

Property Research Sheet

Location ID#(s): 38256

As of: 12/12/2016

Researched By: Alex Minnella

Address: 455 Mercy Lane

Current Zoning: O(S) Office

Parcel Number(s): 15-09-400-067

Comp Plan Designation: Quasi - Public

Subdivision: of

Size: 0.96 Acres / 41,818 Sq. Ft.

School District: SD 129 - West Aurora School District

Park District: FVPD - Fox Valley Park District

Ward: 6

Overall Development Name: Presence Mercy Medical Center

Current Land Use

Current Land Use: Quasi-Public: Hospital

AZO Land Use Category: Health and human services (6300)

Number of Buildings: 1

Number of Stories: 1

Building Built In: 1996

Parking Spaces: 50

Total Building Area: 9,307 sq. ft.

Non-Residential Area: 41,818 sq. ft.

Zoning Provisions

Setbacks and Other Bulk Standards:

Requirements are pursuant to the Aurora Zoning Ordinance Section(s) 5 and 8.5.

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: No minimum except - for each dwelling unit established above the ground floor, at least two thousand

(2,000) square feet of lot area shall be provided.

Maximum Lot Coverage:

Maximum Structure Height:

Floor Area Ratio: 1.6

**Minimum Primary Structure Size:
Minimum Dwelling Unit Size:**

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 8.5.

Permitted Uses:

Permitted Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.2 and 8.5 Permitted Exceptions: Hospitals, Sanitariums, Medically related facilities and other uses deemed compatible by the Zoning Administrator.

The following uses shall not be permitted: Funeral homes, Photography Studios, Dwelling Units if located above the ground floor.

Special Uses:

Special Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.3 and 8.5.

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 8.5.

Legislative History

The known legislative history for this Property is as follows:

01957-3100 approved on 11/4/1957: AURORA ZONING ORDINANCE AND MAP.

01961-3331 approved on 7/17/1961: AN ORDINANCE ANNEXING CERTAIN TERRITORY TO THE CITY OF AURORA, COUNTY OF KANE, STATE OF ILLINOIS

01968-3971 approved on 9/3/1968: AN ORDINANCE AMENDING ORDINANCE NO. 3100 BEING THE AURORA ZONING ORDINANCE AND THE ZONING CONTAINED THEREIN.

01972-4249 approved on 7/11/1972: AN ORDINANCE AMENDING ORDINANCE NUMBER 3100, BEING THE AURORA ZONING ORDINANCE AND THE ZONING MAP ATTACHED THERETO.

01986-5524 approved on 6/17/1986: AMENDING ORD. 3100 BY GRANTING A REVISION TO A SPECIAL USE PERMIT TO MERCY CENTER FOR HEALTH CARE SERVICES FOR PROPERTY LOCATED AT 1325 N. HIGHLAND AVE.

01992-013 approved on 3/17/1992: CREATING A SPECIAL USE PLANNED DEVELOPMENT AND ESTABLISHING "O" OFFICE AS THE UNDERLYING ZONING DISTRICT, FOR THE PROPERTY LOCATED AT THE NORTHEAST CORNER OF HIGHLAND AVENUE AND NEW INDIAN TRAIL

01995-079 approved on 10/3/1995: GRANTING A SPECIAL USE PERMIT FOR A MENTAL HEALTH SERVICES PLANNED DEVELOPMENT INCLUDING A RESIDENTIAL DETOXIFICATION TREATMENT CENTER EAST OF AND INCLUDING 400 MERCY LANE

01995-131 approved on 12/5/1995: CREATING A SPECIAL USE PLANNED DEVELOPMENT TO GOVERN THE DEVELOPMENT OF A MEDICAL SERVICES MIXED USE PLANNED DEVELOPMENT LOCATED NORTH OF INDIAN TRAIL, SOUTH OF SULLIVAN ROAD, WEST OF LAKE STREET, AND EAST OF HIGHLAND AVENUE

PDFNL1996-004 approved on 2/15/1996: RESOLUTION APPROVING THE FINAL PLAN FOR A KIDNEY DIALYSIS CENTER ON PART OF PARCEL 2 OF THE MERCY CENTER PLANNED DEVELOPMENT

R2006-361 approved on 8/22/2006: RESOLUTION AUTHORIZING REPAIRS TO FOX VALLEY EAST STORAGE TANKS AND BOOSTER STATION FOR THE WATER PRODUCTION DIVISION

PDFNL2008-018 approved on 8/28/2008: RESOLUTION APPROVING THE FINAL PLAN FOR A 5,000 SQUARE FOOT DIALYSIS CENTER ADDITION LOCATED AT 455 MERCY LANE

R2010-243 approved on 7/13/2010: RESOLUTION APPROVING ACCEPTANCE OF IMPROVEMENTS AND MAINTENANCE SECURITY FOR AURORA DIALYSIS ADDITION ON MERCY LANE

Location Maps Attached:

Aerial Overview

Location Map

Zoning Map


Comprehensive Plan Map


Aerial Photo (1:1,000):




Mercy Ln (pvt)

Legend

 Subject Property

 N


 Planning & Zoning Division


Location Map (1:1,000):


Mercy Ln (pvt)



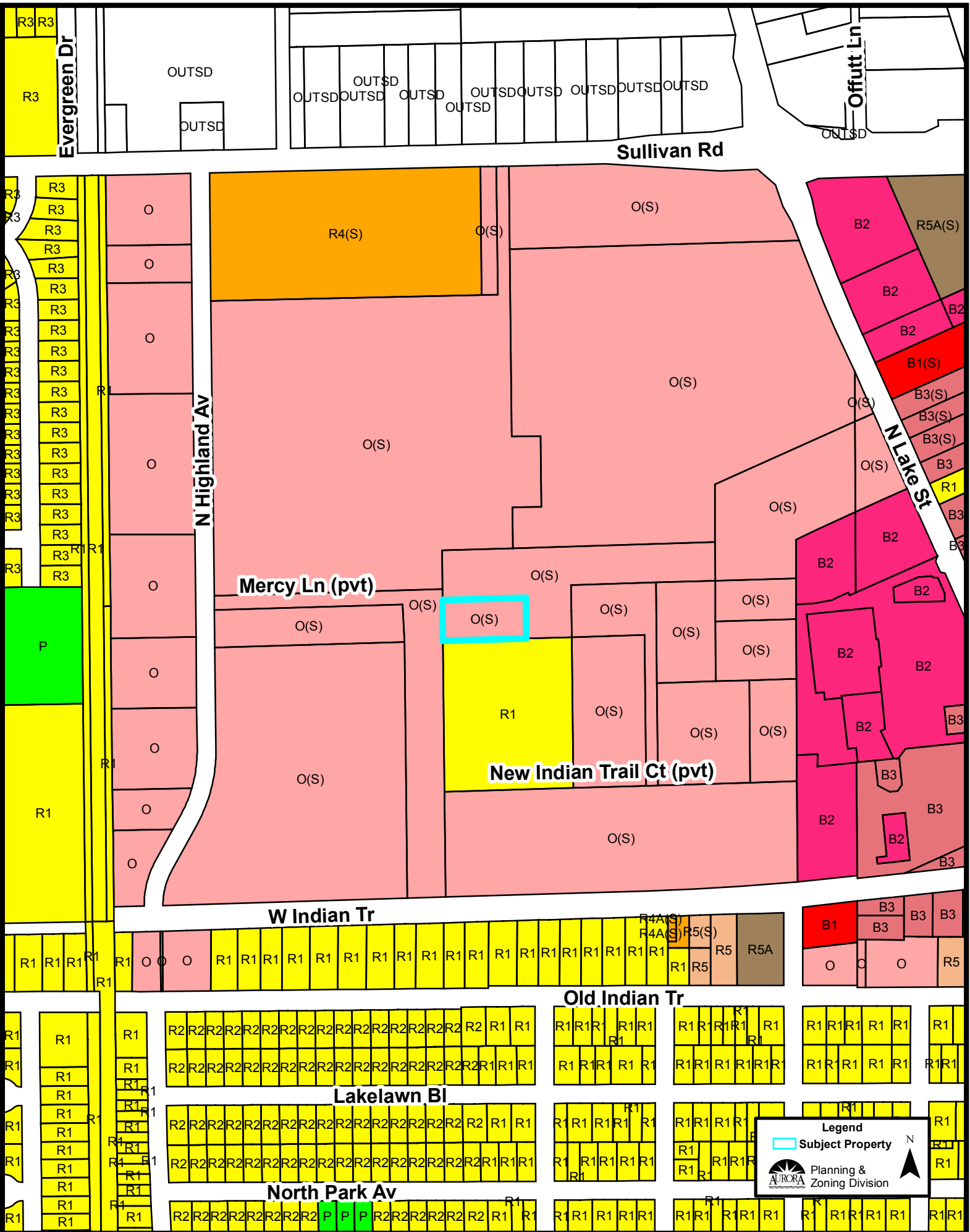
Legend

 Subject Property

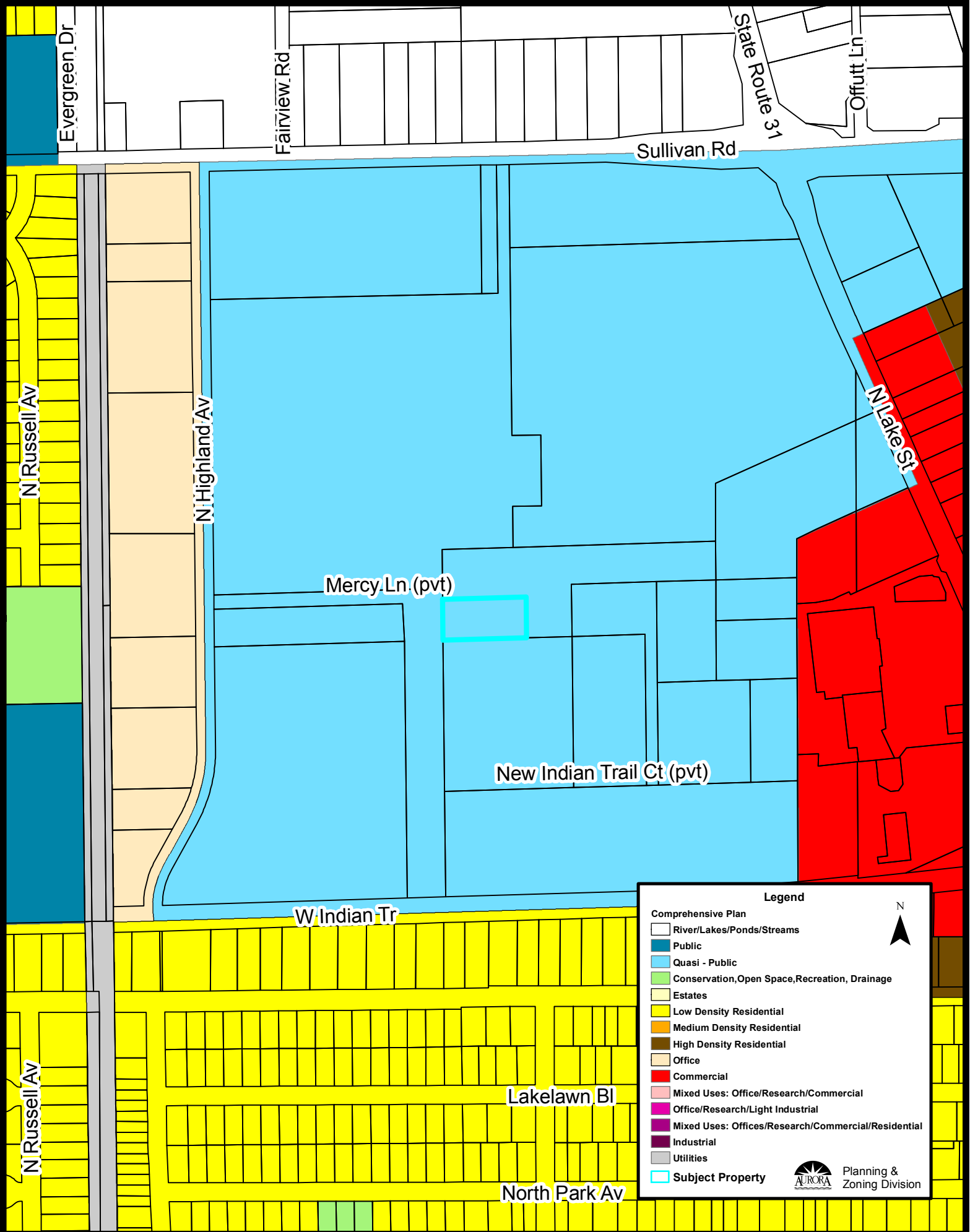
 N

 Planning & Zoning Division

Zoning Plan (1:5,000):



Comprehensive Plan (1:5,000):



Legend

N

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

Planning & Zoning Division