

# Property Research Sheet

**Location ID#(s): 888893644**

As of: 5/3/2019

Researched By: Steve Broadwell

Address: 2889 E NEW YORK ST

Current Zoning: PDD Planned Development District

Parcel Number(s): 07-20-311-011

Comp Plan Designation: Commercial

Subdivision: Lot 2 of Oakhurst Commons  
Resubdivision

Size: 1.051 Acres / 45,782 Sq. Ft.

School District: SD 204 - Indian Prairie School  
District

Park District: FVPD - Fox Valley Park District

Ward: 8

Overall Development Name: Oakhurst Commons

## Current Land Use

Current Land Use: Commercial

AZO Land Use Category: Restaurant with a drive-through facility (2530)

Number of Buildings: 1

Number of Stories: 1

Building Built In: 1998

Parking Spaces: 32

Total Building Area: 9,939 sq. ft.

Non-Residential Area: 45,782 sq. ft.

## Zoning Provisions

### Setbacks and Other Bulk Standards:

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

Setbacks are typically as follows:

**Front Yard Setback:** 35 feet

**Side Yard Setback:** 15 feet

**Exterior Side Yard Setback:** 30 feet **Exterior**

**Side Yard Reverse Corner Setback:** N/A

**Rear Yard Setback:** 20 feet

**Exterior Rear Yard Setback:** 20 feet

**Setback Exceptions:**

**Interior Drive Yard Setback:** 20 feet

Other bulk standards are typically as follows:

**Building Separations:** 30 feet to residential area; 20 feet to business area

**Minimum Lot Width and Area:** 150 feet and 1.0 acres

**Maximum Lot Coverage:** None except for buildings containing dwelling units for which the floor area ratio shall be no more than 40%.

**Maximum Structure Height:** 4 stories or 60 feet

**Floor Area Ratio:** Pursuant to Section 3.5.b. of the plan description

**Minimum Primary Structure Size:** None

**Minimum Dwelling Unit Size:** None

**Maximum Density:**

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 --.

Permitted Uses:

Permitted Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.2 and -- Permitted Exceptions:

Special Uses:

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

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 --.

**Legislative History**

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The known legislative history for this Property is as follows:

**O1973-4315 approved on 7/17/1973:** AN ORDINANCE PROVIDING FOR THE EXECUTION OF AN ANNEXATION AGREEMENT WITH THE OWNERS OF RECORD OF TERRITORY WHICH MAY BE ANNEXED TO THE CITY OF AURORA.

**O1973-4319 approved on 7/27/1973:** AN ORDINANCE ANNEXING TERRITORY TO THE CITY OF AURORA, ILLINOIS.

**O1973-4323 approved on 7/27/1973:** AN ORDINANCE ESTABLISHING A PLANNED DEVELOPMENT DISTRICT AND APPROVING A PLAN DESCRIPTION.

**O1973-4325 approved on 8/1/1973:** AN ORDINANCE REPEALING AN ORDINANCE ANNEXING TERRITORY TO THE CITY OF AURORA, ILLINOIS.

**O1973-4326 approved on 8/1/1973:** AN ORDINANCE ANNEXING TERRITORY TO THE CITY OF AURORA, ILLINOIS.

**O1973-4330 approved on 8/1/1973:** AN ORDINANCE ESTABLISHING A PLANNED DEVELOPMENT DISTRICT AND APPROVING A PLAN DESCRIPTION.

**O1993-059 approved on 7/27/1993:** AN ORDINANCE AUTHORIZING AN EXTENSION OF THE FOX VALLEY EAST PRINCIPAL ANNEXATION AGREEMENT.

**O1993-123 approved on 12/7/1993:** AN ORDINANCE PROVIDING FOR THE EXECUTION OF AN AMENDMENT AND REINSTATEMENT OF THE PRINCIPAL ANNEXATION AGREEMENT FOR REGION II OF FOX VALLEY EAST.

**O1993-124 approved on 12/7/1993:** AN ORDINANCE APPROVING A PLAN DESCRIPTION MODIFICATION FOR CERTAIN PORTIONS OF FOX VALLEY EAST REGION II.

**PDFNL1994-009 approved on 2/7/1994:** RESOLUTION APPROVING THE FINAL PLAT FOR UNIT NO. 52A OF THE OAKHURST SUBDIVISION

**PDFNL1995-036 approved on 10/24/1995:** RESOLUTION APPROVING THE FINAL PLAT FOR LOT 59 OF OAKHURST UNIT NO. 52 BEING VACANT LAND AT THE SOUTHWEST CORNER OF NEW YORK STREET AND EOLA ROAD

**PDFNL1997-068 approved on 10/30/1997:** RESOLUTION APPROVING THE SPECIAL SIGNAGE DISTRICT FOR THE OAKHURST COMMONS RESUBDIVISION AT THE SOUTHWEST CORNER OF EOLA AND NEW YORK

**Location Maps Attached:**

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Aerial Overview

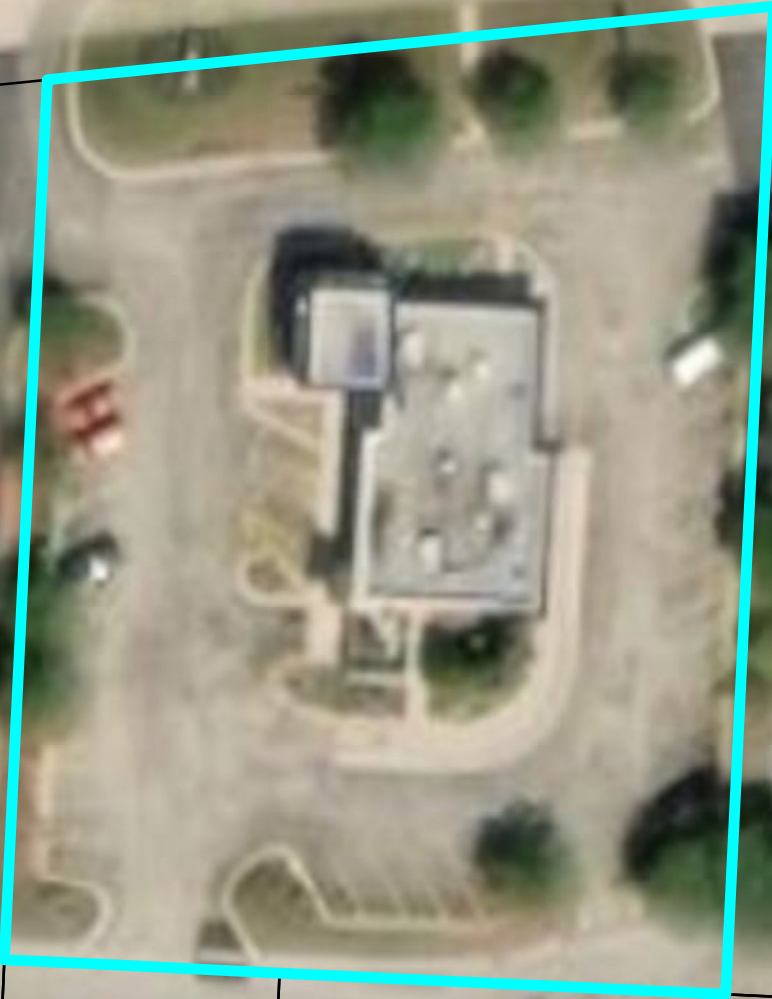
Location Map

Zoning Map

Comprehensive Plan Map

Aerial Map (1:1,500):

E New York St



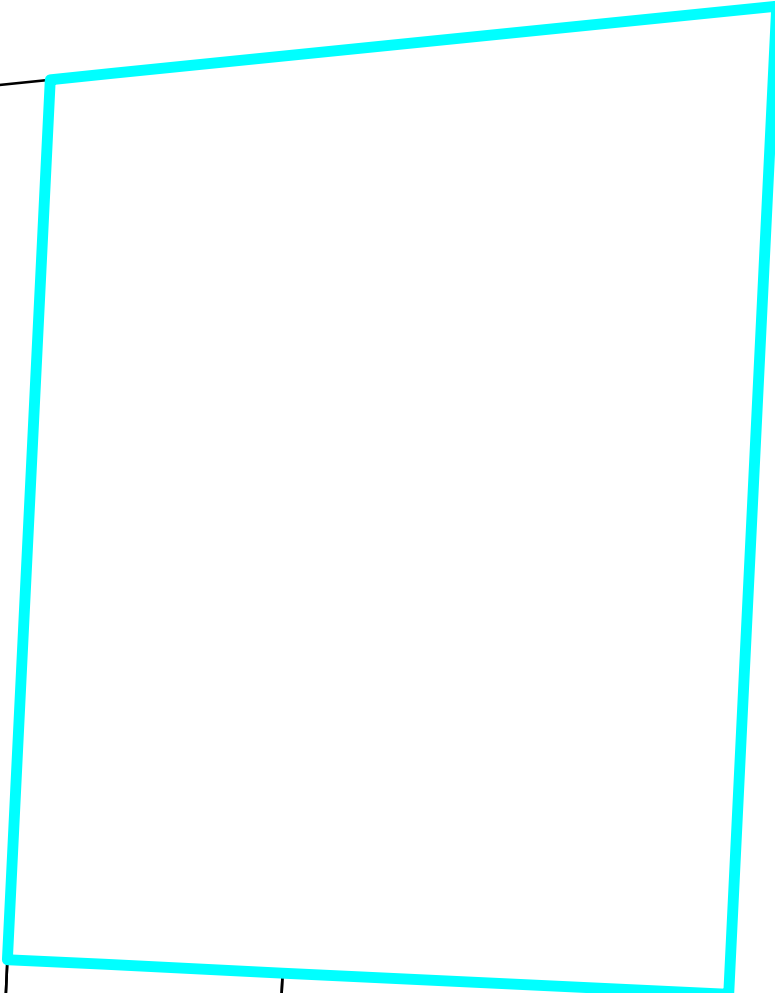
**Legend**  
Subject Property




Planning & Zoning Division





E New York St



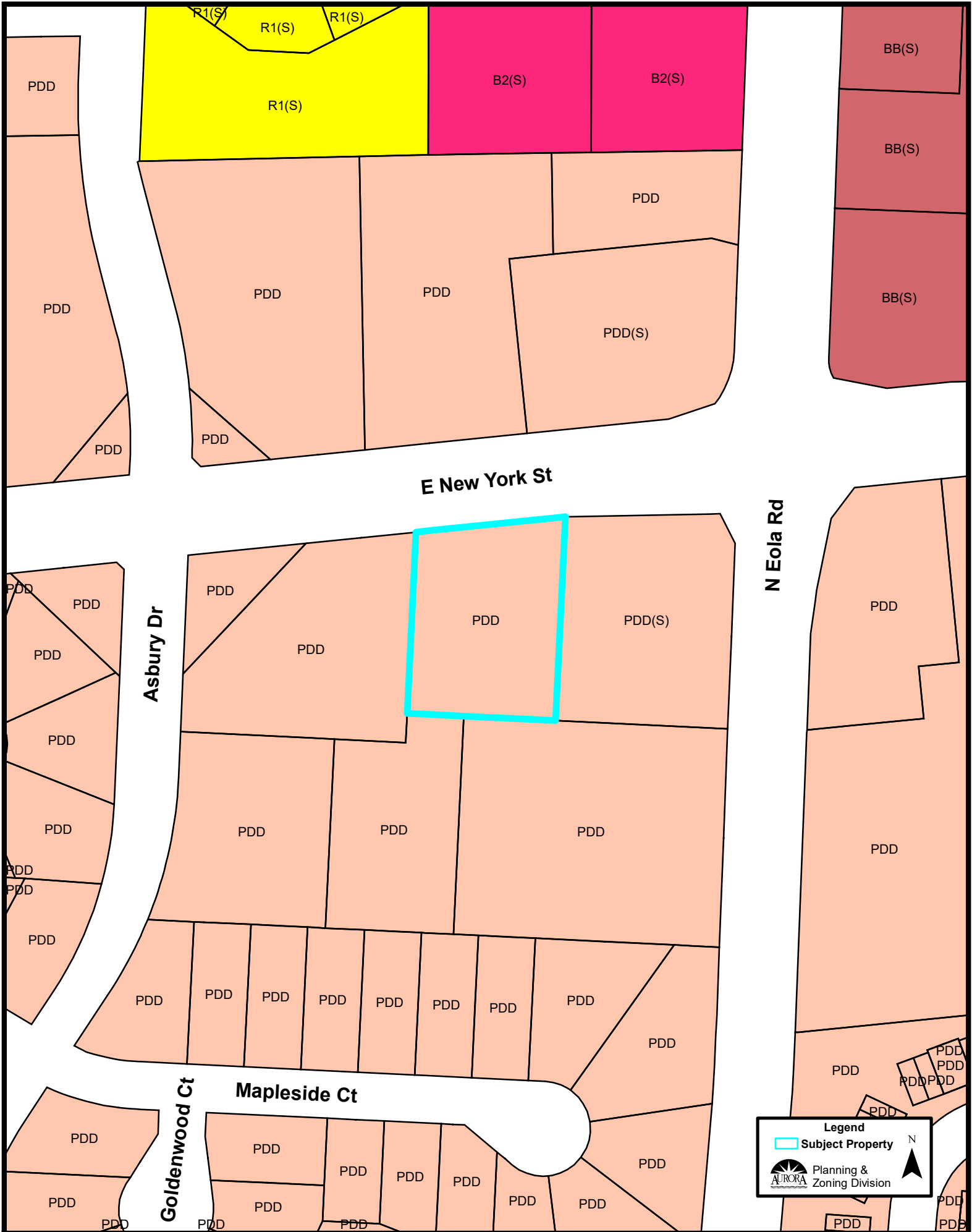
**Legend**

 Subject Property


 Planning & Zoning Division


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**Zoning Map (1:5,000):**



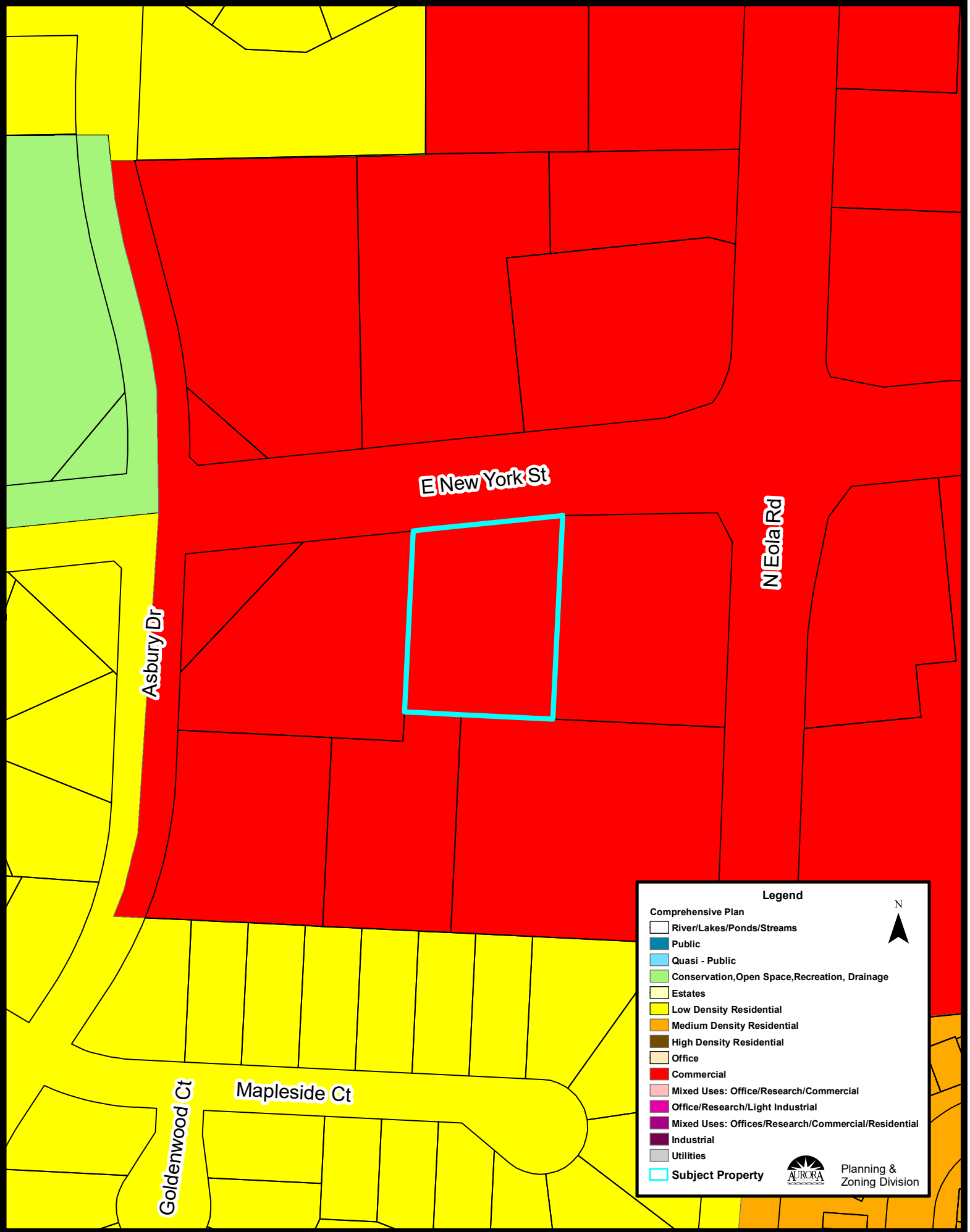
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-  Subject Property

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Comprehensive Plan (1:5,000):



**Legend**

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

AURORA  
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