its pro-rata share of those costs. The University’s share of these
improvements is currently estimated at $271,147 (See Engineering Plan Sheet and Cost Estimate with Allocation of University's Share attached as Attachment "I").

d. The parties acknowledge that as a not for profit corporation, the University would not otherwise be required to participate in such an SSA. The City agrees that as part of any such improvements, the City will construct approximately fifty-eight (58) angled parking spaces to be built along the east side of the public right of way of Evanslawn Avenue between Marseillaise Place and Southlawn. Given that Southlawn will be vacated in the future, the City will not make any major improvements to Southlawn between Randall Road and Evanslawn Avenue.

IV. REQUESTED MODIFICATIONS AND EXCEPTIONS TO CERTAIN CITY CODES AND ORDINANCES

A. ZONING ORDINANCE MODIFICATIONS AND EXCEPTIONS

1. The City may approve Final Plans that contain variations consistent with Section III of this 2012 Plan Description pertaining to Bulk Restrictions. A public hearing shall not be required for such approvals. The City may also approve Final Plans that exceed up to ten percent (10%) from the requirements within Section III of this 2012 Plan Description pertaining to Signs and Section III of this 2012 Plan Description pertaining to Landscaping & Screening. A public hearing shall also not be required for these approvals.

2. Modification of Section 7.5-5.3. "Height" as defined in the Zoning Ordinance for the R-1 District is modified from the maximum of thirty-five feet (35") to that provided for within Section III of this 2012 Plan Description.

3. Modification of Section 7.5-5.6. "Lot Coverage" as defined in the Zoning Ordinance for the R-1 District is modified to that provided for within Section III of this 2012 Plan Description.

4. Variations exceeding those described in this section may be requested through a Final Plan process with a public hearing as outlined in Section 11 of the Aurora Zoning Ordinance.

B. OTHER ORDINANCE MODIFICATIONS AND EXCEPTIONS

The "Stormwater Management" Article of the "Floodplain Management" chapter of the Code was previously modified to provide a portion of the stormwater detention on the Campus, with the University paying the Stormwater Fee for the balance of said stormwater not being retained on site, as described in Section III of the previously approved 2009 Amended and Restated Plan Description.
V. GENERAL PROVISIONS

A. 2012 PLAN DESCRIPTION

1. All current codes and ordinances of the City in effect at the time of development shall govern, except where expressly stated within this 2012 Plan Description to the contrary.

2. Amendments to this 2012 Plan Description shall be subject to Section 11 of the Zoning Ordinance. Public notice shall be provided in accordance with Section 11 and, notice to all current owners of property subject to this 2012 Plan Description shall be provided in accordance with this 2012 Plan Description.

3. This 2012 Plan Description 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 2012 Plan Description shall be held invalid, the invalidity of such section, subsection or paragraph shall not affect any of the other provisions of this 2012 Plan Description.

5. Any provisions contained within this 2012 Plan Description that are in conflict shall be enforced in accordance with the more restrictive provision.

6. Section 11 of the Zoning Ordinance shall provide the process of adding property to the University's Planned Development from within the Expansion Areas, unless otherwise modified by this 2012 Plan Description. Public notice shall be provided in accordance with Section 11.

B. PLAN DOCUMENTS

1. A Preliminary Plan and a Preliminary Plat are not required to be approved prior to approval of a Final Plan for property on Campus.

2. A subdivision plat is not required to be approved prior to approval of a Final Plan. There shall be no time limitation on the submission of final plans.

3. Each Final Plan document submitted will indicate all areas of the Campus being modified for any specific improvement being proposed by the University.

4. All plan attachments to this 2012 Plan Description are for illustrative purposes only and shall not limit the University's ability to propose additional buildings and/or additions, subject to the requirements of this 2012 Plan Description.

5. Notwithstanding the provisions within Section 10.6-6 of the Zoning Ordinance, a proposed Final Plan that includes a building addition not depicted on the 2012 Master Plan that involves an increase of the first floor area of said building by more than fifteen percent (15%) shall be subject to Section 11 of the Zoning Ordinance. Public notice shall be provided in accordance with Section 11.
6. In keeping with the principles of flexibility built into this 2012 Plan Description, the University has depicted the building and additions anticipated to be constructed in the near future on the 2012 Master Plan. The parties acknowledge that the exact location of these structures and their size may change, provided that the Bulk Standards set out above are met by the University. With regard to the Expansion Areas, the University shall be allowed to build new structures, parking lots, detention ponds, athletic facilities or other permitted buildings upon the rezoning of such properties to come under this 2012 Plan Description. All such development shall conform to the Bulk Standards of this 2012 Plan Description.

7. All Final Plans filed with the City for approval shall provide the required data and legal description of the total Campus owned at that time by the University.
ATTACHMENT “A.1”

CAMPUS PORTION OF THE SUBJECT PROPERTY (AURORA UNIVERSITY)

LEGAL DESCRIPTION

Original Campus - Legal

Parcel One:

Lots 106 through 137 inclusive; Lots 142 through 158 inclusive; that part of vacated Glenwood Place lying east of and adjoining said Lots 123 through 137, and west of the center line of said Glenwood Place; that part of vacated Glenwood Place lying east of and adjoining said Lots 110, 121 and 122; that part of vacated Randall Road lying east of and adjoining said Lots 116, 117, and 118; that part of vacated Kenilworth Place described as follows: beginning at the southwest corner of said Lot 156; thence south along the east line of Evanslawn Avenue 66.00 feet to the northwest corner of said Lot 157; thence east along the south line of said vacated Kenilworth Place 669.38 feet to the east line of said vacated Randall Road; thence north along said east line 33.00 feet to the center line of said vacated Kenilworth Place; thence west along said center line 373.00 feet to the center line of vacated Glenwood Place; thence north along said center line 33.00 feet to the south line of Lot 123 extended east; thence west along said south line extended and along the south line of said Lots 123 and 156, 296.32 feet to the point of beginning, all in Country Club Estates, Aurora, in the City of Aurora, Kane County, Illinois.

Parcel Two:

That part of the southwest quarter of Section 20, Township 38 North, Range 8 east of the third principal meridian described as follows: beginning at the point of intersection of the east line of said southwest quarter with the center line extended east of Kenilworth Place; thence west along said extended center line 373.00 feet; thence north parallel with the east line of said southwest quarter 634.50 feet to the south line extended east of Marseillaise Place; thence east along said extended south line 373.00 feet to the east line of said southwest quarter; thence south along said east line 634.50 feet to the point of beginning, in the City of Aurora, Kane County, Illinois.

Parcel Three:

Block 33 and that part of vacated Calumet Avenue lying west of and adjoining said Block 33; Block 34; Lots 1 through 14 in Block 35 and that part of Kenilworth Place lying north of and adjoining said Block 35; Lot K (except the north 66 feet thereof), Lot L and that part of Lot M lying north of the south line of said Lot 14 in Block 35 extended west; Lot 20 (except the north 15 feet thereof), Lots 21, 23 and 24 in Block 23; Lots 1, 2, 3 and 6 in Block 36, all in New Downer Place Addition to Aurora, in the City of Aurora, Kane County, Illinois.

Expansion Area 1 Campus

Lots 4, 5, 8, 9, 10, 11, 12, 13, 14, 15, 17, 18, 19, 20, 21, 22, 23 and 24, in Block 36 of New Downer Place Addition to Aurora, City of Aurora, Kane County, Illinois.

Lots 15, 16, 17, 18, 19, 20, 21, 23 and 24, in Block 35 of New Downer Place Addition to Aurora, City of Aurora, Kane County, Illinois.
Lots 23 and 24 (except the North 75 feet thereof) and Lot 22 (except the Westerly 30 feet and except the Northerly 75 feet) in Block 35 of New Downer Place Addition to Aurora, City of Aurora, Kane County, Illinois.

North 62 feet of Lots 24 and 25, in Country Club Estates, City of Aurora, Kane County, Illinois.

Expansion Area 2 Campus

Lots 19, 20, 23, 28, 29, 30, 31, 36, 37, 38, 39 and the South 138 feet of Lots 24 and 25, in Country Club Estates, City of Aurora, Kane County, Illinois.
Properties not yet owned by Aurora University as of the date of approved of the 2012 Plan Description.

**The Expansion Area 1 Non-Campus**
Lot 16, in Block 36 of New Downer Place Addition to Aurora, City of Aurora, Kane County, Illinois.
North 75 feet of Lots 23 and 24, and the Westerly 30 feet and Northerly 75 feet of Lot 22, in Block 35 of New Downer Place Addition to Aurora, City of Aurora, Kane County, Illinois.
Lots 26 and 27, in Country Club Estates, City of Aurora, Kane County, Illinois.

**The Expansion Area 2 Non-Campus**
Lots 21, 22, 23, 32, 33, 34, 35, in Country Club Estates, City of Aurora, Kane County, Illinois.
ATTACHMENT "B"

2012 MASTER PLAN AND NARRATIVE

The University has enjoyed significant academic and enrollment growth and now seeks to develop Campus facilities commensurate with this progress. Toward this end, the institution initiated a master planning process in the summer of 2002 with the following purposes in mind:

- Provide AU students, faculty and staff with the physical facilities necessary for fulfillment of the institution's educational mission;
- Enhance the University's ability to compete successfully with peer institutions in the western suburbs;
- Respond to concerns presented by the University's neighbors on the west side of Aurora; and
- Align University master planning initiatives with those of the city as a whole.

The University's original Master Plan accomplished these objectives, while also preserving the essential nature of the residential Campus and its central quadrangle. The First Amended Master Plan led to the construction of new parking lots, a new dormitory, and enhanced grandstand and all season football/soccer field, and other improvements. The 2012 Master Plan continues to foster these goals while adding new area for expansion.

A primary goal of the 2012 Master Plan is to enhance the development of classrooms, offices, non-traditional classrooms, parking, and other facilities on the south end of the campus. Such additional development on the south end of the Campus is intended to further reduce congestion on the north side of the Campus and the adjacent neighborhoods. The 2012 Master Plan is designed to give the University flexibility in handling future development. The University will be allowed to make additions to existing buildings or add new buildings within the limits established by the 2012 Master Plan.

In this regard, the 2012 Master Plan is intended to be a guide and not a definitive document as to the location or size of any specific buildings, building expansions or new structures. The footprints shown on the 2012 Master Plan are intended to establish the anticipated size of such building additions or new buildings and their general locations. The size of the additions and new buildings shown on the 2012 Master Plan is intended to set some limits on the square footage of the first floor of such additions or new structures, subject to the Bulk Standards within the Plan Description. The exact size and location of such new construction shall be left to the determination of the University, as long as such construction is within the limits of the Bulk Standards.

For example, the 2012 Master Plan shows the potential expansion of the Phillips Library on both the north and south sides of the existing structure. This expansion footprint is merely intended to establish the total first floor square footage that can be constructed. The floor plan could result in an addition on only one side, which could be longer or shorter than shown. The only restrictions on such an addition are the height, setback, and total floor area limits which are set out in the Bulk Standards. In other words, the total square footage of expansion permitted would be the total footage shown on the 2012 Master Plan, times the number of floors allowed, and subject to
an additional fifteen percent 15% upward adjustment in the Bulk Standards. In a similar fashion, the location of new buildings in the Campus is not limited by the specific sites shown on the 2012 Master Plan, but by the general size of the structures identified.

It is anticipated by the University that future improvements to the Campus and Expansion Areas will be done in various phases of development. The University may construct any of the improvements at any given time. As noted in this narrative, such improvements may be made, subject to final plan review, as long as they generally follow the 2012 Master Plan and the Bulk Standards provided in the 2012 Plan Description.
ATTACHMENT “E”
REQUIRED COMPONENTS OF FINAL SITE PLAN

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-way, 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.
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.
   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 “I”

ENGINEERING PLAN SHEET AND
COST ESTIMATE WITH ALLOCATION OF UNIVERSITY’S SHARE OF POSSIBLE SSA
STREET IMPROVEMENTS

(see attached)
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<th>Description</th>
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<th>Unit Price</th>
<th>Total Value</th>
<th>All Cost</th>
<th>All Quant.</th>
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<th>Storm Sewer</th>
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**TOTAL** $1,720,870.00

10% CONTINGENCY (engineering) $172,087.00

**TOTAL COST** $1,892,957.00

**Less Deductions**

- AU Portion includes SS
- In-house Engineering (10%) $271,147.00
- Watermain for Southlawn and Evanslawn $172,067.00
- Storm Sewer less AU’s portion ($259,950 less $39,831) $171,750.00
- Resurfacing Allowance $228,319.00
- Total others $300,000.00

**Total others** $1,135,363.00

**Total SSA Value** $757,654.00

City share 50% $378,827.00
Property owner share 50% $378,827.00
RECOMMENDATION

TO: THE COMMITTEE OF THE WHOLE

FROM: THE PLANNING & DEVELOPMENT COMMITTEE

The Planning & Development Committee at Their Meeting on Thursday, February 16, 2012 Recommended APPROVAL as amended An Ordinance Approving A Revision To Aurora University Plan Description And Master Plan For 40 Acres For Property Located Directly South Of Marseillaise Place, West Of Gladstone Avenue, East Of Evanslawn Avenue, And North And South Of Prairie Street, Kane County, Illinois (Aurora University - AU20/3-12.003-SU/R – TV/DF - Ward 4)

VOTE 3-0

Submitted By

Alderman Michael Saville, Chairman

Alderman Rick Mervine

Alderman Richard C. Irvin

Alderman Scheketa Hart-Burns, Alternate

Dated This 17th Day Of February 2012