

Property Research Sheet

Location ID#(s): 27670-57082

As of: 3/17/2017

Researched By: Jill Morgan

Address: 550 Redwood Drive

Current Zoning: B-2(S) General Retail

Parcel Number(s): 15-18-478-008; 15-18-478-009

1929 Zoning: Not Applicable

Subdivision: Pt. Lot 4 & Lot 5 Unit One; Lot 10 of West Aurora Plaza Unit Two

1957 Zoning: B-2 Business District, General Retail

Size: 2.56 Acres / 111,514 Sq. Ft.

Comp Plan Designation: Commercial

School District: SD 129 - West Aurora School District

ANPI Neighborhood: None

Park District: FVPD - Fox Valley Park District

TIF District: N/A

Ward: 5

Historic District: None

Overall Development Name:

Current Land Use

Current Land Use: Commercial etc. (6600)

AZO Land Use Category: Associations, nonprofit organizations, etc.

Number of Buildings: 1

Total Building Area: 16,947 sq. ft.

Building Built In: 1964

Number of Stories: 1

Zoning Provisions

Setbacks and Other Bulk Standards:

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

Setbacks 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.

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

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

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

Setback Exceptions:

Interior Drive Yard Setback: 5 feet

Other bulk standards are typically as follows:

Building Separations:

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.

Additional/Restricted Uses:

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. Church and School use permitted. Permitted Exceptions: Portable Classroom Units may be used for 3 years.

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.

Miscellaneous Notes on History

While previous zoned straight B-2 prior to the Special Use for a Church and School Use, the property appears to be located within the West Aurora Plaza development.

Legislative History

The known legislative history for this Property is as follows:

O1956-3011 approved on 3/20/1956: An Ordinance No. 3011 Annexing Certain Territory to the City of Aurora, Kane County, Illinois.

O1957-3100 approved on 11/4/1957: Aurora Zoning Ordinance and Map

O1967-3842 approved on 6/20/1967: AN ORDINANCE AMENDING ORDINANCE NO.3100 BEING THE AURORA ZONING ORDINANCE AND THE ZONING MAP ATTACHED THERETO

O1969-4024 approved on 6/1/1969: AN ORDINANCE AMENDING ORDINANCE NO.3100 BEING THE AURORA ZONING ORDINANCE AND THE ZONING MAP ATTACHED THERETO

O1969-4025 approved on 7/1/1969: AN ORDINANCE AMENDING ORDINANCE NO.3842 AND AMENDING ORDINANCE NUMBER 3100 BEING THE AURORA ZONING ORDINANCE AND THE ZONING MAP ATTACHED THERETO.

O1977-4620 approved on 4/12/1977: AN ORDINANCE AMENDING ORDINANCE NO.3842 AND AMENDING ORDINANCE NUMBER 3100 BEING THE AURORA ZONING ORDINANCE AND THE ZONING MAP ATTACHED THERETO

O1979-4791 approved on 4/3/1979: AN ORDINANCE AMENDING ORDINANCE NO.4620 AND 3100, BEING THE AURORA ZONING ORDINANCE AND THE ZONING MAP ATTACHED THERETO

O1980-4904 approved on 5/6/1980: AN ORDINANCE AMENDING ORDINANCE NO. O79-4791 AND 3100, BEING THE AURORA ZONING ORDINANCE AND THE ZONING MAP ATTACHED THERETO

O1981-4992 approved on 6/2/1981: AN ORDINANCE AMENDING SECTION 4 OF ORDINANCE NO.4025, HERETOFORE APPROVED BY THE AURORA CITY COUNCIL ON JULY 1, 1969, WHICH IN PART ESTABLISHED REVIEW PROCEDURES FOR THE SPECIAL USE BUSINESS PLANNED UNIT DEVELOPMENT KNOWN AS WEST AURORA PLAZA

O1981-4993 approved on 6/2/1981: AMENDING ORDINANCE NOS. 4904 AND 3100 (WEST AURORA PLAZA)

R1982-1179 approved on 6/1/1982: A RESOLUTION INITIATING AN AMENDMENT TO SECTION 1 OF ORDINANCE NO.81-4992, HERETOFORE APPROVED BY THE AURORA CITY COUNCIL ON JUNE 2, 1981, WHICH AMENDED REVIEW PROCEDURES FOR THE SPECIAL USE BUSINESS PLANNED UNIT DEVELOPMENT KNOWN AS WEST AURORA PLAZA.

O1982-5120 approved on 7/20/1982: AMENDING SEC. 1 OF ORDINANCE NO. O81-4992, ADOPTED ON JUNE 2, 1981, WHICH AMENDED REVIEW PROCEDURES FOR THE SPECIAL USE BUSINESS PLANNED UNIT DEVELOPMENT KNOWN AS WEST AURORA PLAZA

O1982-5121 approved on 7/20/1982: AN ORDINANCE AMENDING ORDINANCE NO. O81-4993 AND ORDINANCE NO.3100 BEING THE AURORA ZONING ORDINANCE AND THE ZONING MAP ATTACHED THERETO

O2004-082 approved on 9/7/2004: AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR A CHURCH AND SCHOOL USE LOCATED AT 550 REDWOOD DRIVE

Location Maps Attached:

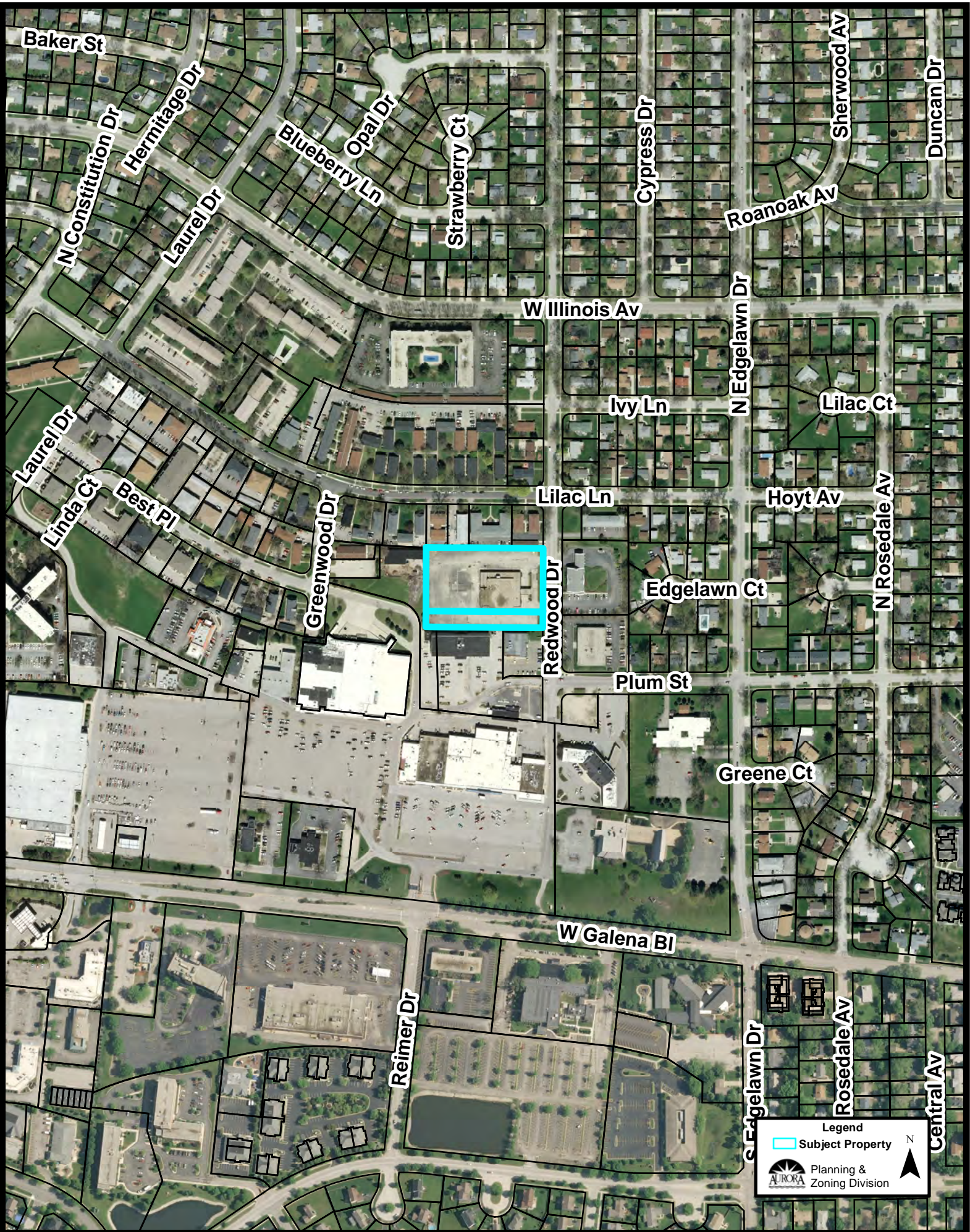
Aerial Overview

Location Map

Zoning Map

Comprehensive Plan Map

Aerial Photo (1:5,000):

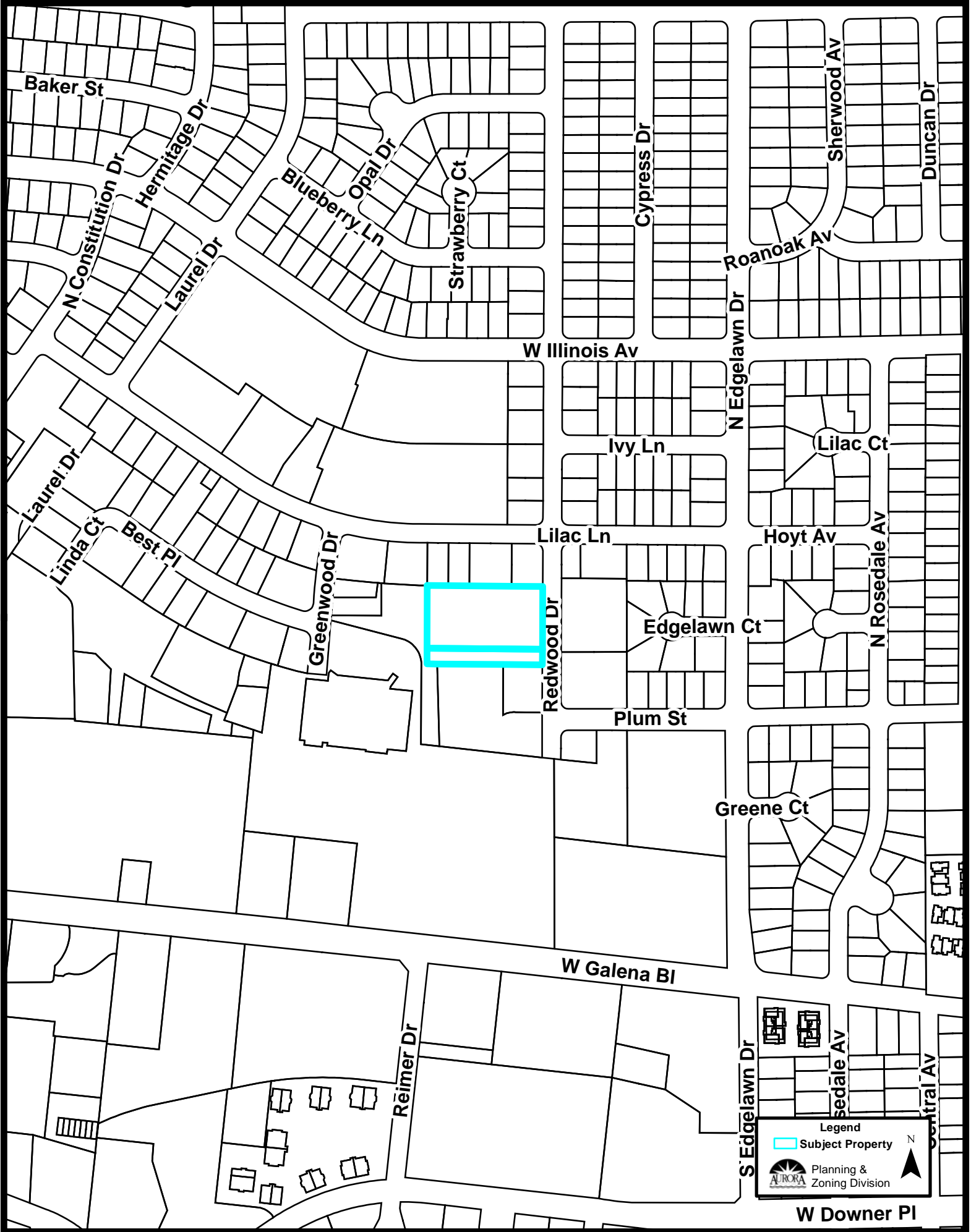


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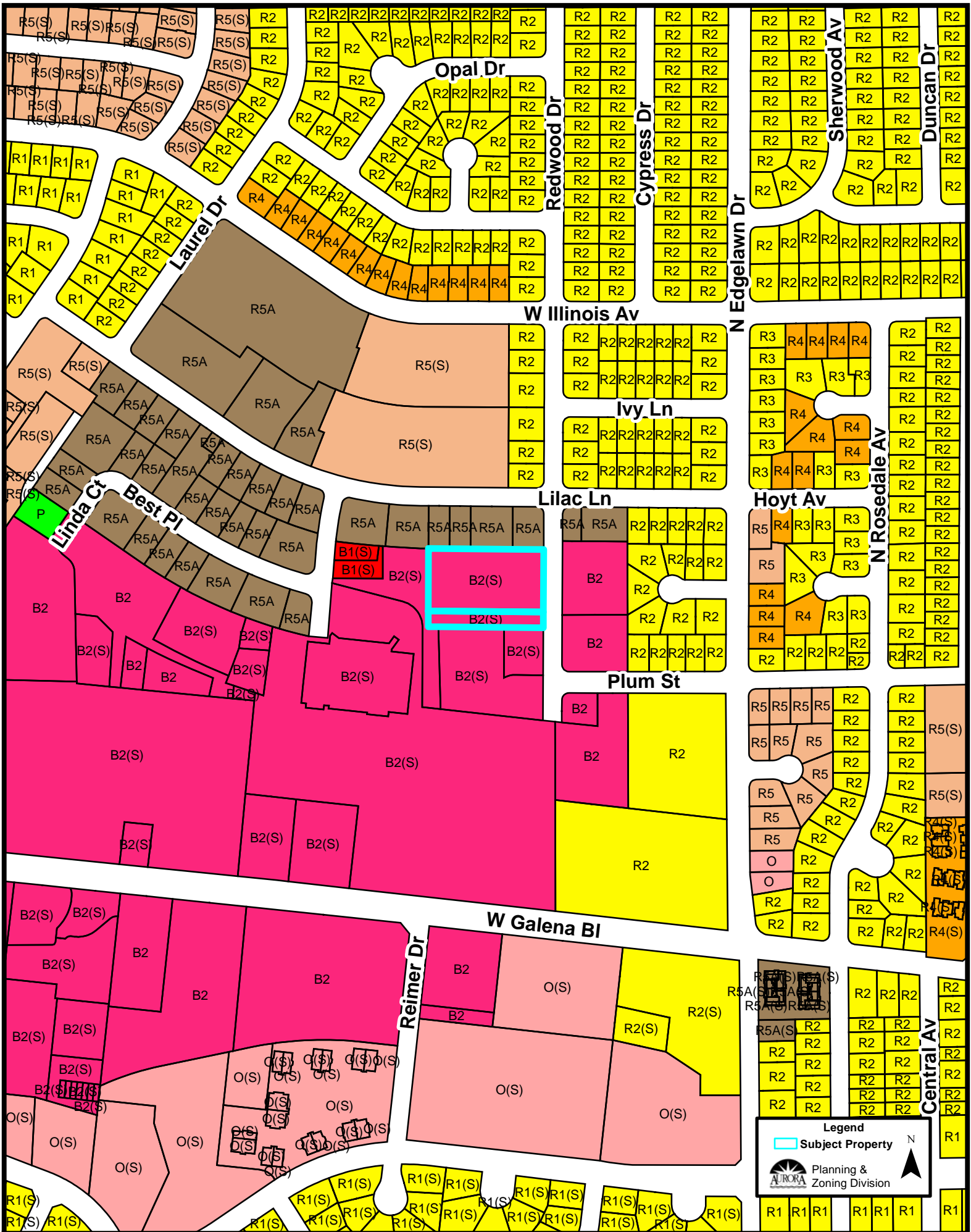
- Subject Property

Planning & Zoning Division

Location Map (1:5,000):



Zoning Map (1:5,000):



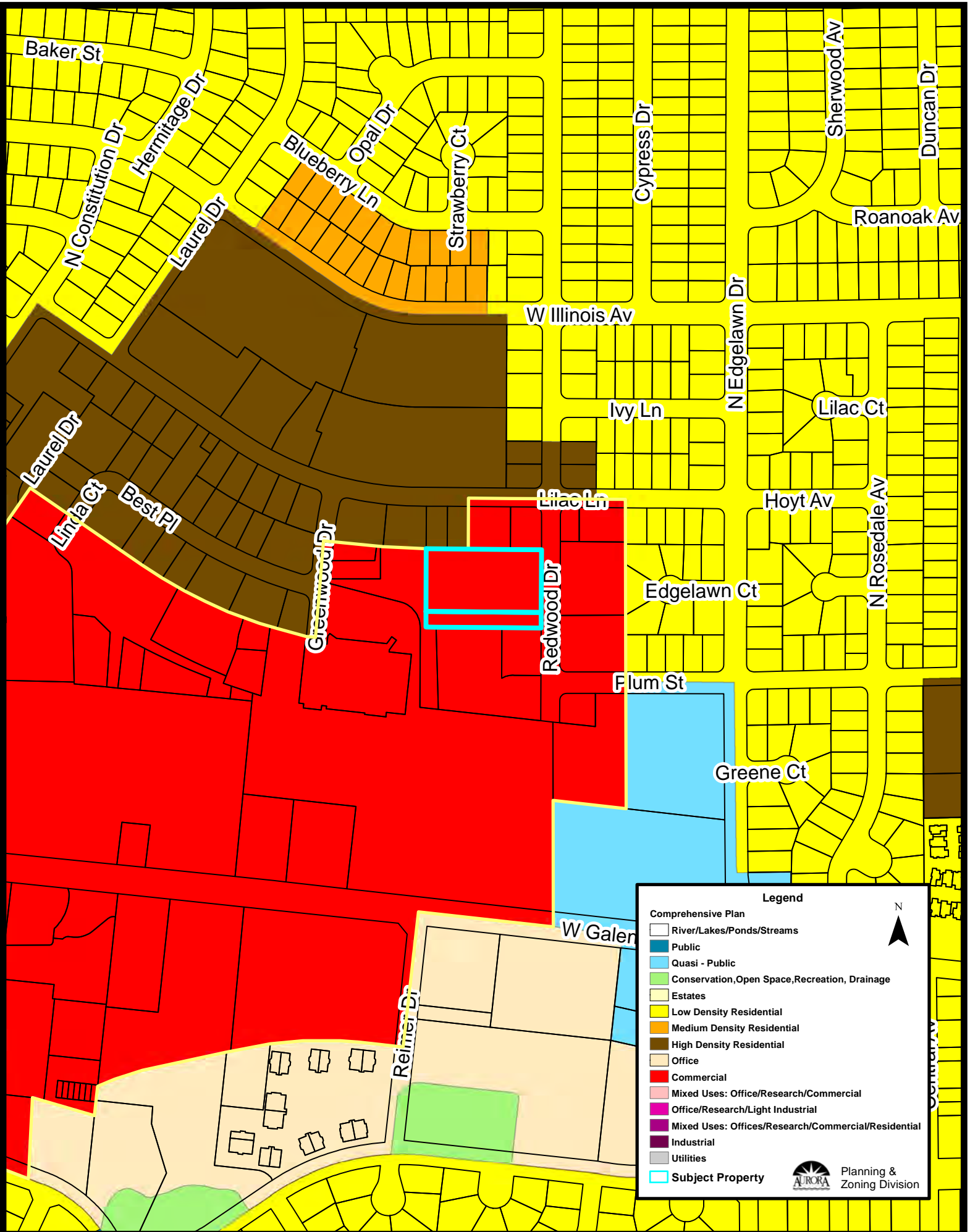
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- Subject Property

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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

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