

Property Research Sheet

Location ID#(s): 71237

As of: 7/26/2016

Researched By: Jill Hall

Address: Vacant

Comp Plan Designation: Industrial

Subdivision:

School District: SD 131 - East Aurora School District

Parcel Number(s): 15-24-201-027

Park District: FVPD - Fox Valley Park District

Size: 11.71 Acres

Ward: 7

Current Zoning: M-1(S)

Historic District: None

1929 Zoning: Not Applicable

ANPI Neighborhood: None

1957 Zoning: Not Applicable

TIF District: N/A

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 9.2.

Setbacks and other bulk standards are typically as follows:

Front Yard Setback: From Tollway - 75 feet;
from Arterial - 30 feet; from other - 25 feet

Interior Side Yard Setback: From Fox River - 30 Feet;
from residential 25 feet; from other 15 feet;

Interior Drive Yard Setback:

Exterior Side Yard Setback: From Tollway - 75 feet;
from Arterial - 30 feet; from other - 15 feet

Exterior Side Yard Reverse Corner Setback:
From Tollway - 75 feet; from Arterial - 30 feet;
from other - 15 feet

Exterior Rear Yard Setback: From Tollway - 75 feet;
from Arterial - 30 feet; from other - 25 feet

Rear Yard Setback: From Fox River - 30 Feet;
from residential 25 feet; from other 15 feet.

Setback Exceptions:

Building Separations: None

Minimum Lot Width and Area: None

Maximum Lot Coverage: 60%

Maximum Structure Height: Typically 45 feet
and not over 4 stories.

Floor Area Ratio: None

Minimum Primary Structure Size: None

Minimum Dwelling Unit Size: None

Maximum Density: None

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 9.2.

Permitted Uses:

A. ADVERTISING DISPLAYS MANUFACTURE; B. AIR CONDITIONING AND HEATING SALES AND SERVICE; C. ARTIFICIAL LIMB MANUFACTURE; D. APPAREL AND OTHER PRODUCTS MANUFACTURED FROM TEXTILES; E. AWNINGS, VENETIAN BLINDS AND WINDOW SHADES MANUFACTURE; F. BAKERIES, WHOLESALE; G. BEDSPRING AND MATTRESS MANUFACTURE; H. BELTING MANUFACTURE; I. BICYCLE MANUFACTURE; J. BROOMS AND BRUSHES MANUFACTURE; K. BOAT BUILDING AND REPAIR; L. BUILDING MATERIALS SALES (WHOLESALE), WHEN CONDUCTED WHOLLY WITHIN A BUILDING OR WHEN MATERIAL IS SCREENED AND BERMED; M. CANNING AND PRESERVING; N. CANVAS AND CANVAS PRODUCTS MANUFACTURE; O. CARPET AND RUG CLEANING; P. CARPET MANUFACTURE; Q. CATERING ESTABLISHMENTS; R. CEMENT BLOCK MANUFACTURE; S. CERAMIC PRODUCTS, POTTERY, AND GLAZED TILE MANUFACTURE; T. CLEANING AND DYEING ESTABLISHMENTS WHEN EMPLOYING FACILITIES FOR HANDLING MORE THAN ONE THOUSAND (1,000) POUNDS OF DRY GOODS PER DAY; U. COATED FABRICS, EXCEPT RUBBERIZED, MANUFACTURE; V. CONTRACTORS' OFFICES AND SHOPS, WHERE NO FABRICATING IS DONE ON THE PREMISES AND WHERE ALL STORAGE OF MATERIAL IS WITHIN A BUILDING EXCEPT FOR STORAGE TRAILERS AND/OR MOBILE CONTRACTORS' OFFICES; W. CORK AND CORK PRODUCTS MANUFACTURE; X. COSMETICS, DRUGS, AND PERFUMES MANUFACTURE; Y. CREAMERIES AND DAIRIES; Z. DRAPERY AND BEDDING MANUFACTURE; AA. DRUGS AND PHARMACEUTICAL PRODUCTS MANUFACTURE; BB. ELECTRIC MOTORS AND GENERATORS MANUFACTURE; CC. ELECTRICAL EQUIPMENT APPLIANCES MANUFACTURE; DD. ENGRAVING; EE. FELT MANUFACTURE; FF. FOOD PROCESSING, PACKAGING, AND DISTRIBUTION; GG. FUR GOODS, NOT INCLUDING TANNING OR DYEING, MANUFACTURE; HH. GLASS CUTTING AND GLAZING ESTABLISHMENTS; II. GLASS PRODUCTS, FROM PREVIOUSLY MANUFACTURED GLASS; JJ. HEATING APPLIANCES AND SHEET METAL PRODUCTS, INCLUDING STOVES AND RANGES, MANUFACTURE; KK. HOSIERY MANUFACTURE; LL. HOUSEHOLD APPLIANCE REPAIR SHOP; MM. ICE CREAM AND ICE MANUFACTURE; NN. JEWELRY MANUFACTURE; OO. LAUNDRIES, MORE THAN ONE THOUSAND (1,000) POUNDS' DAILY CAPACITY; PP. MACHINE SHOPS AND METAL PRODUCTS' MANUFACTURE, WHEN NOT EQUIPPED WITH HEAVY (EXCEEDING FIFTY-TON)[,] PRESSURE PUNCH PRESSES, DROP FORGES, RIVETING AND GRINDING MACHINES OR ANY OTHER EQUIPMENT WHICH MAY CREATE NOISE, VIBRATIONS, SMOKE, ODORS, HEAT, GLARE OR FIRE HAZARDS, EXCEEDING THE PERFORMANCE STANDARDS OF SECTION 13.2 OF THE AURORA ZONING ORDINANCE; QQ. MAJOR AUTOMOTIVE REPAIR, AS DEFINED IN SECTION 3.2-6 OF THE AURORA ZONING ORDINANCE, BUT ONLY WHEN CONFINED WITHIN AN ENCLOSED STRUCTURE (INCLUDING AUTOS NEEDING WORK), AND ONLY WHEN SUCH LOT IS LOCATED AT LEAST TWO HUNDRED FIFTY (250) FEET AWAY FROM ANY RESIDENTIAL DISTRICT OR LOT WITH RESIDENTIAL USE; RR. MEDICAL AND DENTAL SUPPLIES MANUFACTURE; METAL POLISHING AND PLATING; TT. MUSICAL INSTRUMENT MANUFACTURE; UU. OPTICAL GOODS AND EQUIPMENT MANUFACTURE; VV. PATTERN-MAKING MANUFACTURE; WW. PIANO AND ORGAN MANUFACTURE; XX. PERFUME AND COSMETICS MANUFACTURE; YY. PLASTIC PRODUCTS, BUT NOT INCLUDING THE PROCESSING OF THE RAW MATERIALS, MANUFACTURE; ZZ. PLUMBING SHOP; AAA. PROCESSING OR ASSEMBLY OF THE FOLLOWING: AWNINGS, VENETIAN BLINDS, AND WINDOW SHADES; CANVAS AND CANVAS PRODUCTS; ELECTRICAL EQUIPMENT APPLIANCES; MEDICAL AND DENTAL SUPPLIES; OPTICAL GOODS AND EQUIPMENT; PATTERN-MAKING; SCIENTIFIC AND PRECISION INSTRUMENTS. BBB. PUBLIC UTILITY FACILITIES LIMITED TO WATER TANK RESERVOIRS NO MORE THAN 150 FEET IN HEIGHT; CCC. RUBBER PRODUCTS (SMALL), SUCH AS WASHERS, GLOVES, FOOTWEAR, BATHING CAPS, AND TIRE RECAPPING, BUT EXCLUDING RUBBER AND SYNTHETIC RUBBER PROCESSING, MANUFACTURE; DDD. SCIENTIFIC AND PRECISION INSTRUMENTS MANUFACTURE; EEE. SHOE AND BOOT MANUFACTURE; FFF. CHURCHES WITH RELATED SOCIAL SERVICE USES WHEN NOT OPERATED FOR PECUNIARY PROFIT; GGG. SPORTING AND ATHLETIC EQUIPMENT MANUFACTURE; HHH. STONE, MARBLE, AND GRANITE GRINDING AND CUTTING; III. STORAGE OF CONSTRUCTION TRAILERS, INCLUDING TRUCK TRAILERS, MOBILE OFFICES, AND OTHER SIMILAR EQUIPMENT PROVIDED JOT IS SCREENED AND SECURED. JJJ. STORAGE OF HOUSEHOLD GOODS; KKK. TEXTILES--SPINNING, WEAVING, DYEING, AND PRINTING; LLL. TOOLS AND HARDWARE, SUCH AS HAND TOOLS, BOLTS, NUTS, SCREWS, CUTLERY, HOUSE HARDWARE, JOCKS, AND PLUMBING APPLIANCES, MANUFACTURE; MMM. TOOL AND DIE [DYE] SHOPS; NNN. TOYS AND CHILDREN'S VEHICLES, MANUFACTURE; OOO. WAREHOUSE AND DISTRIBUTION FACILITIES INCLUDING EXCHANGE AND HANDLING OF FREIGHT; PPP. WIRE BRUSH MANUFACTURE; QQQ. ANY OTHER ESTABLISHMENT THAT CAN BE OPERATED IN

COMPLIANCE WITH THE REQUIREMENTS OF THIS SECTION, WITHOUT CREATING OBJECTIONABLE NOISE, ODOR, DUST, SMOKE, GAS, FUMES, OR VAPOR, AND THAT IS A USE COMPATIBLE WITH THE USE AND OCCUPANCY OF ADJOINING PROPERTIES.

Special Uses:

Special Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.3, and 9.2.

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 9.2.

Legislative History

The known legislative history for this Property is as follows:

R1979-094 approved on 4/3/1979:A RESOLUTION FORMALLY PROTESTING THE KANE COUNTY ZONING AMENDMENT PETITION OF HOWARD MANDEL, ET. AL, FOR PROPERTY AT THE NORTHEAST CORNER OF CRANE STREET AND LIBERTY STREET ROAD IN AURORA TOWNSHIP

R1995-286 approved on 6/20/1995: ESTABLISHING RECAPTURE COSTS FOR THE CONSTRUCTION OF WATER MAINS IN VARIOUS LOCATIONS

O2002-026 approved on 3/26/2002:AN ORDINANCE PROVIDING FOR THE EXECUTION OF AN ANNEXATION AGREEMENT PROVIDING FOR M-1(S) MANUFACTURING - LIMITED SPECIAL USE PLANNED DEVELOPMENT ZONING WITH THE OWNERS OF RECORD OF TERRITORY WHICH MAY BE ANNEXED TO THE CITY OF AURORA AND WHICH IS LOCATED

O2002-057 approved on 5/28/2002:AN ORDINANCE ANNEXING CERTAIN PROPERTY BEING VACANT LAND LOCATED AT THE NORTH EAST CORNER OF LIBERTY AND CRANE STREET TO THE CITY OF AURORA, ILLINOIS 60505 PURSUANT TO AN APPROVED ANNEXATION AGREEMENT.

O2002-058 approved on 5/28/2002:AN ORDINANCE ESTABLISHING A SPECIAL USE PLANNED DEVELOPMENT AND APPROVING A PLAN DESCRIPTION FOR 12.98 ACRES LOCATED AT THE NORTH EAST CORNER OF LIBERTY AND CRANE STREET.

R2006-221 approved on 5/23/2006: RESOLUTION ACCEPTING THE DEDICATION OF RIGHT OF WAY FOR LIBERTY STREET AND CRANE STREET LOCATED NEAR THE LIBERTY STREET AND CRANE STREET INTERSECTION

R2007-613 approved on 12/18/2007:RESOLUTION ACCEPTING THE DEDICATION OF A CITY EASEMENT FOR THE PROPERTY LOCATED AT THE NORTHEAST CORNER OF CRANE STREET AND LIBERTY STREET AURORA, ILLINOIS

Location Maps Attached:

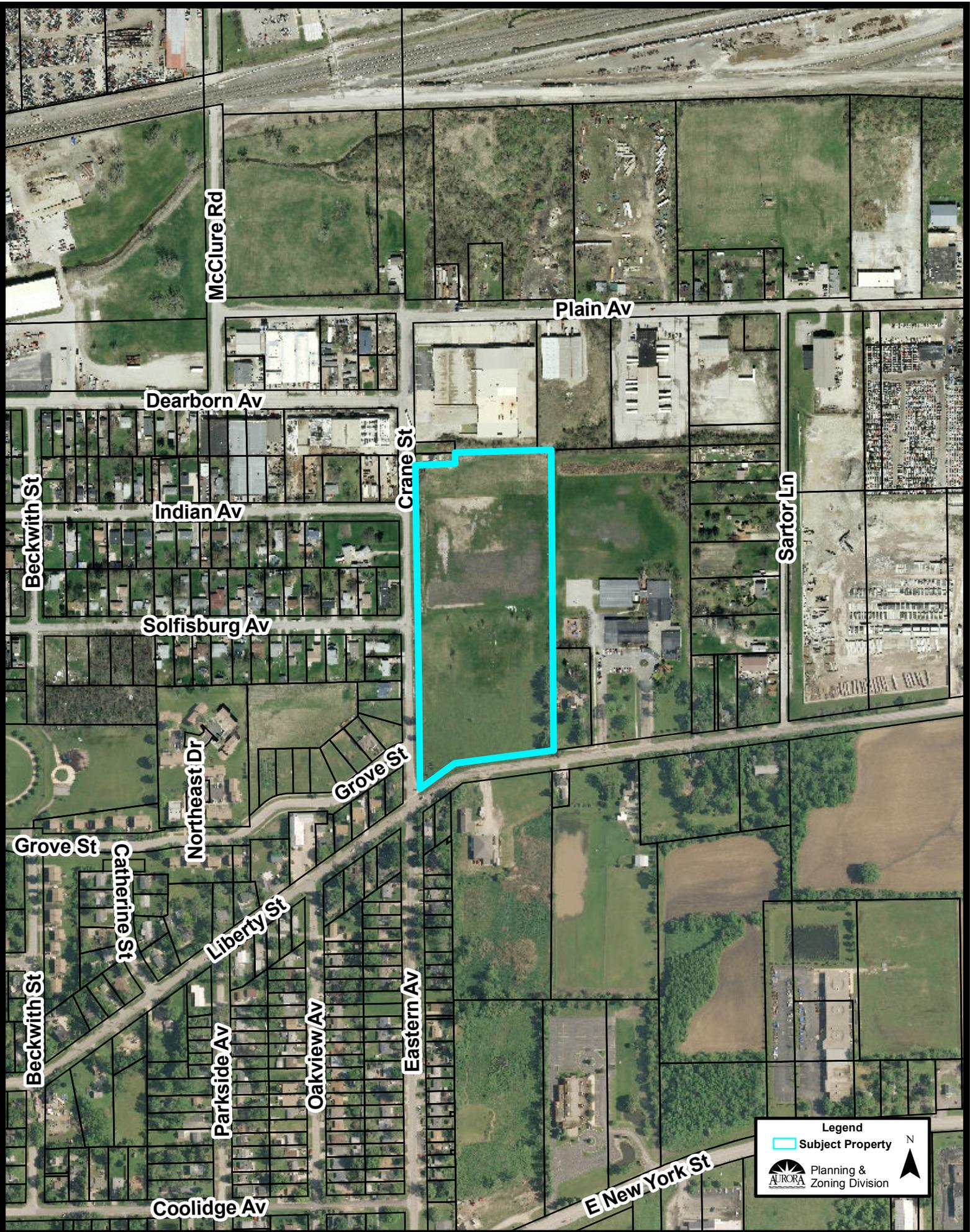
Aerial Overview

Location Map

Zoning Map

Comprehensive Plan Map

Aerial Photo (1:5,000):



McClure Rd

Plain Av

Dearborn Av

Crane St

Sartor Ln

Beckwith St

Indian Av

Solfisburg Av

Grove St

Northeast Dr

Grove St

Catherine St

Liberty St

Beckwith St

Parkside Av

Oakview Av

Eastern Av

Coolidge Av

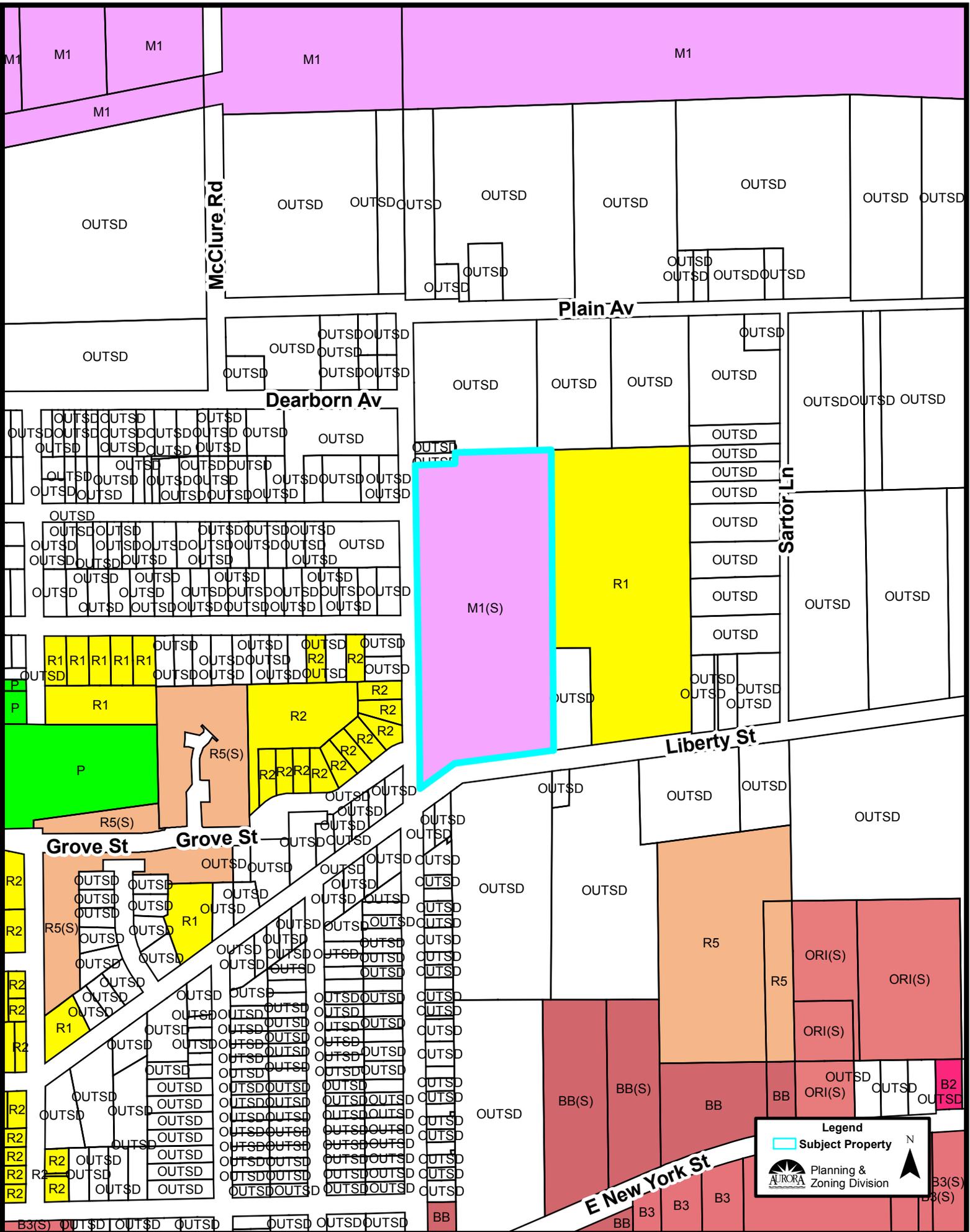
E New York St

Legend

- Subject Property

Planning & Zoning Division

Zoning Plan (1:5,000):



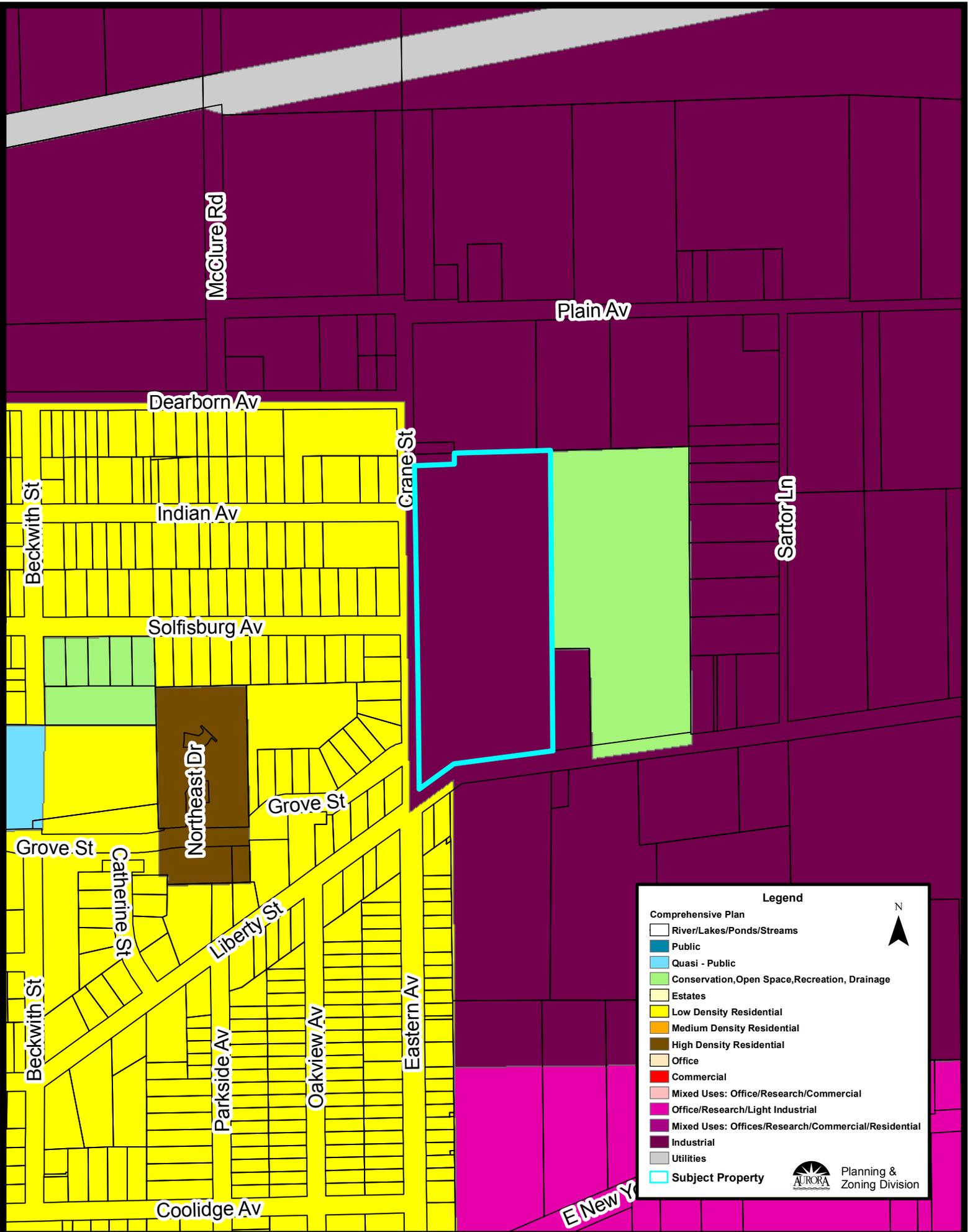
Legend

-  Subject Property

 Planning & Zoning Division



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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Location Map (1:5,000):

