

Property Research Sheet

Location ID#(s): 15726

As of: 2/26/2018

Researched By: Jill Morgan

Address: 4341 Fox Valley Center Dr

Current Zoning: PDD Planned Development District

Parcel Number(s): 07-21-401-036

1929 Zoning: Not Applicable

Subdivision: Lot 1 of Fox Valley Center

1957 Zoning: Not Applicable

Size: 1.27 Acres / 55,321 Sq. Ft.

Comp Plan Designation: Commercial

School District: SD 204 - Indian Prairie School District

ANPI Neighborhood: None

Park District: FVPD - Fox Valley Park District

TIF District: N/A

Ward: 10

Historic District: None

Overall Development Name:

Current Land Use

Current Land Use: RETAIL .. AZO Land Use Category:

Number of Buildings: 1

Number of Stories: 1

Building Built In:

Parking Spaces: 39

Total Building Area: 3,339 sq. ft.

Zoning Provisions

Setbacks and Other Bulk Standards:

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

Setbacks are typically as follows:

Front Yard Setback: 30 feet

Rear Yard Setback: 30 feet

Side Yard Setback: 20 feet

Exterior Rear Yard Setback: 30 feet

Exterior Side Yard Setback: 30 feet

Setback Exceptions:

Exterior Side Yard Reverse Corner Setback:

Interior Drive Yard Setback:

N/A

Other bulk standards are typically as follows:

Building Separations: 30 feet to residential;
20feet to business area

Maximum Structure Height: 4 stories or sixty
(60) feet, whichever is the higher

Minimum Lot Width and Area:

Floor Area Ratio: Pursuant to Section 3.5.b. of
the plan description

Maximum Lot Coverage: None except for
buildings containing dwelling units for which the
floor area ratio shall be no more than 40%.

Minimum Primary Structure Size: None

Minimum Dwelling Unit Size: None

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.

Permitted Uses:

Permitted Uses are those uses permitted in the B-1, B-2, B-3 and O districts pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.2 and Permitted Exceptions: Additional Uses: 1) Auditoriums, stadiums, arenas, armories, gymnasium and other similar places for public events. 2) Bus terminals, railroad passenger stations, freight terminals, and other public transportation terminal facilities. 3) Municipal or privately owned recreation buildings and community centers. 4) Nursery schools and day nurseries. 5) Police stations and fire stations. 6) Public Buildings, including art galleries, museums and similar buildings. 7) Public telephone booths not installed in a building or structure but standing in the open for the general use of the public. 8) Public or private parks and playground. 9) Public utility facilities, i.e. filtration plants, water reservoirs and pumping stations, heat or power plants, transformer stations and other similar facilities. 10) Radio and television transmitting or antenna towers (commercial) and other electronic equipment requiring outdoor structures, and including antenna towers used for the sending of private messages. 11) Rest homes and nursing homes. 12) Schools, elementary, high and college, public or private. 13) Clinics and medical centers. 14) Golf Courses, public or private. 15) Hospitals or sanitariums, public or private. 16) Telephone exchanges, antenna towers and other outdoor equipment essential to the operation of the exchanges.

Special Uses:

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

Limited But Permitted Uses:

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

Miscellaneous Notes on History

Records indicate that a Preliminary Plan was approved on the lot by casefile NA21/4-75.1.13-Ppn and a Final Plan approved with NA21/4-77.32-Fpn and/or NA21/4-75.1.14-Fpn; however, staff was unable to find the casefile in the archives.

Legislative History

The known legislative history for this Property is as follows:

O1973-4315 approved on 7/17/1973: AN ORDINANCE PROVIDING FOR THE EXECUTION OF AN ANNEXATION AGREEMENT WITH THE OWNERS OF RECORD OF TERRITORY WHICH MAY BE ANNEXED TO THE CITY OF AURORA.

O1973-4319 approved on 7/27/1973: AN ORDINANCE ANNEXING TERRITORY TO THE CITY OF AURORA, ILLINOIS.

O1973-4323 approved on 7/27/1973: AN ORDINANCE ESTABLISHING A PLANNED DEVELOPMENT DISTRICT AND APPROVING A PLAN DESCRIPTION.

O1973-4325 approved on 8/1/1973: AN ORDINANCE REPEALING AN ORDINANCE ANNEXING TERRITORY TO THE CITY OF AURORA, ILLINOIS.

O1973-4326 approved on 8/1/1973: AN ORDINANCE ANNEXING TERRITORY TO THE CITY OF AURORA, ILLINOIS.

O1973-4330 approved on 8/1/1973: AN ORDINANCE ESTABLISHING A PLANNED DEVELOPMENT DISTRICT AND APPROVING A PLAN DESCRIPTION.

O1993-059 approved on 7/27/1993: AN ORDINANCE AUTHORIZING AN EXTENSION OF THE FOX VALLEY EAST PRINCIPAL ANNEXATION AGREEMENT.

O1993-123 approved on 12/7/1993: AN ORDINANCE PROVIDING FOR THE EXECUTION OF AN AMENDMENT AND REINSTATEMENT OF THE PRINCIPAL ANNEXATION AGREEMENT FOR REGION II OF FOX VALLEY EAST.

O1993-124 approved on 12/7/1993: AN ORDINANCE APPROVING A PLAN DESCRIPTION MODIFICATION FOR CERTAIN PORTIONS OF FOX VALLEY EAST REGION II.

PDFNL2003-016 approved on 4/24/2003: RESOLUTION APPROVING A WAIVER OF THE FINAL PLAN REQUIREMENTS FOR SIGNAGE AT WESTFIELD SHOPPINGTOWN FOX VALLEY LOCATED AT THE SOUTHWEST CORNER OF NEW YORK AND ROUTE 59, AURORA, ILLINOIS.

Location Maps Attached:

Aerial Overview

Location Map

Zoning Map

Comprehensive Plan Map

Aerial Photo (1:3,000):



Entrance #1 (pvt)

N State Route 59

Fox Valley Center Dr (pvt)

McCoy Dr

Vannett Dr

Argent Ln (pvt)

Westbrook Dr

S State Route 59

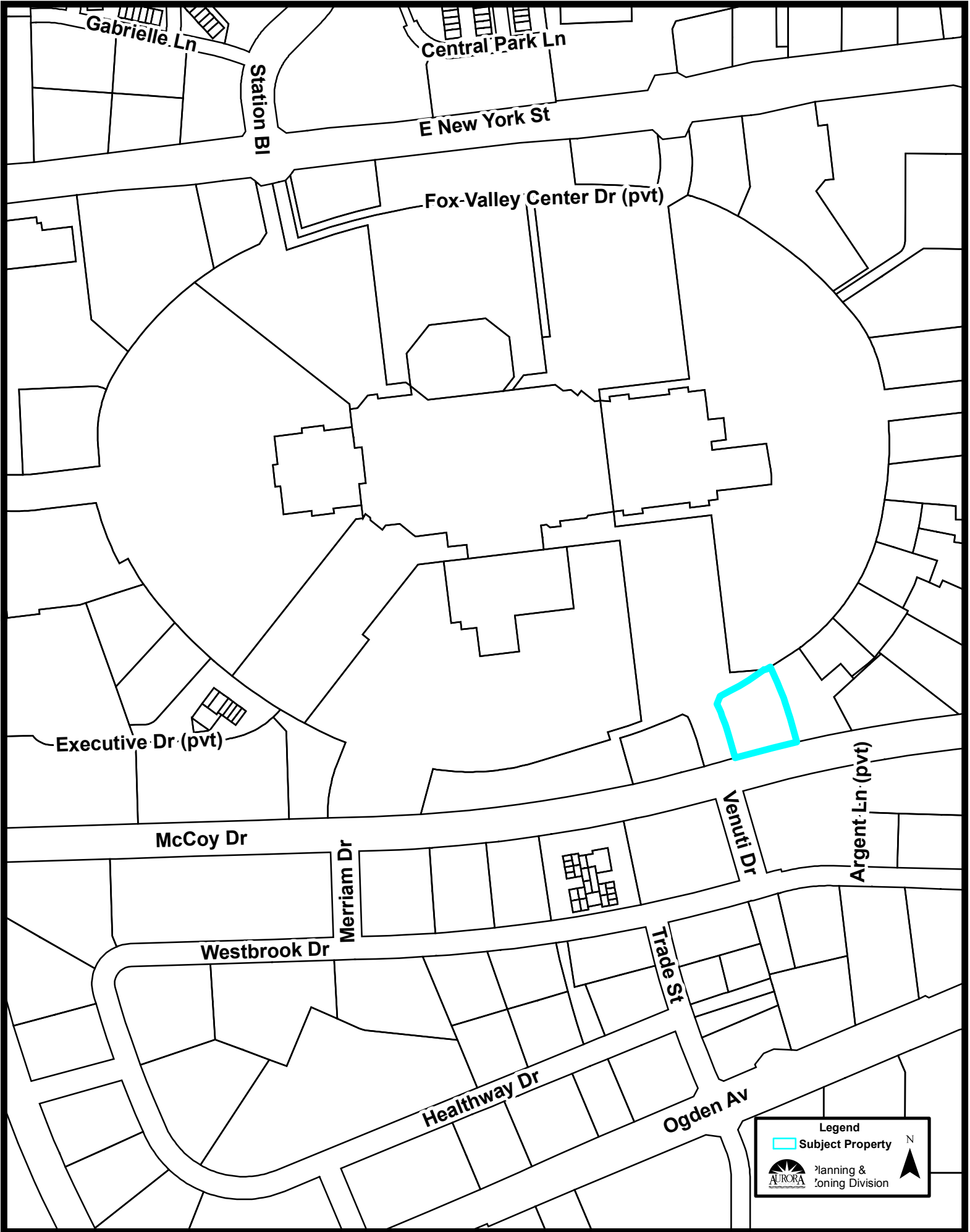
Trade St

Legend

- Subject Property

Planning & Zoning Division

Location Map (1:5,000):



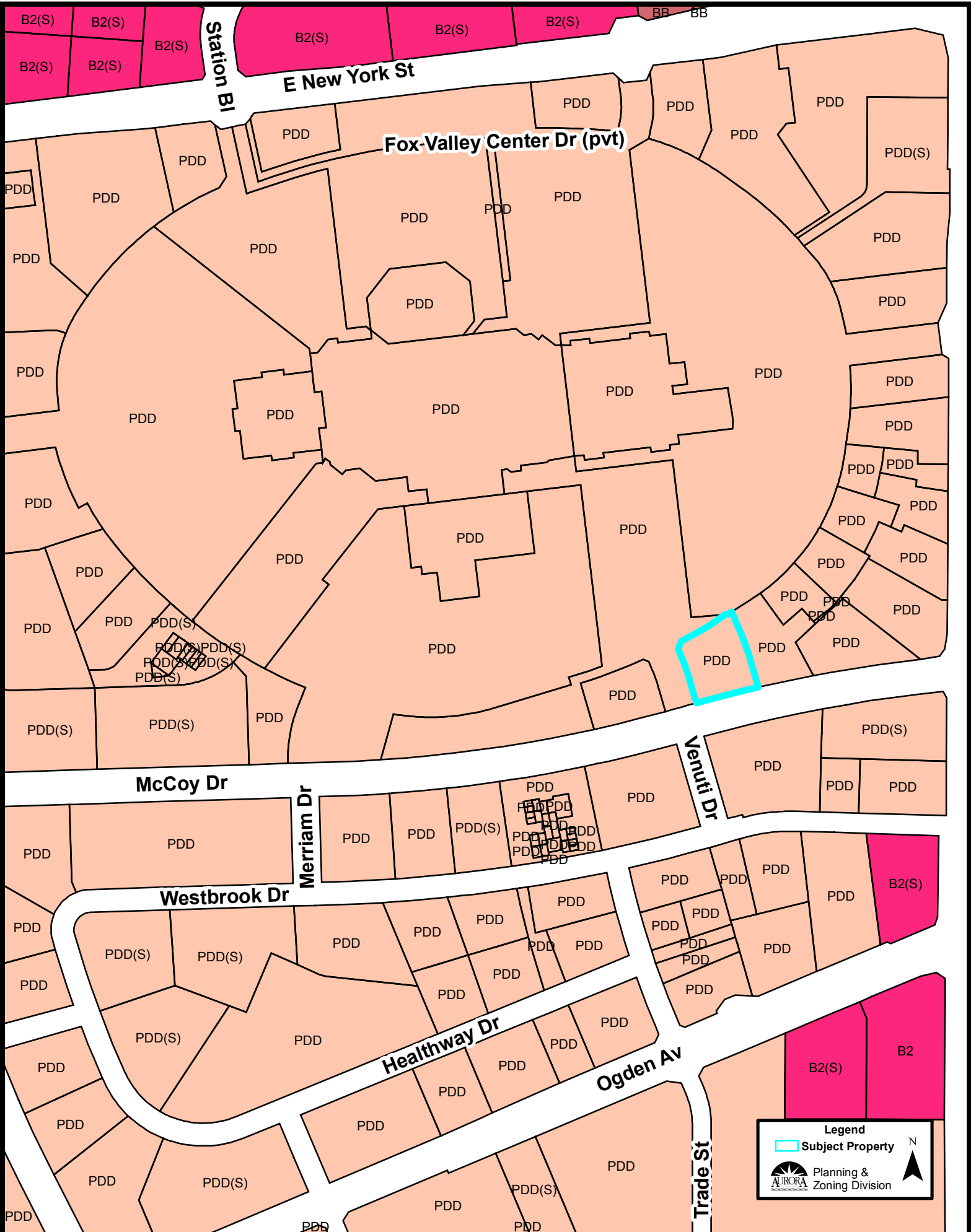
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-  Subject Property



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Zoning Map (1:5,000):

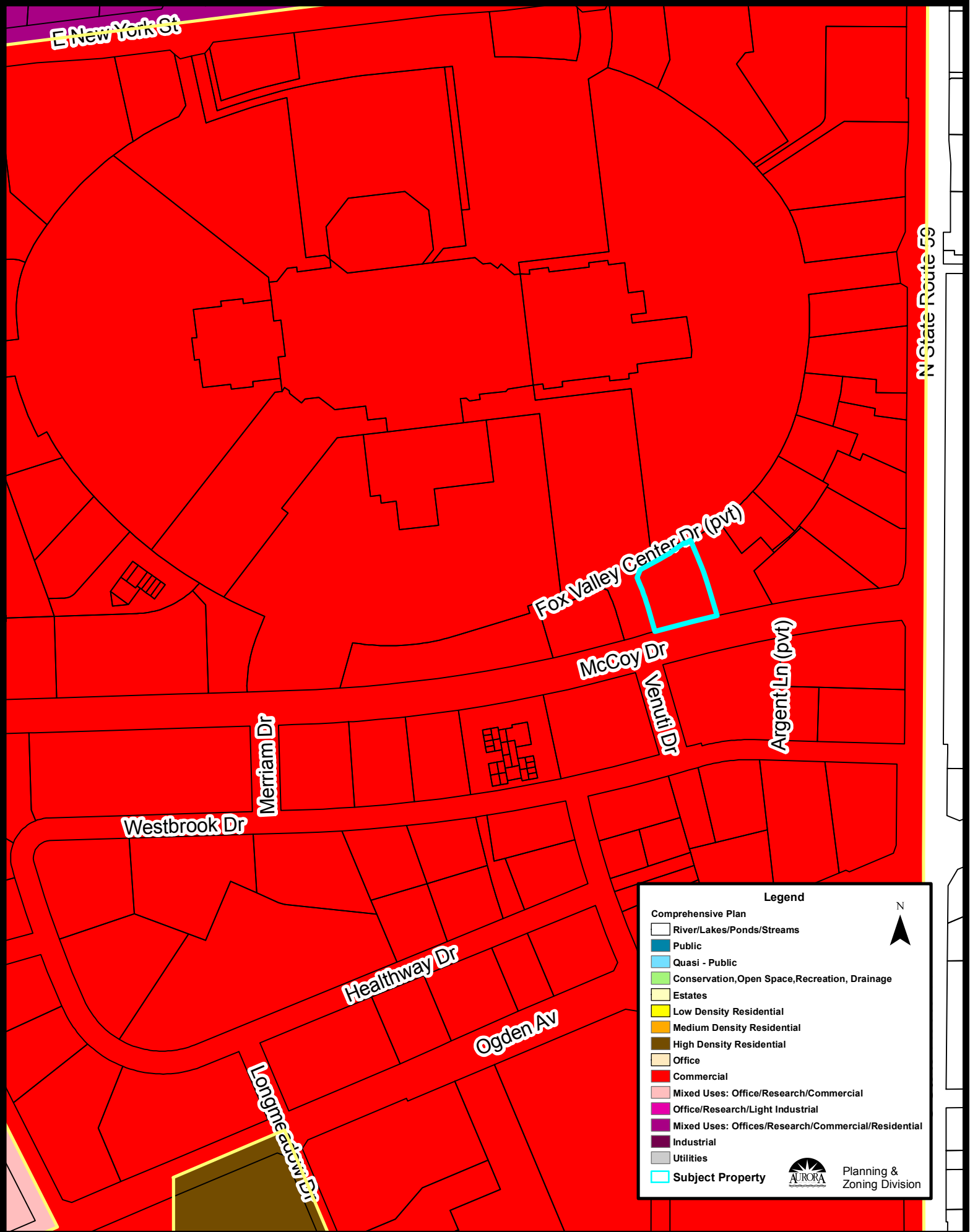


Legend

-  Subject Property
-  N

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Comprehensive Plan (1:5,000):



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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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