

Property Research Sheet

Location ID#(s): 71769

As of: 5/3/2017

Researched By: Alex Minnella

Address: 1079 S State Route 59

Current Zoning: R-4A(S) Two Family Dwelling

Parcel Number(s): 07-33-200-013

1929 Zoning: Not Applicable

Subdivision: of

1957 Zoning: Not Applicable

Size: 38.41 Acres / 1,673,140 Sq. Ft.

Comp Plan Designation: Quasi - Public

School District: SD 204 - Indian Prairie School District

ANPI Neighborhood: None

Park District: FVPD - Fox Valley Park District

TIF District: N/A

Ward: 8

Historic District: None

Overall Development Name: Calvary Church Campus

Current Land Use

Current Land Use: Quasi-Public: Religious Institution (6400)

AZO Land Use Category: Religious Institutions

Number of Buildings: 1

Parking Spaces: 35

Building Built In: 2003

Non-Residential Area: 1,673,140 sq. ft.

Total Building Area: 128,000 sq. ft.

Total Dwelling Units: 0

Number of Stories: 1

Residential Rental: 0 / License:

Zoning Provisions

Setbacks and Other Bulk Standards:

Requirements are pursuant to the Aurora Zoning Ordinance Section(s) 5 and Sec. 7.9.

Setbacks are typically as follows:

Front Yard Setback: 25 feet

Rear Yard Setback: 40 feet

Side Yard Setback: 20 feet

Exterior Rear Yard Setback:

Exterior Side Yard Setback: Exterior Side

Setback Exceptions:

Yard Reverse Corner Setback:

Interior Drive Yard Setback:

Other bulk standards are typically as follows:

Building Separations: Front to rear: 80 feet;

Minimum Lot Width and Area: None

Front to side: 50 feet; Side to side: 20 feet;

Maximum Lot Coverage: 40%

Rear to side: 60 feet or 30 feet between Front-loaded Garage buildings; Rear to rear: 60 feet

Maximum Structure Height: 35 feet

(driveway access area), 50 feet or 40 feet if structures are not parallel and the average separation is 50 feet; Front to front: 50 feet, 60 feet or 40 feet if structures are not parallel and the average separation is 50 feet

Floor Area Ratio: 1.0

Minimum Primary Structure Size:

Minimum Dwelling Unit Size: 900 sq. ft. - one story;

1,200 sq. ft. - two story;

800 sq. ft. - including garage, if developed as age restricted or assisted living units;

Maximum units per building - 6
Maximum Density: 124 dwelling units

Parking and Loading:

The Parking and Loading requirements are pursuant to the Aurora Zoning Ordinance Table Two: Schedule of Off-street Parking Requirements and Section(s) 5 and Sec. 7.9.

Permitted Uses:

Permitted Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.2 and Sec. 7.9 Permitted Exceptions: Planned Development; townhomes, quadruplexes, manor house, duplexes, not to exceed 124 units

Special Uses:

Special Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.3 and Sec. 7.9.

Limited But Permitted Uses:

Limited but Permitted Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.3 and Sec. 7.9.

Miscellaneous Notes on History

None

Legislative History

The known legislative history for this Property is as follows:

R1987-3420 approved on 4/24/1987: ADVISING PAUL RASMUSSEN TO FILE A FORMAL PROTEST TO THE DUPAGE COUNTY BOARD OF APPEALS REQUESTING A SUPER MAJORITY VOTE ON THE ZONING REQUEST FOR CALVARY TEMPLE.

R1993-035 approved on 2/2/1993: A RESOLUTION ACCEPTING WATERMAIN IMPROVEMENTS FOR CENTURY BUILDERS, INCORPORATED. CALVARY TEMPLE.

O2002-113 approved on 10/22/2002: AN ORDINANCE PROVIDING FOR THE EXECUTION OF AN ANNEXATION AGREEMENT PROVIDING FOR O(S), R-4A(S) AND B-2(S) SPECIAL USE PLANNED DEVELOPMENT ZONING WITH THE OWNERS OF RECORD OF TERRITORY WHICH MAY BE ANNEXED TO THE CITY OF AURORA AND WHICH IS LOCATED AT THE NORTHWEST CORNER OF ROUTE 59 AND MONTGOMERY ROAD IN DUPAGE COUNTY, ILLINOIS.

O2002-114 approved on 10/22/2002: AN ORDINANCE ANNEXING CERTAIN PROPERTY LOCATED AT THE NORTHWEST CORNER OF ROUTE 59 AND MONTGOMERY ROAD TO THE CITY OF AURORA, ILLINOIS 60504 PURSUANT TO AN APPROVED ANNEXATION AGREEMENT.

O2002-115 approved on 10/22/2002: AN ORDINANCE ESTABLISHING A SPECIAL USE PLANNED DEVELOPMENT AND APPROVING A PLAN DESCRIPTION FOR 114 ACRES LOCATED AT THE NORTH WEST CORNER OF ROUTE 59 AND MONTGOMERY ROAD.

R2002-498 approved on 10/22/2002: A RESOLUTION APPROVING A PRELIMINARY PLAN FOR PROPERTY LOCATED AT THE NORTHWEST CORNER OF ROUTE 59 AND MONTGOMERY ROAD.

PDFNL2003-015 approved on 4/24/2003: A RESOLUTION APPROVING A WAIVER OF THE FINAL PLAN REQUIREMENTS FOR A MAINTENANCE BUILDING LOCATED IN THE CALVARY TEMPLE CHURCH SUBDIVISION, AURORA, ILLINOIS.

PDFNL2003-042 approved on 8/28/2003: A RESOLUTION APPROVING THE FINAL PLAN FOR THE CALVARY TEMPLE CHURCH SUBDIVISION FOR A CHURCH USE LOCATED AT 9S200 ROUTE 59.

R2004-359 approved on 8/24/2004: A RESOLUTION FOR LETTER OF CREDIT REDUCTION NUMBER ONE CALVARY CHURCH MAINTENANCE BUILDING.

R2011-230 approved on 8/23/2011: A RESOLUTION AUTHORIZING THE SECURITY REDUCTION NUMBER ONE FOR CALVARY CHURCH PHASE I - 1111 S. STATE ROUTE 59.

R2011-267 approved on 9/27/2011: A RESOLUTION ACCEPTING IMPROVEMENTS AND WAIVING OF THE MAINTENANCE PERIOD FOR CALVARY CHURCH, PHASE I, 1111 S. ROUTE 59.

O2012-009 approved on 2/28/2012: AN ORDINANCE PROVIDING FOR THE EXECUTION OF AN ANNEXATION AGREEMENT REVISION PROVIDING FOR A ROADWAY CONSTRUCTION AND FINANCING AGREEMENT FOR COMMONS DRIVE WITH THE OWNERS OF RECORD OF TERRITORY LOCATED AT 9S200 STATE ROUTE 59 IN DUPAGE COUNTY ILLINOIS.

R2012-295 approved on 11/13/2012: A RESOLUTION ACCEPTING THE DEDICATION OF RIGHT OF WAY FOR COMMONS DRIVE LOCATED ALONG THE WESTERN PROPERTY LINE OF THE CALVARY TEMPLE CHURCH PROPERTY.

R2013-340 approved on 12/10/2013: A RESOLUTION ACCEPTING IMPROVEMENTS AND MAINTENANCE SECURITY FOR CALVARY CHURCH - COMMONS DRIVE - WEST ACCESS.

O2016-112 approved on 12/20/2016: AN ORDINANCE APPROVING OBVIOUS CHANGES TO AURORA'S COMPREHENSIVE PLAN FOR 13 AREAS LOCATED THROUGHOUT THE CITY OF AURORA.

Location Maps Attached:

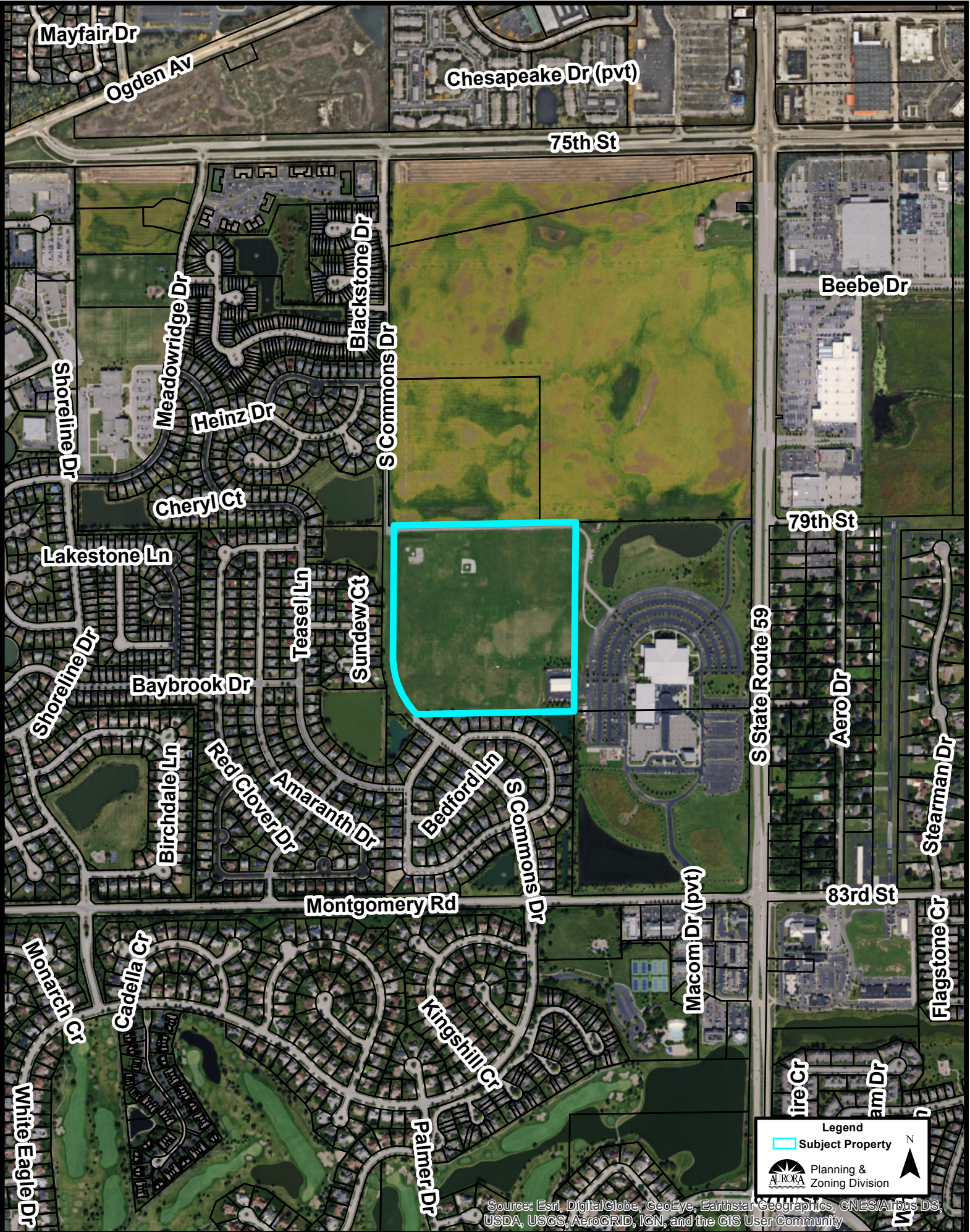
Aerial Overview

Location Map

Zoning Map

Comprehensive Plan Map



Aerial Photo (1:10,000):



Legend

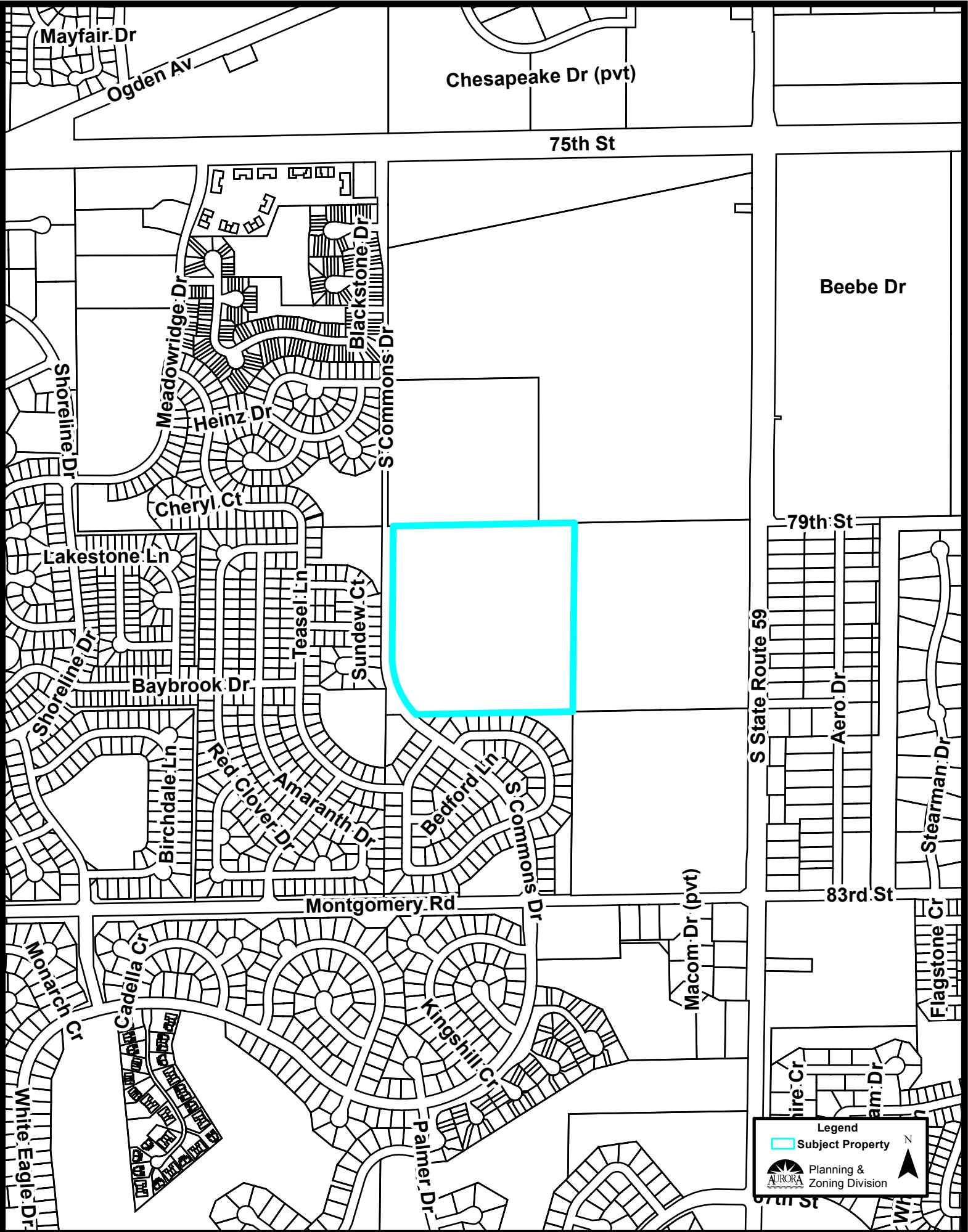
- Subject Property

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Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



Location Map (1:10,000):



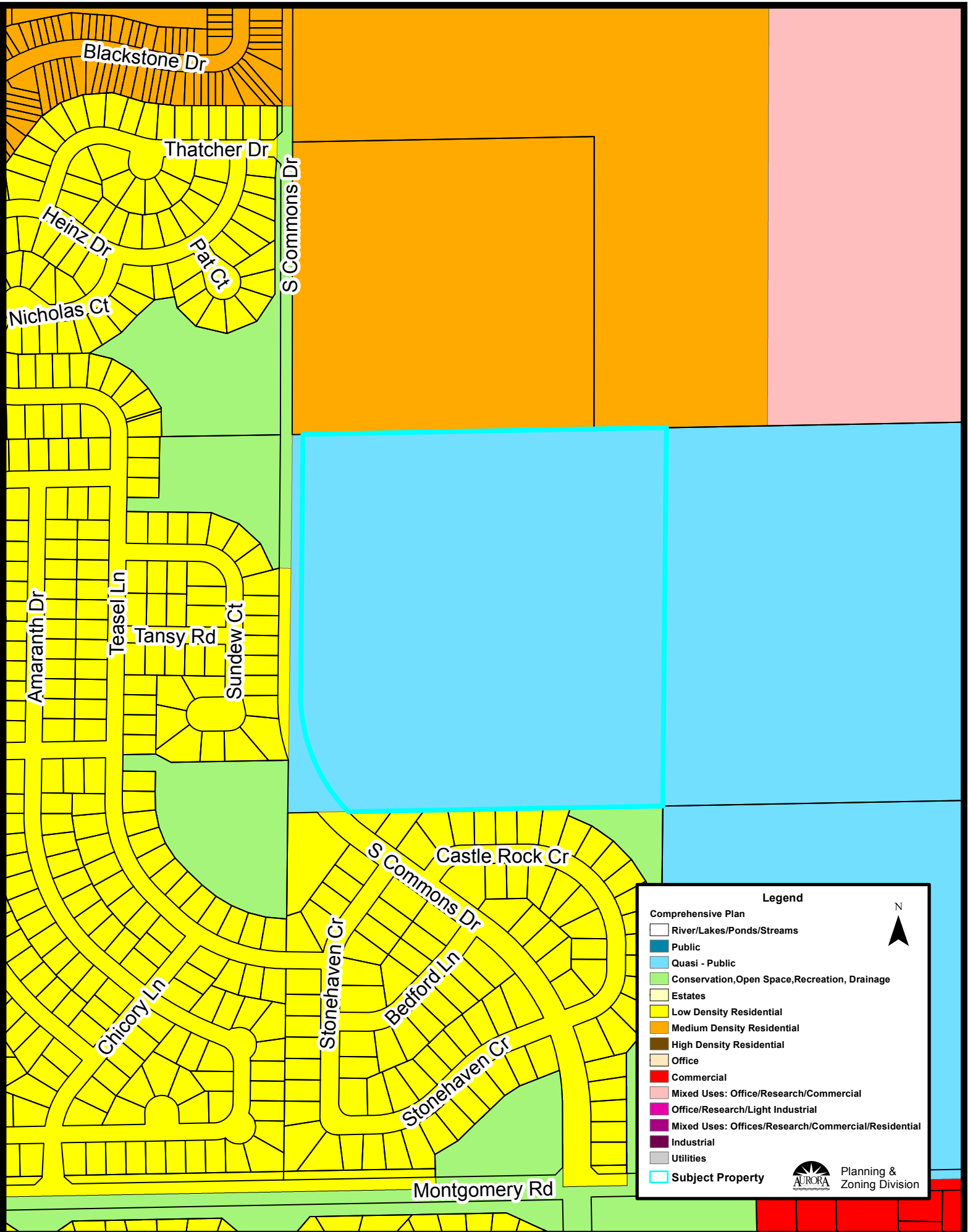
Legend

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Comprehensive Plan (1:5,000):



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Comprehensive Plan

- River/Lakes/Ponds/Streams
- Public
- Quasi - Public
- Conservation, Open Space, Recreation, Drainage
- Estates
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Office
- Commercial
- Mixed Uses: Office/Research/Commercial
- Office/Research/Light Industrial
- Mixed Uses: Offices/Research/Commercial/Residential
- Industrial
- Utilities
- Subject Property

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