

Property Research Sheet

Location ID#(s): 67244

As of: 7/31/2019

Researched By: Jill Morgan

Address: 0 Vacant

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

Subdivision: of

Size: 11.36 Acres / 493,970 Sq. Ft.

School District: SD 204 - Indian Prairie School District

Park District: FVPD - Fox Valley Park District

Ward: 8

Overall Development Name:

Current Zoning: R-4(S) Two Family Dwelling District with a Special Use and OS-1(S) Conservation, Open Space, and Drainage District with a Special Use

1929 Zoning: Not Applicable

1957 Zoning: Not Applicable

Comp Plan Designation: Medium Density Residential

ANPI Neighborhood: None

TIF District: N/A

Historic District: None

Current Land Use

Current Land Use: Vacant Land/Open Space AZO Land Use Category:

Zoning Provisions

Setbacks and Other Bulk Standards:

Requirements are pursuant to the Aurora Zoning Ordinance Section(s) 5 and 7.9 and Section A-2.4 of the Ocean Atlantic - Hageman Farm Planned Development.

Setbacks are typically as follows:

Front Yard Setback: Front loaded buildings: exterior front -25 feet; front to front - 60 feet parking; front to rear - 80 feet comb. Rear loaded buildings: exterior front - 25 feet green, front to front - 50 feet green
Side Yard Setback: 8 feet; Front loaded buildings: side to side 20 feet green; side to rear - 30 feet green; side to front - 60 feet parking. Rear loaded buildings: side to side - 20 feet green, side to front 30 feet green, side to rear - 60 feet parking
Exterior Side Yard Setback: Front loaded buildings: exterior side - 20 feet green; Rear loaded buildings: exterior side - 20 feet green
Exterior Side Yard Reverse Corner Setback:

Rear Yard Setback: 20 feet; Front loaded buildings: rear to rear - 50 feet green; Rear loaded buildings: rear to rear - 60 feet parking, rear to front - 80 feet comb.
Exterior Rear Yard Setback: Front loaded buildings: 40 feet green; Rear loaded buildings: 40 feet green
Setback Exceptions:
Interior Drive Yard Setback:

Other bulk standards are typically as follows:

Building Separations: 50 feet. If the structures are arranged in any way other than a parallel arrangement, a separation of 40 feet shall be allowed at the closest point between the

structures as long as the average separation between the structures is 50 feet
Minimum Lot Width and Area:
Maximum Lot Coverage:
Maximum Structure Height: 35 feet

Floor Area Ratio: 1.0
Minimum Primary Structure Size:
Minimum Dwelling Unit Size: 900 sq. ft. - one story; 1,000 sq. ft. - two story

Maximum Density: 8.5 dwelling units per gross acre

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 7.9 and Section A-2.4 of the Ocean Atlantic - Hageman Farm Planned Development.

Permitted Uses:

Permitted Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.2 and 7.9 and Section A-2.4 of the Ocean Atlantic - Hageman Farm Planned Development
Permitted Exceptions:

Special Uses:

Special Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.3 and 7.9 and Section A-2.4 of the Ocean Atlantic - Hageman Farm Planned Development.

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 7.9 and Section A-2.4 of the Ocean Atlantic - Hageman Farm Planned Development.

Miscellaneous Notes on History

None

Legislative History

The known legislative history for this Property is as follows:

O1998-086 approved on 9/22/1998: AN ORDINANCE 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 IN NAPERVILLE TOWNSHIP, DUPAGE COUNTY, ILLINOIS 60504.

O1998-106 approved on 11/24/1998: AN ORDINANCE 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, ILLINOIS, 60504 TO THE CITY OF AURORA PURSUANT TO AN APPROVED ANNEXATION AGREEMENT.

O1998-113 approved on 12/8/1998: AN ORDINANCE 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.

R1999-036 approved on 2/23/1999: A RESOLUTION RECEIVING AND ACCEPTING DEDICATION DEDICATION OF ROADWAY RIGHT OF WAY FOR MEADOWRIDGE DRIVE, SOUTH OF 75TH STREET, IN THE CITY OF AURORA, ILLINOIS, 60504.

R2016-008 approved on 1/26/2016: RESOLUTION APPROVING A PRELIMINARY PLAN AND PLAT FOR THE CLA OF AURORA SUBDIVISION LOCATED AT THE SOUTHWEST CORNER OF 75TH STREET AND MEADOWRIDGE DRIVE.

R2016-119 approved on 4/26/2016: A RESOLUTION APPROVING THE FINAL PLAT FOR THE CLA OF AURORA SUBDIVISION, BEING VACANT LAND LOCATED AT SOUTHWEST CORNER OF 75TH STREET AND MEADOWRIDGE DRIVE

R2016-120 approved on 4/26/2016: A RESOLUTION APPROVING THE FINAL PLAN FOR LOT 1 AND LOT 3 OF CLA OF AURORA SUBDIVISION, BEING VACANT LAND LOCATED AT SOUTHWEST CORNER OF 75TH STREET AND MEADOWRIDGE DRIVE

O2019-033 approved on 6/12/2019: AN ORDINANCE APPROVING A REVISION TO THE OCEAN ATLANTIC WOODLAND CORPORATION PLAN DESCRIPTION ON 11.34 ACRES FOR PROPERTY LOCATED AT THE SOUTHWEST CORNER OF MEADOWRIDGE DRIVE AND 75TH STREET AND AMENDING ORDINANCE NUMBER 3100, BEING THE AURORA ZONING ORDINANCE AND THE ZONING MAP ATTACHED THERETO, TO AN UNDERLYING ZONING OF R-4A TWO FAMILY DWELLING DISTRICT AND OS-1 CONSERVATION, OPEN SPACE, AND DRAINAGE DISTRICT

R2019-174 approved on 6/12/2019: A RESOLUTION APPROVING A REVISION TO THE PRELIMINARY PLAN AND PLAT FOR PROPERTY LOCATED AT THE SOUTHWEST CORNER OF MEADOWRIDGE DRIVE AND 75TH STREET

Location Maps Attached:

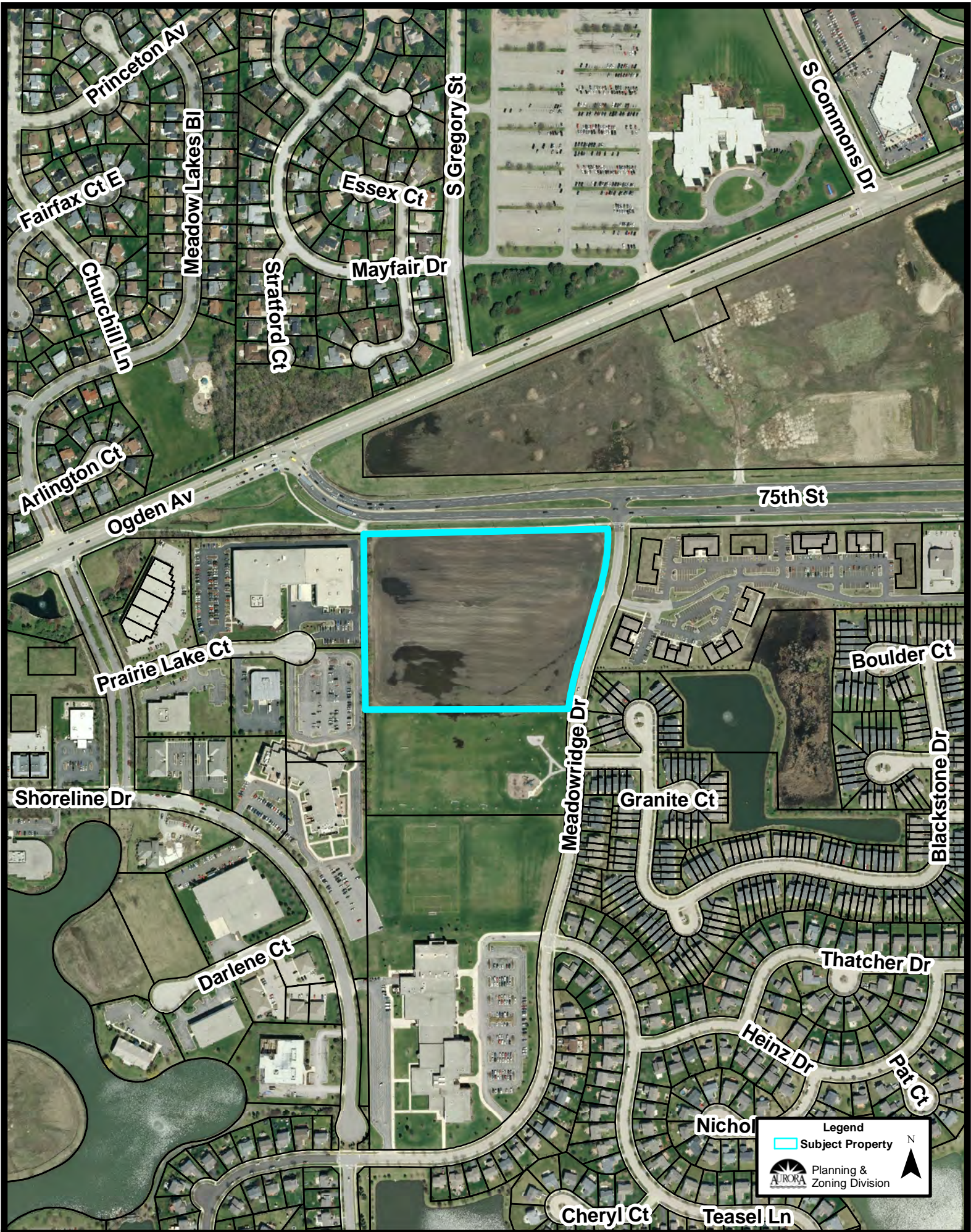
Aerial Overview

Location Map

Zoning Map

Comprehensive Plan Map

Aerial Photo (1:5,000):

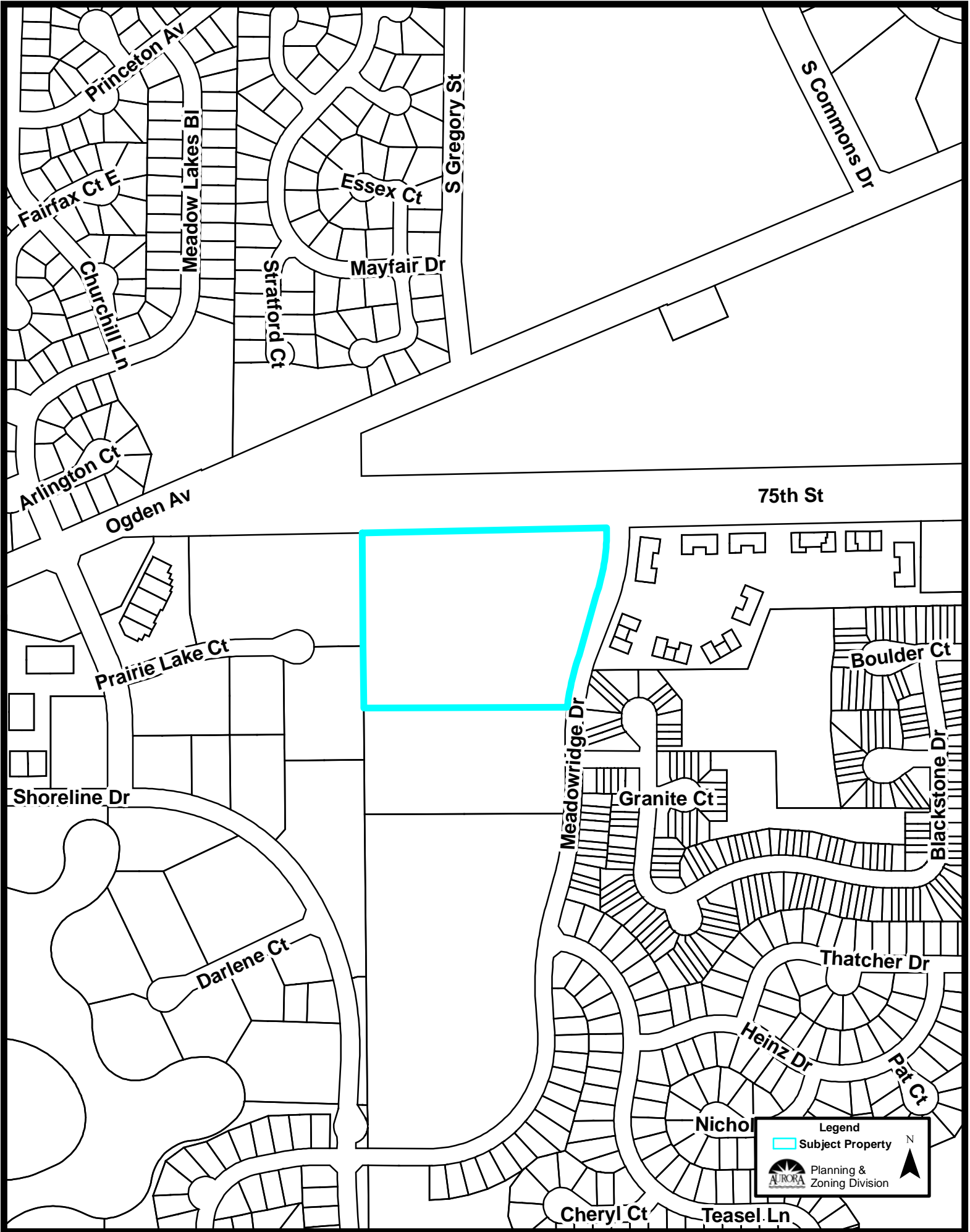


Legend

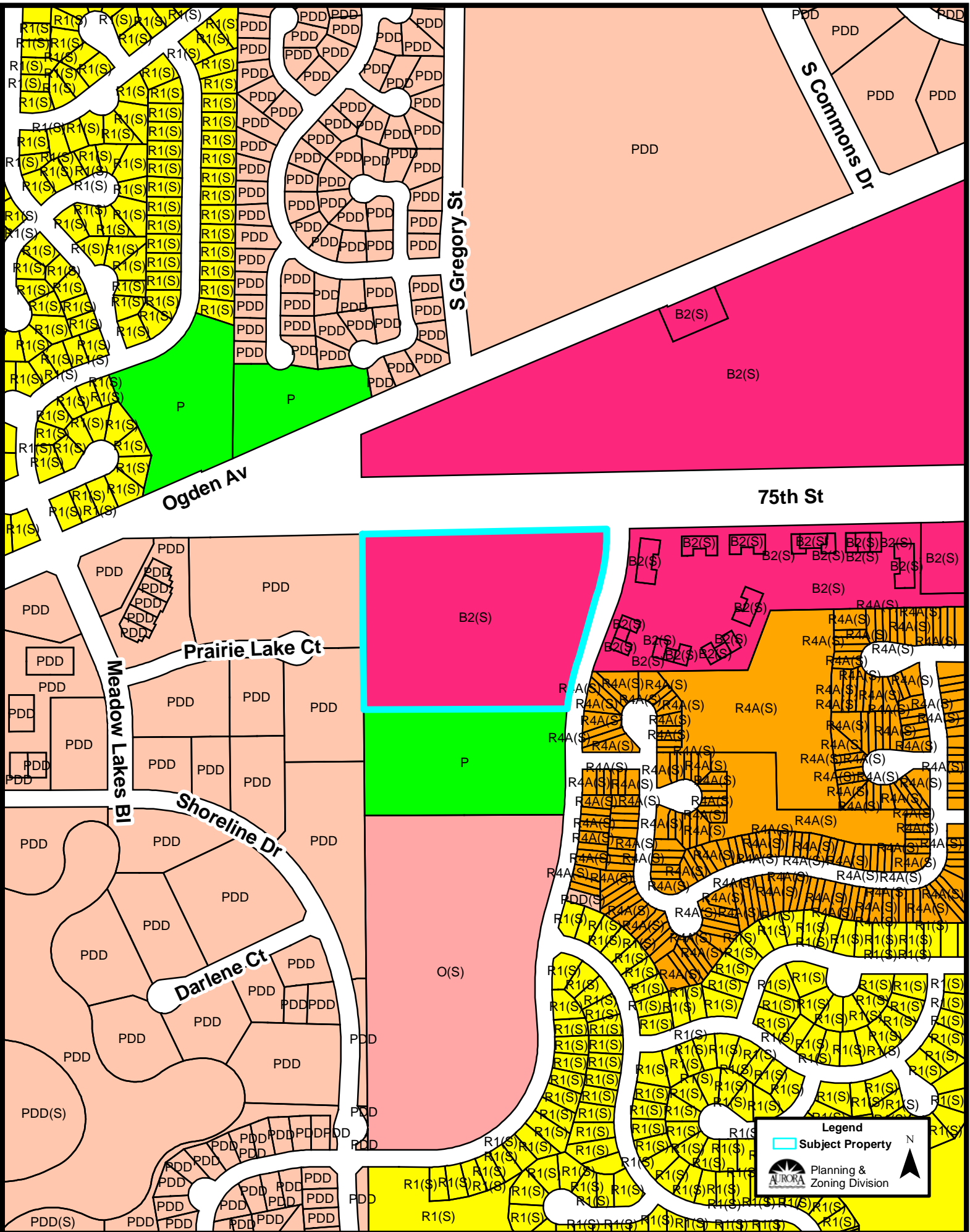
- Subject Property

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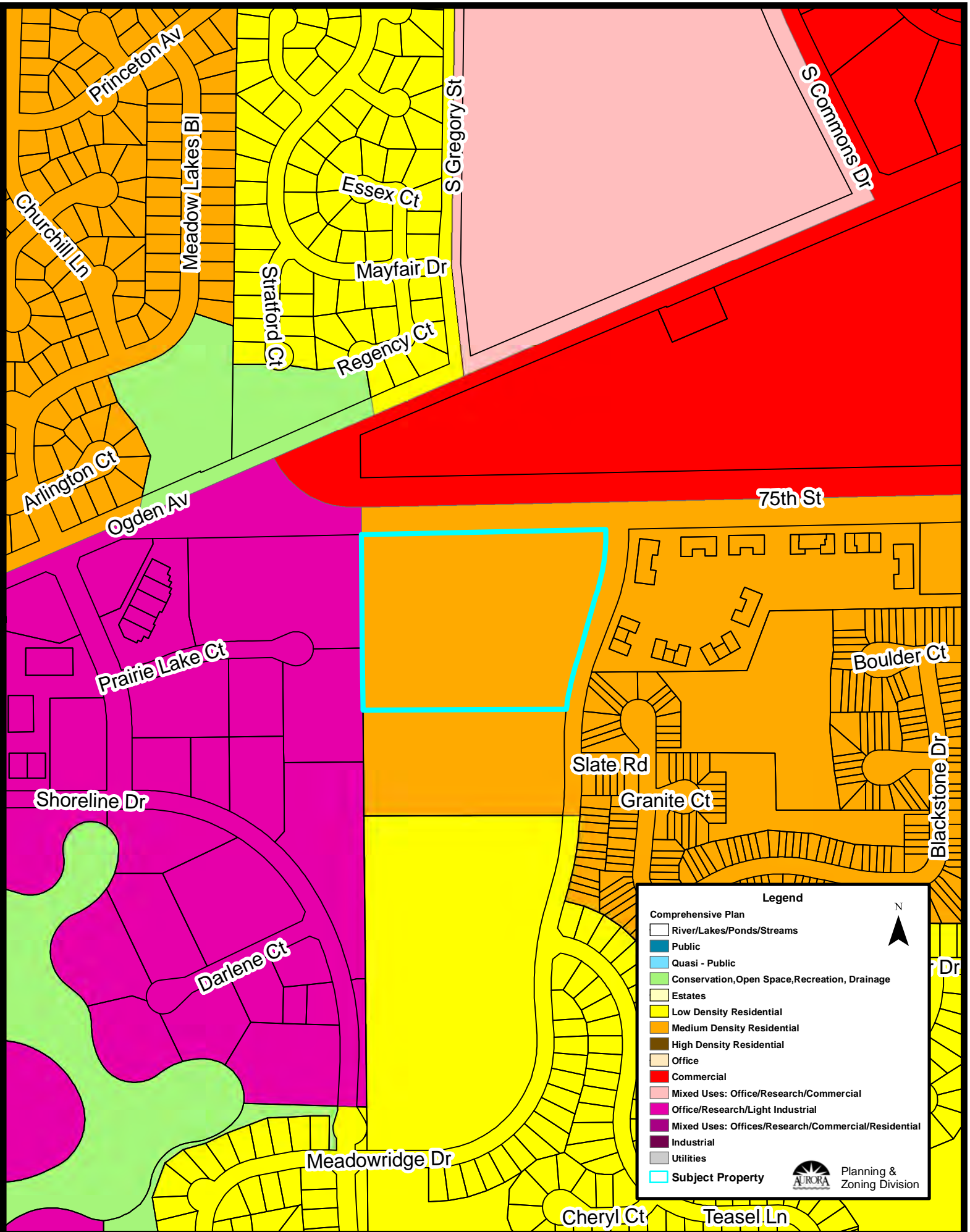
Location Map (1:5,000):



Zoning Plan (1:5,000):



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

N
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