

# Property Research Sheet

**Location ID#(s): 14133**

As of: 5/23/2019

Researched By: Steve Broadwell

Address: 1250 N FARNSWORTH AV

Current Zoning: B-2 General Retail District

Parcel Number(s): 15-11-476-007

Comp Plan Designation: Commercial

Subdivision: of Part SE 1/4 Sec 11-38-8

Size: 1.61 Acres / 70,132 Sq. Ft.

School District: SD 131 - East Aurora School District

Park District: FVPD - Fox Valley Park District

Ward: 1

## Current Land Use

Current Land Use: Commercial

AZO Land Use Category: Restaurant with a drive-through facility (2530)

Number of Buildings: 1

Number of Stories: 1

Building Built In: 1991

Parking Spaces: 40

Total Building Area: 4,760 sq. ft.

Non-Residential Area: 70,131 sq. ft.

## Zoning Provisions

### Setbacks and Other Bulk Standards:

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

Setbacks are typically as follows:

**Front Yard Setback:** From Tollway - 75 feet; from Arterial - 30 feet; from other 15 feet for buildings 35' or less in height and 20 feet for buildings over 35' in height.

**Side Yard Setback:** From Fox River - 30 Feet; from residential 20 feet for buildings 35' or less in height and 30' for buildings over 35' in height; from other 5 feet.

**Exterior Side Yard Setback:** From Tollway - 75 feet; from Arterial - 30 feet; from other 15 feet for buildings 35' or less in height and 20 feet for buildings over 35' in height. **Exterior Side Yard Reverse Corner Setback:**

**Rear Yard Setback:** From Fox River - 30 Feet; from residential 20 feet for buildings 35' or less in height and 30' for buildings over 35' in height; from other - 8 feet.

**Exterior Rear Yard Setback:** From Tollway - 75 feet; from Arterial - 30 feet; from other 15 feet for buildings 35' or less in height and 20 feet for buildings over 35' in 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.

**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 Section 8.3.

Permitted Uses:

Permitted Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.2 and Section 8.3 Permitted Exceptions:

Special Uses:

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

**Legislative History**

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The known legislative history for this Property is as follows:

**O1964-3602 approved on 7/7/1964:** ANNEXATION (WM. P. AND IRENE K. MCCORMICK JR.) RECKINGER RD. & FARSNWORTH)

**Location Maps Attached:**

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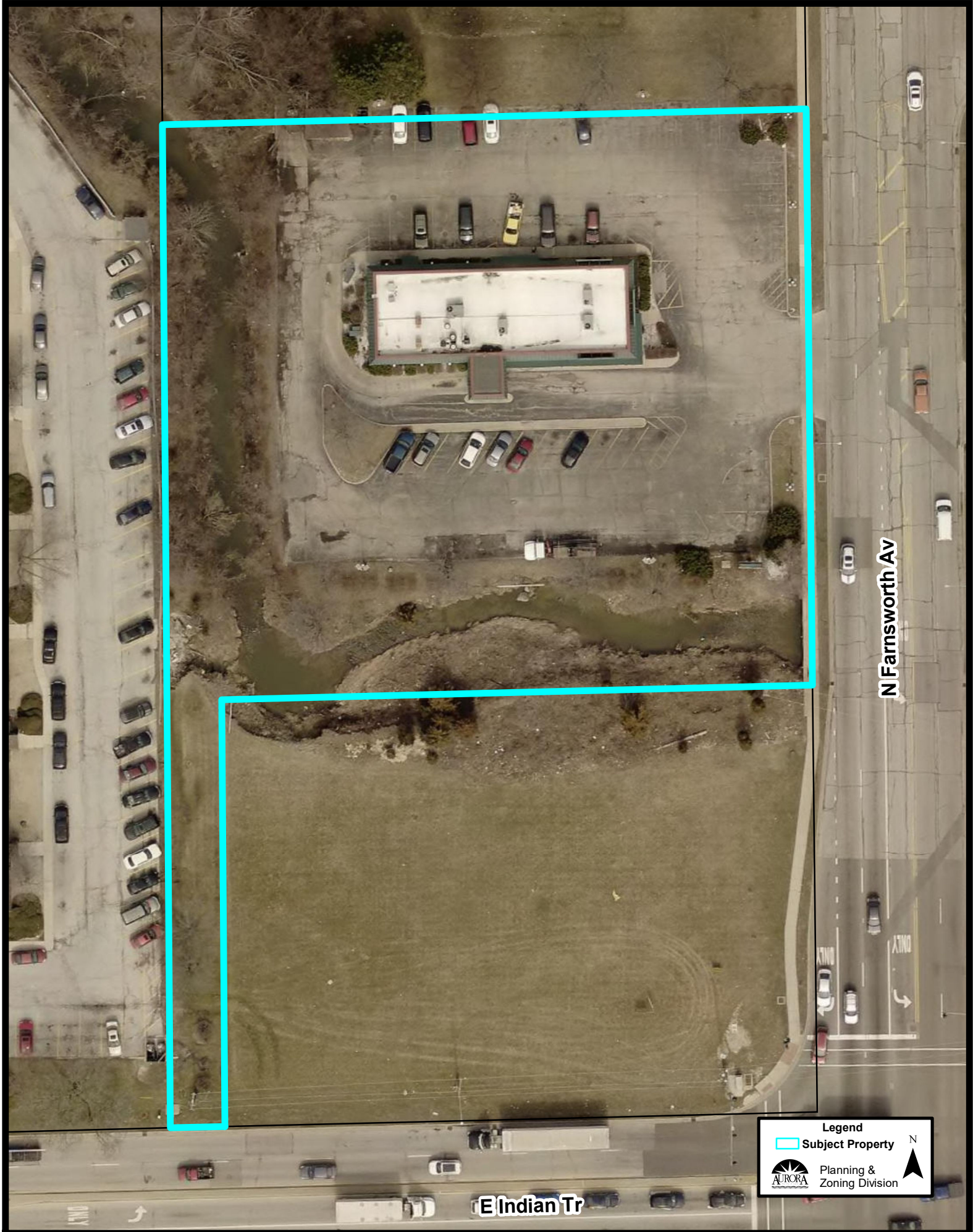
Aerial Overview

Location Map

Zoning Map

Comprehensive Plan Map

Aerial Map (1:1,500):



N Farnsworth Av

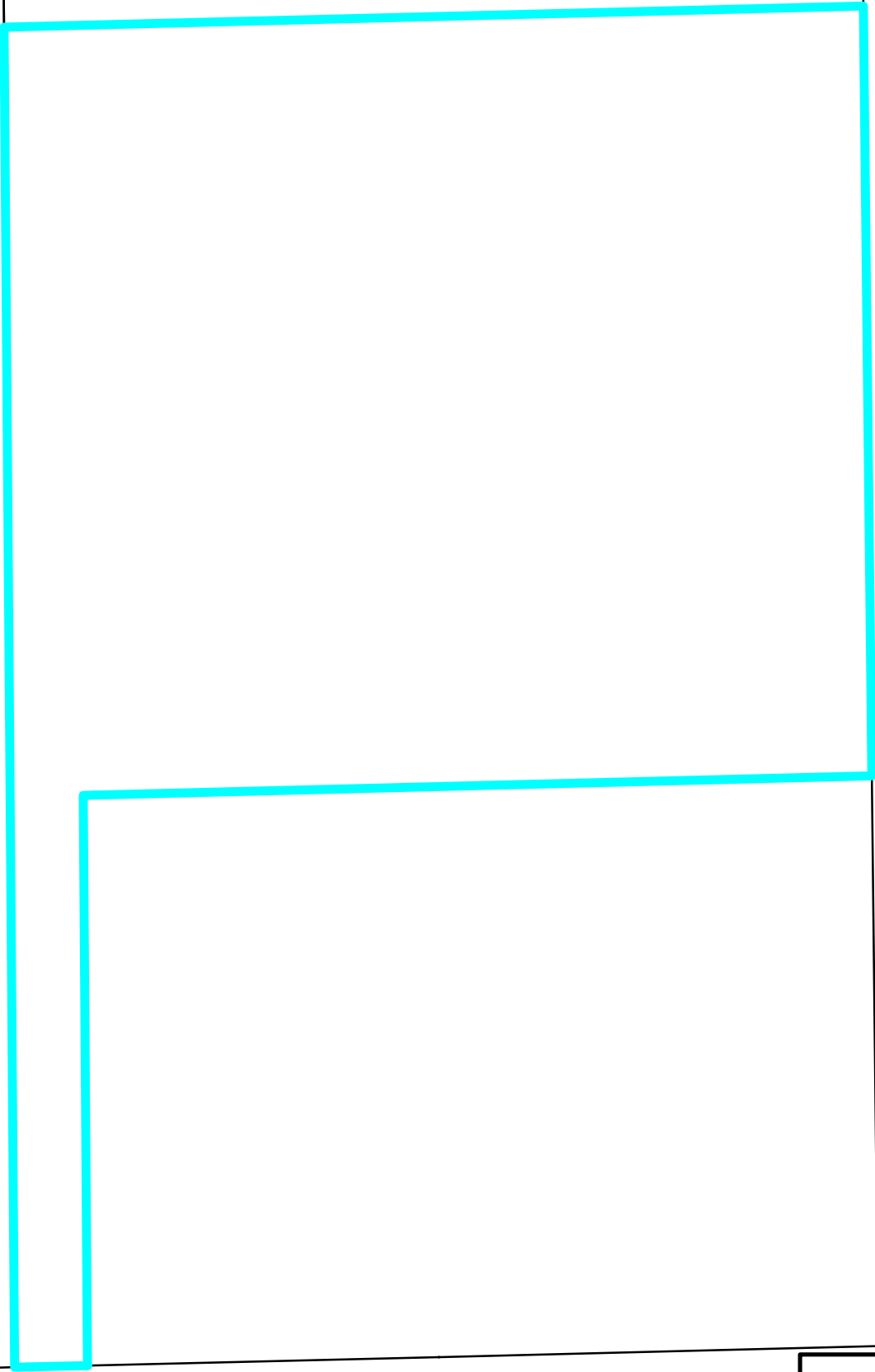
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**Legend**  
[Cyan Outline] Subject Property

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**Aerial Map (1:1,500):**



**N Farnsworth Av**

**E Indian Tr**

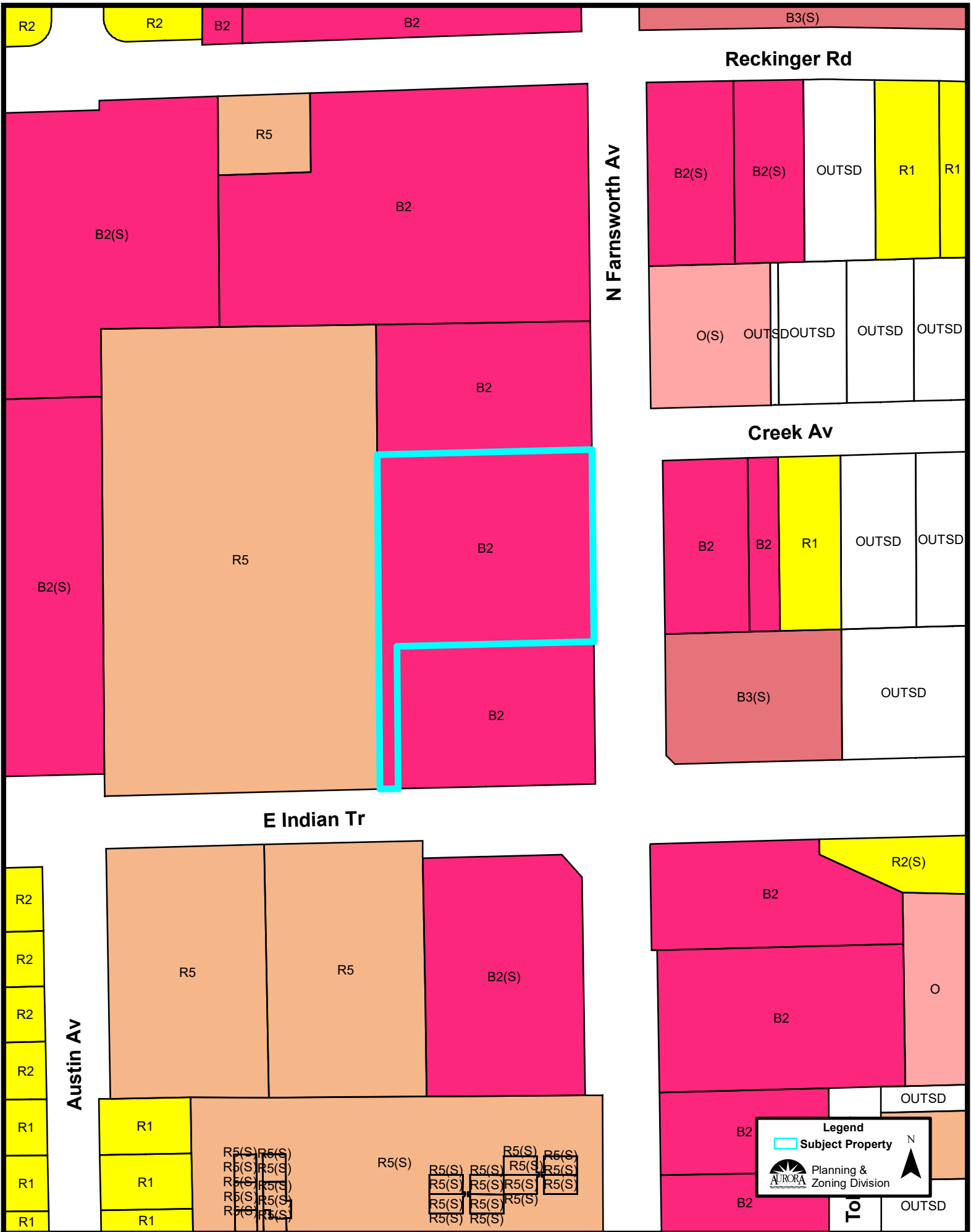
**Legend**

-  Subject Property

 Planning & Zoning Division



**Zoning Map (1:5,000):**



**Legend**

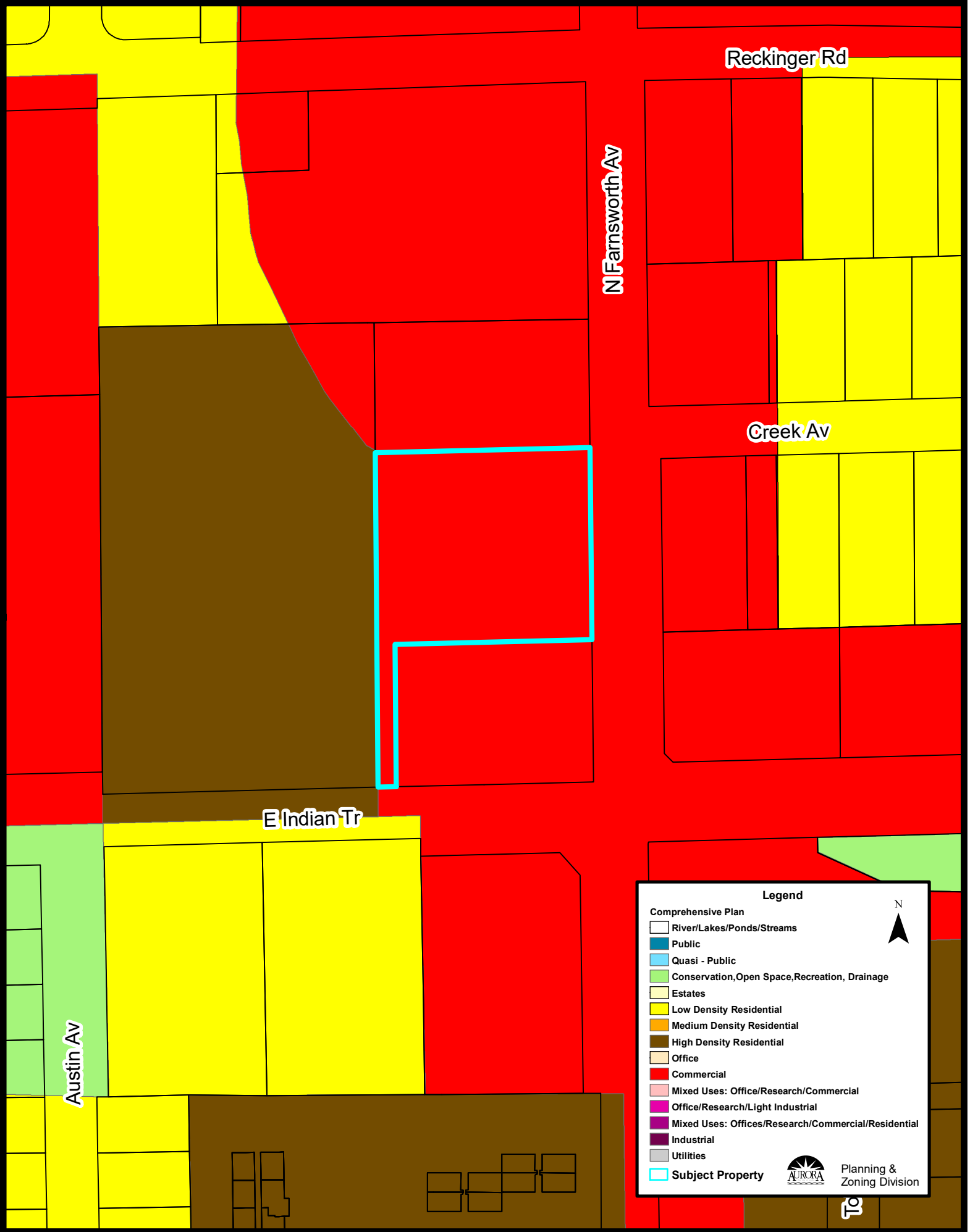
- Subject Property

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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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