

## Property Research Sheet

**Location ID#: 67244**

As of: 11/2/2015

Researched By: Ty McCarthy

Address: 0 Vacant

Comp Plan Designation: Medium Density Residential

Parcel Number(s): 07-28-300-028

School District: SD 204 - Indian Prairie School District

Size: 11.358297 Acres

Park District: FVPD - Fox Valley Park District

Current Zoning: B-2(S) General Retail

Ward: 8

1929 Zoning: Not Applicable

Historic District: None

1957 Zoning: Not Applicable

ANPI Neighborhood: None

TIF District: N/A

## Current Land Use

Current Land Use: Vacant Land/Open Space

## Zoning Provisions

### Setbacks and Other Bulk Standards:

Requirements are pursuant to the Aurora Zoning Ordinance Section(s) 5 and 8.3.

Setbacks and other bulk standards are typically as follows:

**Front Yard Setback:** From Tollway - 75 feet; from Arterial - 30 feet; from other - 15 feet to 20 feet based on building height.

**Interior Side Yard Setback:** From Fox River - 30 Feet; from residential 20 feet to 30 feet based on building height; from other 5 feet.

**Interior Drive Yard Setback:** 5 feet

**Exterior Side Yard Setback:** From Tollway - 75 feet; from Arterial - 30 feet; from other 15 feet to 20 feet based on building height.

**Exterior Rear Yard Setback:** From Tollway - 75 feet; from Arterial - 30 feet; from other 15 feet to 20 feet based on building height.

**Rear Yard Setback:** From Fox River - 30 Feet; from residential 20 feet to 30 feet based on building height; from other - 8 feet.

**Minimum Lot Width and Area:** None.

**Maximum Lot Coverage:** None.

**Maximum Structure Height:** None.

**Floor Area Ratio:** None.

**Minimum Primary Structure Size:** None.

**Minimum Dwelling Unit Size:** The total square footage permitted for the residential use shall not exceed the total first floor square footage that is utilized for the office or business use.

### 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 8.3.

### Permitted Uses:

Permitted Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.2, and 8.3 Permitted Exceptions: North of 75th St, a gasoline station with a mini-mart and car wash is permitted

### Special Uses:

Special Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.3, and 8.3.

### 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 8.3.

### **Legislative History**

---

The known legislative history for this Property is as follows:

**098-086 approved on 9/22/1998:**PROVIDING FOR THE EXECUTION OF AN ANNEXATION AGREEMENT PROVIDING FOR R-1(S), R-4A(S), AND B-2(S) ZONING WITH THE OWNERS OF RECORD OF TERRITORY WHICH MAY BE ANNEXED TO THE CITY OF AURORA AND WHICH IS LOCATED NORTH OF THE MEADOWLAKES AND CHICORY PLACE SUBDIVISIONS AND SOUTH OF ROUTE 34 (DUPAGE COUNTY)

**098-106 approved on 11/24/1998:** ANNEXING CERTAIN PROPERTY BEING VACANT LAND LOCATED NORTH OF THE MEADOWLAKES AND CHICORY PLACE SUBDIVISIONS AND SOUTH OF ROUTE 34 IN NAPERVILLE TOWNSHIP, DUPAGE COUNTY, PURSUANT TO AN APPROVED ANNEXATION AGREEMENT (OCEAN ATLANTIC WOODLAND CORPORATION)

**098-113 approved on 12/8/1998:**ESTABLISHING A SPECIAL USE PLANNED DEVELOPMENT, APPROVING A PLAN DESCRIPTION FOR 143 ACRES LOCATED NORTH OF THE CHICORY PLACE AND MEADOWLAKES SUBDIVISIONS AND SOUTH OF ROUTE 34, AND APPROVING A PRELIMINARY PLAN AND PLAT PURSUANT TO THE TERMS OF THE PLAN DESCRIPTION

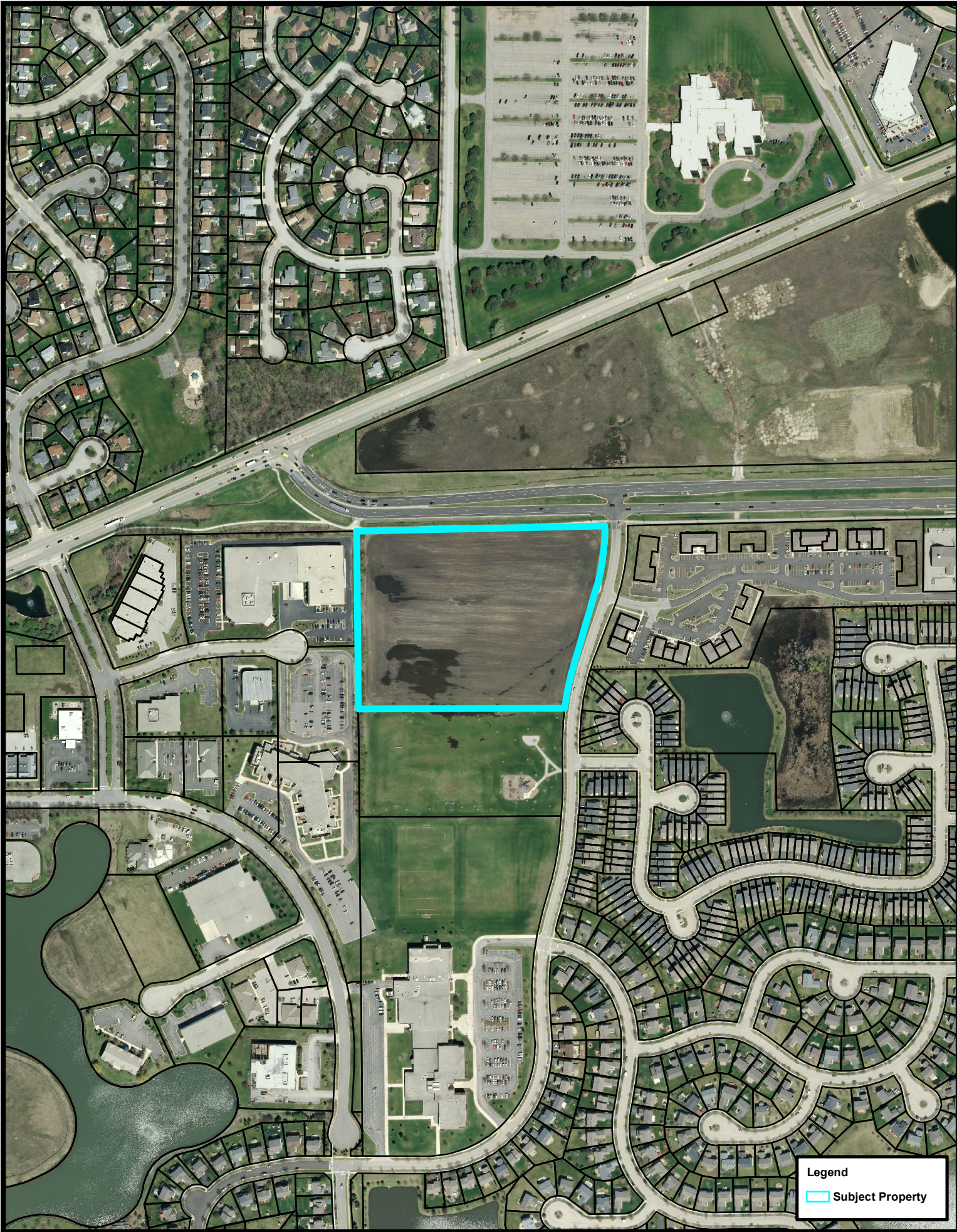
**R99-036 approved on 2/23/1999:**RECEIVING AND ACCEPTING DEDICATION OF ROADWAY RIGHT-OF-WAY FOR MEADOWRIDGE DRIVE, SOUTH OF 75TH STREET

### **Location Maps Attached:**

---

Aerial Overview  
Location Map  
Zoning Map  
Comprehensive Plan Map



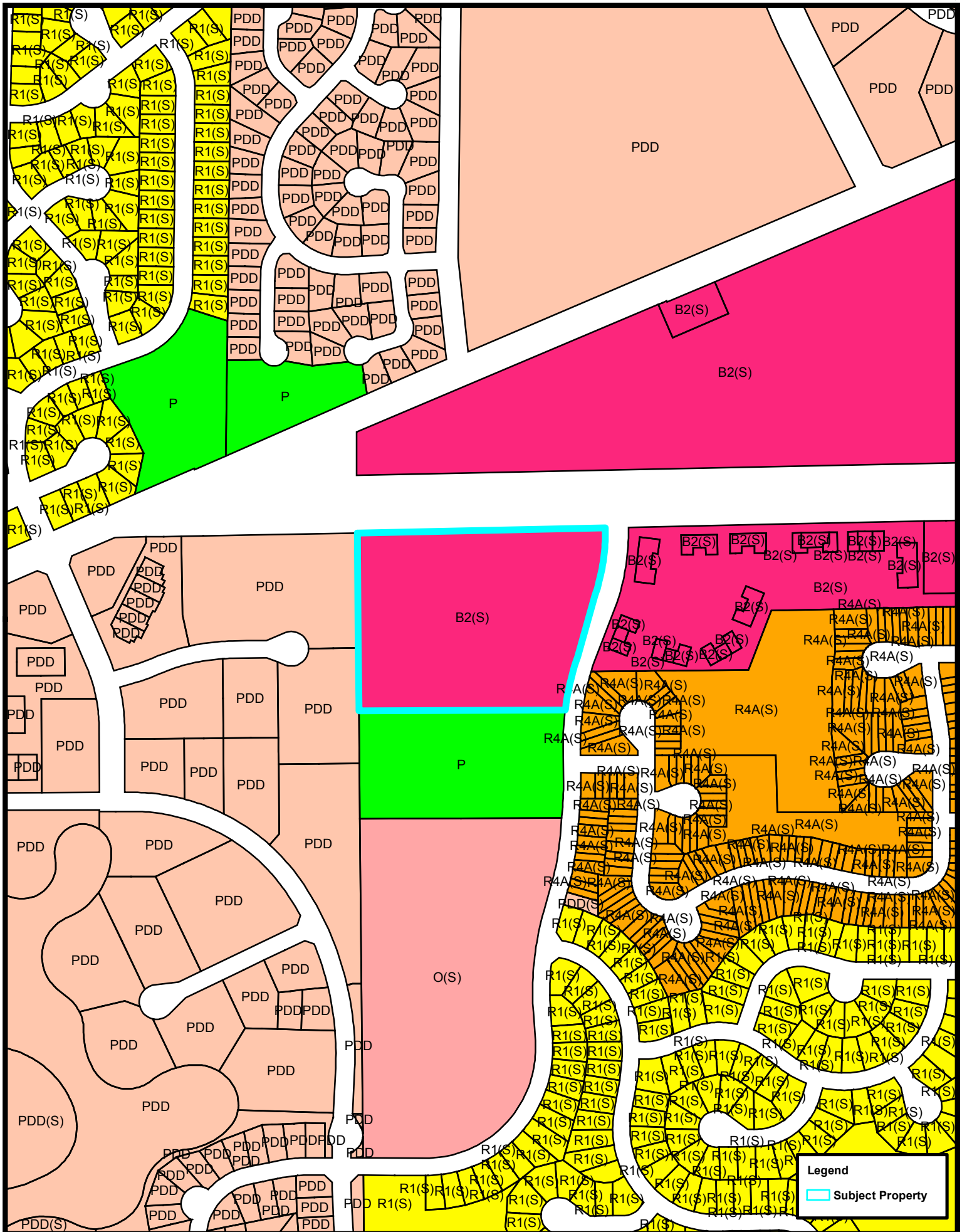


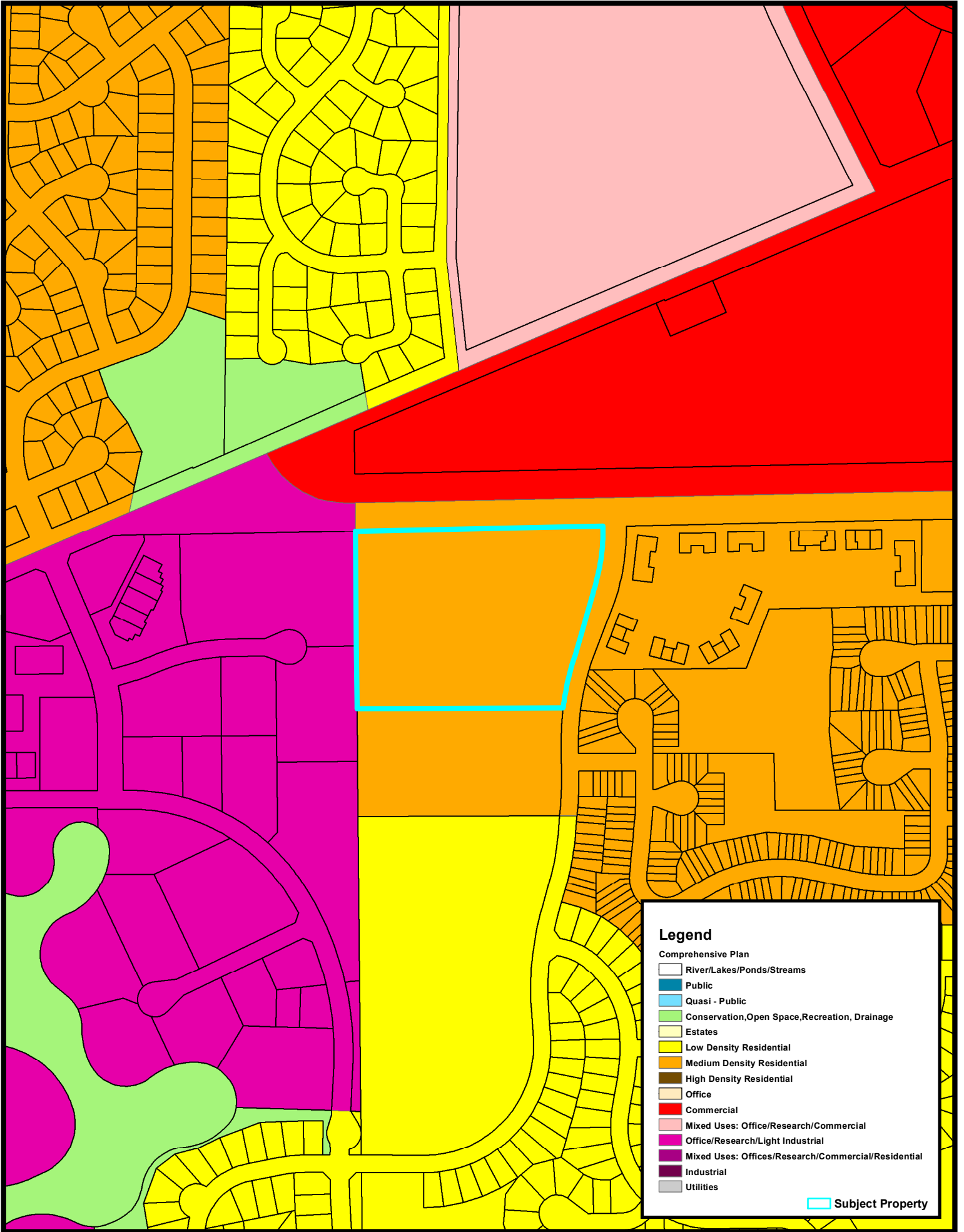
Legend

- Subject Property



# Zoning Plan (1:5,000):






**Legend**

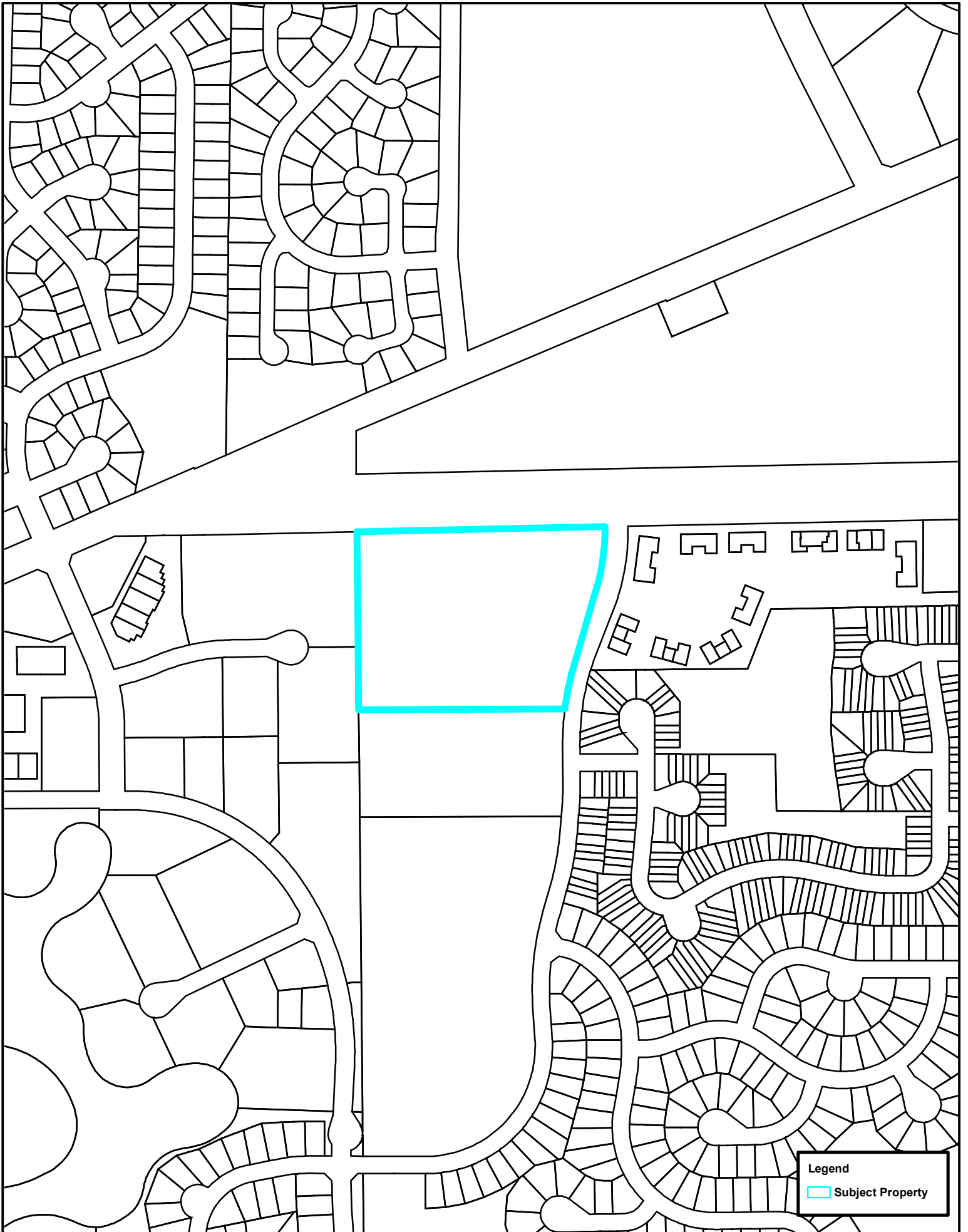
Comprehensive Plan

- 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

Other Map (1:5,000):

N



Legend

Subject Property