

Property Research Sheet

Location ID#(s): 2242-56411

As of: 5/8/2017

Researched By: Alex Minnella

Address: 711 E New York Street

Ward: 2

Parcel Number(s): 15-22-484-007; 15-22-484-008; 15-23-357-001; 15-23-357-002; 15-22-484-011; 15-22-484-012; 15-22-484-013; 15-22-484-014

Current Zoning: B-3(S) Business and Wholesale

1929 Zoning: D Local Business Districts

Subdivision: Lot W; Lot V; Lot S; Lot R; Lot Z; Lot Y; Lot AA; Lot 6; Lot 11; Lot 12 of Stephenson's Addition; Jenks

1957 Zoning: B-3 Business and Wholesale District

Comp Plan Designation: Commercial

Size: 1.1 Acres / 47,916 Sq. Ft.

ANPI Neighborhood: McCarty Burlington

School District: SD 131 - East Aurora School District

Overall Development Name: McDonalds

Park District: FVPD - Fox Valley Park District

Current Land Use

Current Land Use: Commercial; Parking Lot

AZO Land Use Category: Restaurant with a drive-through facility (2530); Parking Facilities, Non-Residential (4170)

Number of Buildings: 1

Number of Stories: 1

Building Built In: 1997

Parking Spaces: 39

Total Building Area: 2,729 sq. ft.

Non-Residential Area: 47,916 sq. ft.

Zoning Provisions

Setbacks and Other Bulk Standards:

Requirements are pursuant to the Aurora Zoning Ordinance Section(s) 5 and Section 8.4.

Setbacks are typically as follows:

Front Yard Setback: Along Union Street: 4'
Side Yard Setback: From Fox River - 30 Feet; from residential - 20 feet; from manufacturing - 8 feet; from other - 10 feet.
Exterior Side Yard Setback: Along New York Street and Galena Blvd: 15'

Rear Yard Setback: Interior Rear along Residential: 5'
Exterior Rear Yard Setback: From Tollway - 75 feet; from Arterial - 30 feet; from other 15 feet to 20 feet based on building height.
Interior Drive Yard Setback: 5 feet

Other bulk standards are typically as follows:

Minimum Lot Width and Area: None.
Maximum Lot Coverage: None.
Maximum Structure Height: None.

Floor Area Ratio: None.
Minimum Primary Structure Size: None.

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 Section 8.4.

Permitted Uses:

Permitted Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.2 and Section 8.4 Permitted Exceptions: Planned Development

Special Uses:

Special Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.3 and Section 8.4.

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 Section 8.4.

Legislative History

The known legislative history for this Property is as follows:

O1923-1883 approved on 5/9/1923: AN ORDINANCE NO. 1883. BUILDING ZONE ORDINANCE FOR AURORA, IL.

O1926-2050 approved on 8/16/1926: AN ORDINANCE NUMBER 2050 TO AMEND ORDINANCE NUMBER 1883 KNOWN AS THE BUILDING ZONE ORDINANCE FOR AURORA, ILLINOIS, ESTABLISHING A PLAN FOR DIVIDING THE CITY OF AURORA INTO DISTRICTS FOR THE PURPOSE OF REGULATING THE LOCATION OF TRADES AND INDUSTRIES AND OF BUILDINGS AND STRUCTURES DESIGNED FOR DWELLINGS, APARTMENT HOUSES, TRADES, INDUSTRIES AND OTHER SPECIFIED USES, FOR REGULATING THE HEIGHT, VOLUME AND SIZE OF BUILDINGS AND STRUCTURES, AND INTENSITY OF USE OF LOT AREAS, FOR DETERMINING BUILDING LINES, FOR CREATING A BOARD OF APPEALS AND FOR OTHER PURPOSES.

O1929-2250 approved on 6/18/1929: AN ORDINANCE NO.2250 AMENDING ORDINANCE NO.2050 WHICH AMENDS ORDINANCE NO.1183, KNOWN AS THE BUILDING ZONE ORDINANCE FOR AURORA, ILLINOIS, ESTABLISHING A PLAN FOR DIVIDING THE CITY OF AURORA INTO DISTRICTS FOR THE PURPOSE OF REGULATING THE LOCATION OF TRADES AND INDUSTRIES AND OF BUILDINGS AND STRUCTURES DESIGNED FOR DWELLINGS, APARTMENT HOUSES, TRADES, INDUSTRIES, AND OTHER SPECIFIED USES, FOR REGULATING THE HEIGHT, VOLUME, AND SIZE OF BUILDINGS AND STRUCTURES, AND INTENSITY OF USE OF LOT AREAS, FOR DETERMINING BUILDING LINES, FOR CREATING A BOARD OF APPEALS, AND FOR OTHER PURPOSES.

O1957-3100 approved on 11/4/1957: AURORA ZONING ORDINANCE AND MAP.

O1984-5269 approved on 2/28/1984: AN ORDINANCE AMENDING ORDINANCE NUMBER 3100, BEING THE AURORA ZONING ORDINANCE AND THE ZONING MAP ATTACHED THERETO, BY REZONING CERTAIN PROPERTY LOCATED AT AND NEAR THE SOUTHWEST CORNER OF NORTH STATE STREET AND EAST NEW YORK AS SET FORTH HEREIN.

O1996-114 approved on 10/22/1996: AN ORDINANCE ESTABLISHING A SPECIAL USE PLANNED DEVELOPMENT TO GOVERN THE DEVELOPMENT OF DELRAY FARMS/MCDONALDS ON THE EAST SIDE OF UNION STREET BETWEEN NEW YORK STREET AND GALENA BOULEVARD.

R2015-263 approved on 9/22/2015: A RESOLUTION APPROVING A REVISION TO THE FINAL PLAN TO ADD A DUAL DRIVE-THRU FOR MCDONALD'S LOCATED AT 711 E. NEW YORK STREET.

Location Maps Attached:

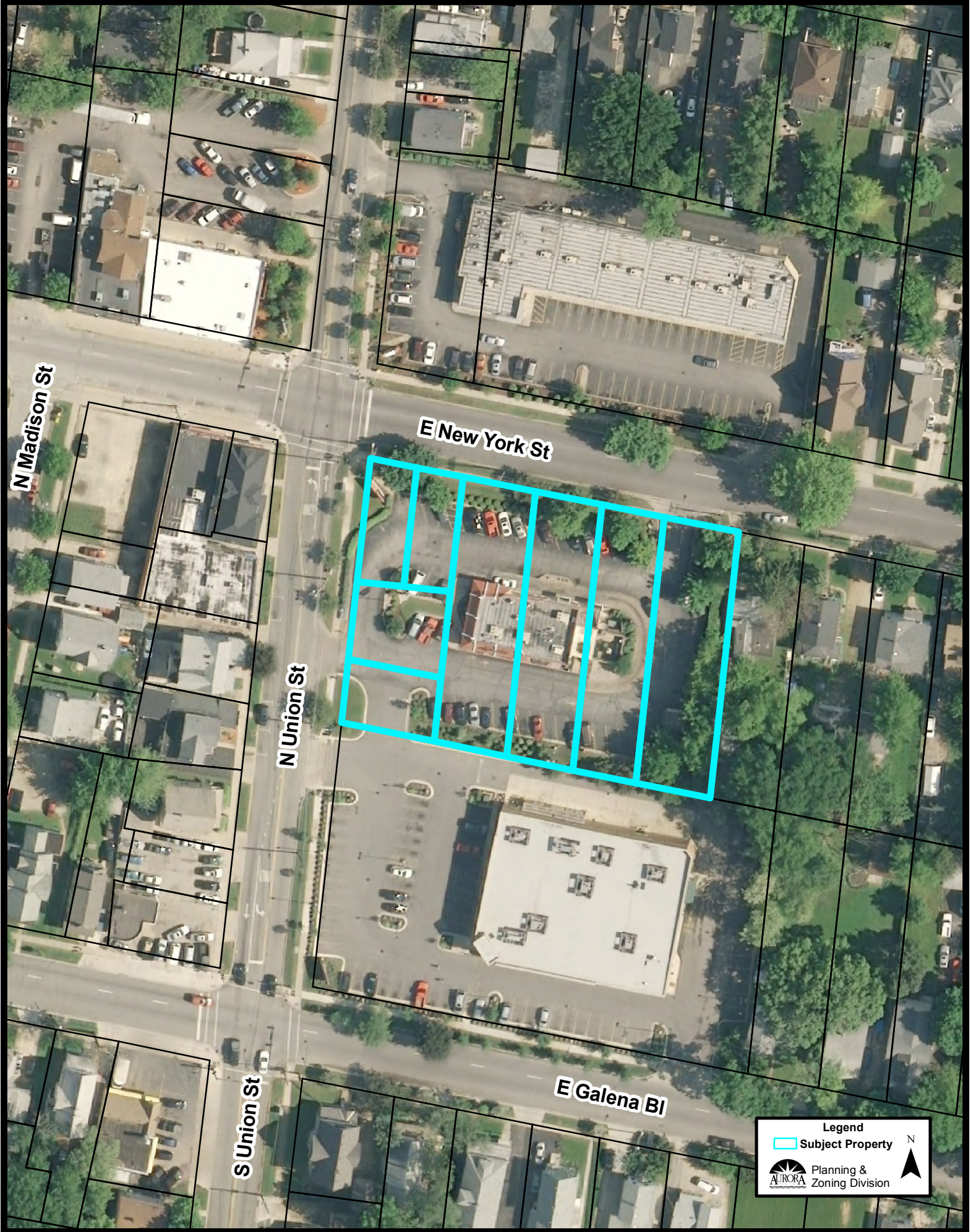
Aerial Overview

Location Map

Zoning Map

Comprehensive Plan Map

Aerial Photo (1:1,000):



N Madison St

E New York St

N Union St



S Union St

E Galena Bl

Legend

- Subject Property

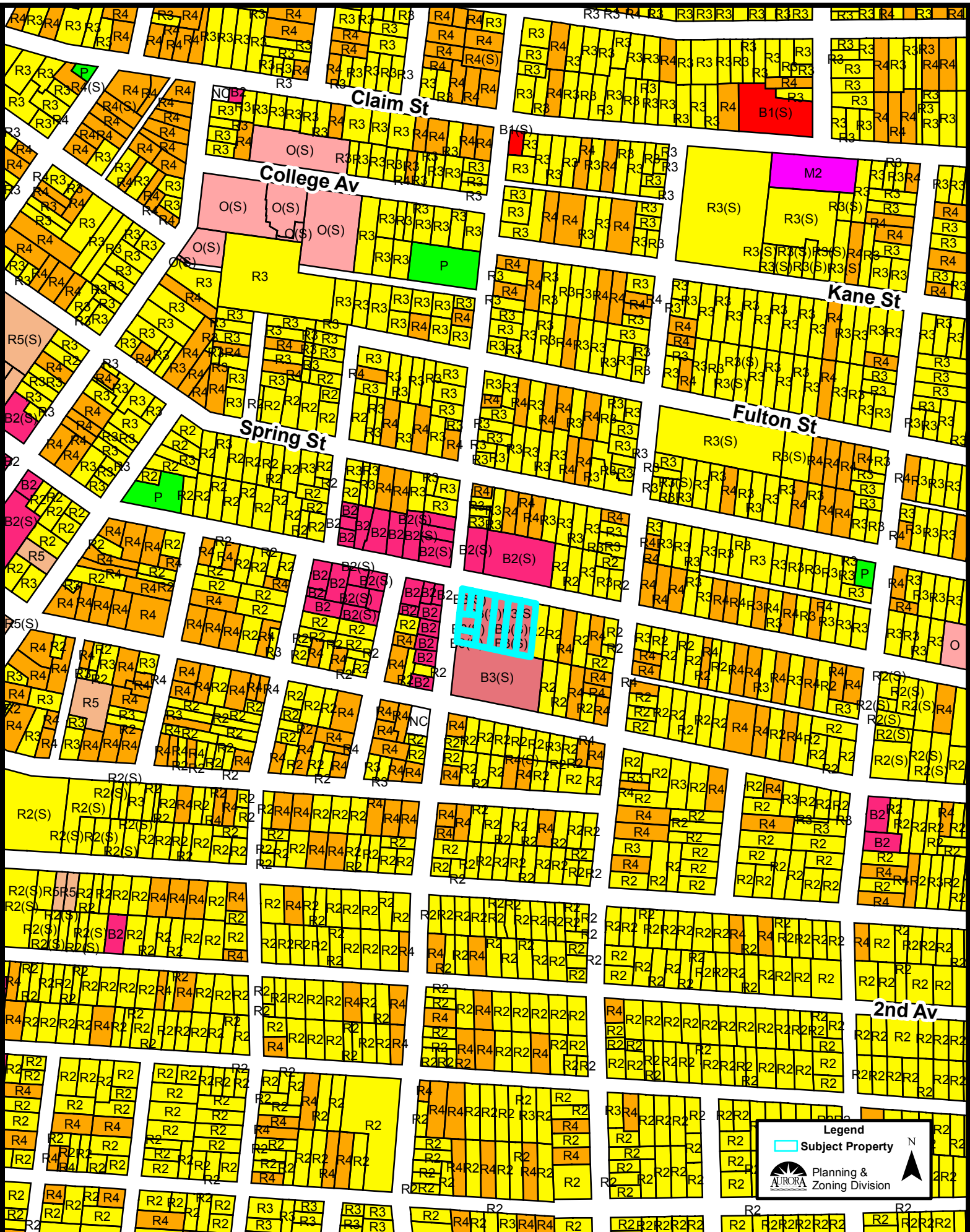
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Location Map (1:1,000):



Zoning Plan (1:5,000):



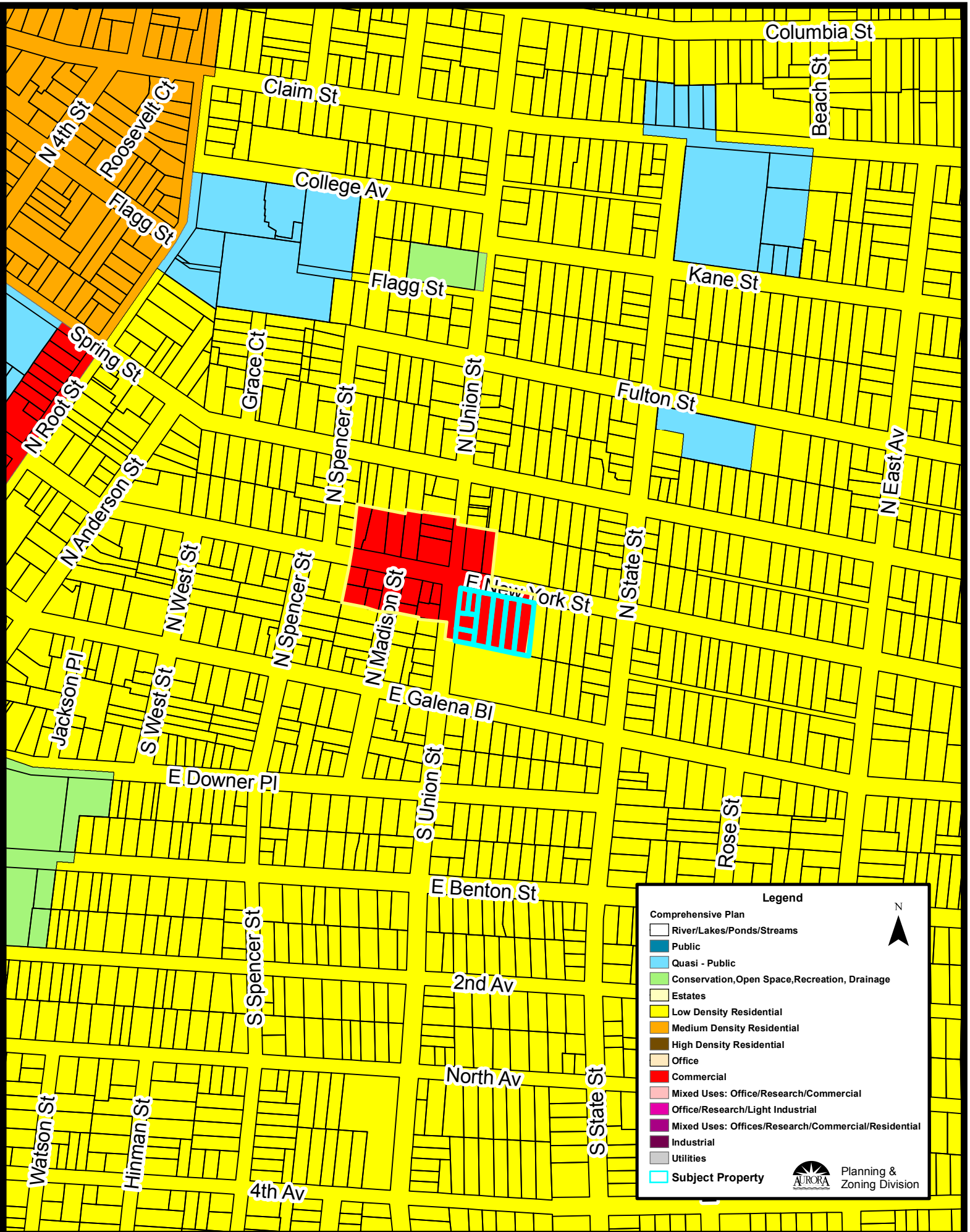
Legend

- 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

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