

Property Research Sheet

Location ID#(s): 50409

As of: 5/16/2017

Researched By: Alex Minnella

Address: 1659 Montgomery Road

Current Zoning: PDD Planned Development District

Parcel Number(s): 15-36-176-003

1929 Zoning: Not Applicable

Subdivision: Lot 2 of Waterford Plaza

1957 Zoning: Not Applicable

Size: 3.13 Acres / 136,343 Sq. Ft.

Comp Plan Designation: Commercial

School District: SD 131 - East Aurora School District

ANPI Neighborhood: None

Park District: FVPD - Fox Valley Park District

TIF District: N/A

Ward: 3

Historic District: None

Overall Development Name: Waterford Plaza

Current Land Use

Current Land Use: Commercial

AZO Land Use Category: Warehouse, Distribution and storage services (3300)

Number of Buildings: 10

Non-Residential Area: 136,342.8 sq. ft.

Building Built In: 2005

Total Building Area: 51,399 sq. ft.

Zoning Provisions

Setbacks and Other Bulk Standards:

Requirements are pursuant to the Aurora Zoning Ordinance Section(s) 5 and 10.7.

Setbacks are typically as follows:

Front Yard Setback: from other - 15 feet to 20 feet based on building height.

Side Yard Setback: from other 5 feet.

Exterior Side Yard Setback: from other 15 feet to 20 feet based on building height.

Rear Yard Setback: from other - 8 feet.

Exterior Rear Yard Setback: from other 15 feet to 20 feet based on building height.

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.

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 10.7.

Permitted Uses:

Permitted Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.2 and 10.7 Permitted Exceptions: Day-Care Center, Bed and Breakfast and Community Facility Building and recreational uses, swimming pool, tennis courts, whirlpool, volley ball courts, shuffle board courts. All uses in B-2 District plus: Contractors Office with no outside storage; Pet Shop, Kennel or Animal hospital; Motels/Hotels any size; Recreation Places; Drive-in Restaurants; Drive-Thru if not located 250 feet of a detached Single-Family dwelling lot line; Funeral Homes; Vocational, Professional and Business Schools; Banks, including Drive-thru facility, Comedy Club, Night club; Day care facility.

Special Uses:

Special Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.3 and 10.7.

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 10.7.

Legislative History

The known legislative history for this Property is as follows:

O1979-4847 approved on 11/6/1979: AN ORDINANCE ANNEXING TERRITORY TO THE CITY OF AURORA, KANE AND DUPAGE COUNTIES, ILLINOIS.

O1994-074 approved on 7/12/1994: AN ORDINANCE PROVIDING FOR THE EXECUTION OF AN ANNEXATION AGREEMENT ON 400 ACRES WITH THE WATERFORD DEVELOPMENT GROUP, LTD. AND THE OWNERS OF RECORD FOR TERRITORY WHICH MAY BE ANNEXED TO THE CITY OF AURORA AND WHICH IS LOCATED ON THE SOUTH SIDE OF FIFTH AVENUE FROM FARNSWORTH AVENUE TO KAUTZ ROAD.

O1994-075 approved on 7/12/1994: AN ORDINANCE ESTABLISHING A PLANNED DEVELOPMENT DISTRICT, APPROVING A PLAN DESCRIPTION FOR 480 ACRES LOCATED ON THE SOUTH SIDE OF FIFTH AVE. FROM FARNSWORTH TO KAUTZ RD., AND APPROVING A PRELIMINARY PLAN AND PLAT, PURSUANT TO THE TERMS OF SAID PLAN DESCRIPTION.

R2000-418 approved on 9/12/2000: A RESOLUTION APPROVING A PRELIMINARY PLAT AND PLAN FOR PROPERTY LOCATED IN PARCEL K OF WATERFORD DEVELOPMENT AT THE SOUTHWEST CORNER OF MONTGOMERY ROAD AND WATERFORD DRIVE.

PDFNL2001-026 approved on 5/24/2001: A RESOLUTION APPROVING THE FINAL PLAT FOR THE WATERFORD PLAZA SUBDIVISION, BEING VACANT LAND LOCATED AT THE SOUTHWEST CORNER OF MONTGOMERY ROAD AND WATERFORD DRIVE IN THE CITY OF AURORA, ILLINOIS.

R2003-159 approved on 3/25/2003: A RESOLUTION FOR THE ACCEPTANCE OF IMPROVEMENTS AND MAINTENANCE LETTER OF CREDIT FOR WATERFORD PLAZA.

PDFNL2004-008 approved on 4/29/2004: A RESOLUTION APPROVING THE FINAL PLAN ON LOT 2 OF THE WATERFORD PLAZA SUBDIVISION FOR A SELF-STORAGE FACILITY LOCATED AT THE SOUTHWEST CORNER OF MONTGOMERY ROAD AND WATERFORD DRIVE.

Location Maps Attached:

Aerial Overview

Location Map

Zoning Map

Comprehensive Plan Map

Aerial Photo (1:5,000):



Linden Park Ln (pvt)

Serendipity Dr

Audra Cr (pvt)

Randy Dr (pvt)

Wild Rose Ln (pvt)

Maple Park Ln (pvt)

Waterford Dr

Alden Cr

Symphony Dr

Four Seasons Bl

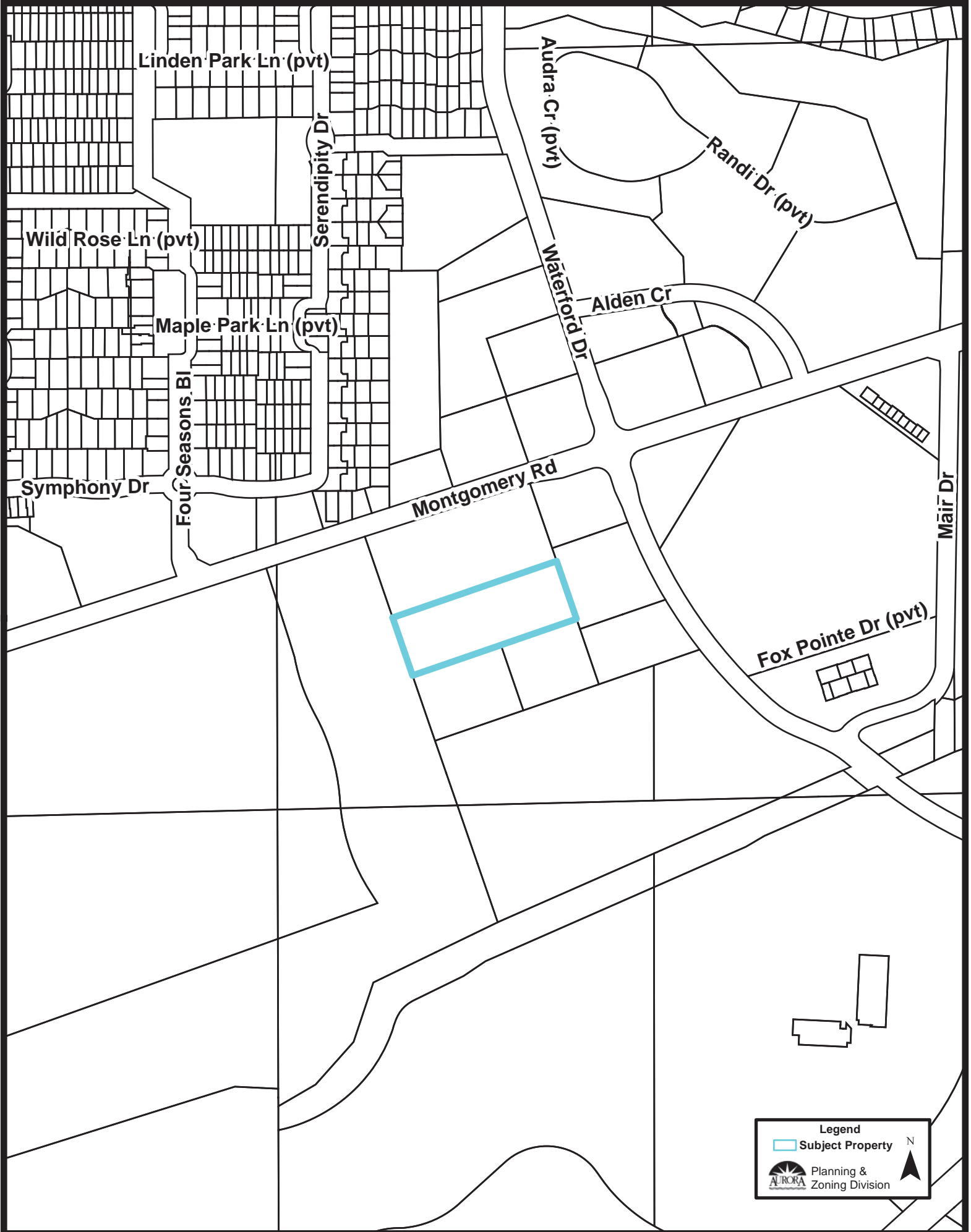
Montgomery Rd

Fox Pointe Dr (pvt)

Mair Dr

Legend
Subject Property
AURORA Planning & Zoning Division
N

Location Map (1:5,000):



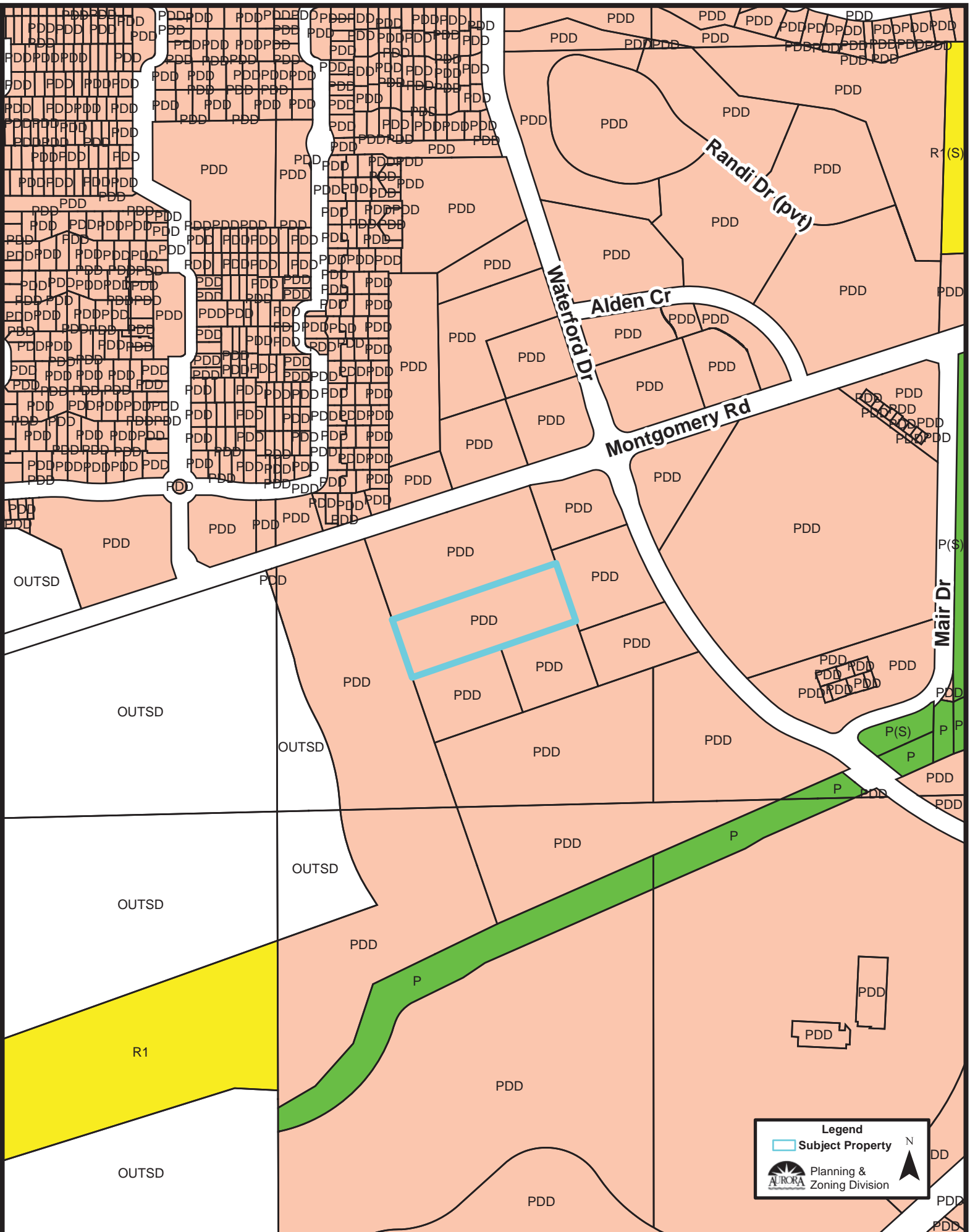
Legend

 Subject Property

 Planning & Zoning Division

N 

Zoning Map (1:5,000):



Legend

- Subject Property

Planning & Zoning Division
AURORA

Comprehensive Plan (1:5,000):

