

# Property Research Sheet

**Location ID#(s): 34409**

As of: 9/28/2016

Researched By: Alex Minnella

Address: 491 S State Route 59

Overall Development Name: Aurora Marketplace

Parcel Number(s): 07-28-201-017

Current Zoning: PDD Planned Development District

Subdivision: Lot 1 - Outlot 3 of Aurora Marketplace

Comp Plan Designation: Commercial

Size: 0.53 Acres / 23,087 Sq. Ft.

Park District: FVPD - Fox Valley Park District

School District: SD 204 - Indian Prairie School District

Ward: 10

## Current Land Use

Current Land Use: Retail

AZO Land Use Category: Banks, Financial Institutions and Insurance (2200)

Number of Buildings: 1

Number of Stories: 1

Building Built In: 1989

Parking Spaces: 6

Total Building Area: 4,960 sq. ft.

Non-Residential Area: 23,086.8 sq. ft.

## Zoning Provisions

### Setbacks and Other Bulk Standards:

Requirements are pursuant to the Aurora Zoning Ordinance Section(s) 5 and Section 8.6.

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

**Side Yard Reverse Corner Setback:** N/A

Other bulk standards are typically as follows:

**Building Separations:** 30 feet to residential;  
20 feet 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%.

### 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 8.6.

### Permitted Uses:

Permitted Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.2 and Section 8.6 Permitted Exceptions.

### Special Uses:

Special Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.3 and Section 8.6.

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 8.6.

**Legislative History**

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The known legislative history for this Property is as follows:

**O1973-4315 approved on 7/17/1973:** ORDINANCE PROVIDING FOR THE 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

**O1985-5378 approved on 6/4/1985:** 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 AND WHICH IS LOCATED AT THE NORTHWEST CORNER OF ROUTE 59 AND 75TH STREET

**O1985-5382 approved on 6/18/1985:** AN ORDINANCE ANNEXING CERTAIN PROPERTY TO THE CITY OF AURORA PURSUANT TO AN ANNEXATION AGREEMENT LOCATED AT THE NORTHWEST CORNER OF ROUTE 59 AND 75TH STREET

**R1985-2735 approved on 7/16/1985:** FOX VALLEY EAST REGION II PRELIMINARY PLAN NO. 27

**R1988-379 approved on 12/6/1988:** RESOLUTION APPROVING A PRELIMINARY PLAN FOR AURORA MARKET PLACE, A SHOPPING CENTER LOCATED ON 33.4 ACRES AT THE NORTHWEST CORNER OF ROUTE 59 AND 75TH STREET.

**R1988-380 approved on 12/6/1988:** RESOLUTION APPROVING A FINAL PLAN FOR AURORA MARKETPLACE, A SHOPPING CENTER LOCATED ON 33.4 ACRES AT THE NORTHWEST CORNER OF ROUTE 59 AND 75TH STREET.

**PDFNL1989-015 approved on 7/24/1989:** RESOLUTION APPROVING A FINAL PLAN FOR OUTLOT 3 OF AURORA MARKETPLACE FOR FIRST ILLINOIS BANK.

**PDFNL2000-061 approved on 10/12/2000:** RESOLUTION APPROVING A WAIVER OF FINAL PLAN REQUIREMENTS FOR THE FIRST MIDWEST BANK WITHIN THE AURORA MARKETPLACE COMMERCIAL CENTER.

# Property Research Sheet

**Location ID#(s): 38951**

As of: 9/28/2016

Researched By: Alex Minnella

Address: 301 S State Route 59

Park District: FVPD - Fox Valley Park District

Parcel Number(s): 07-28-201-017

Ward: 10

Subdivision: Lot 1 of Aurora Market

Overall Development Name: Aurora Marketplace

Size: 26.52 Acres / 1,155,211 Sq. Ft.

Current Zoning: PDD Planned Development District

School District: SD 204 - Indian Prairie School District

Comp Plan Designation: Commercial

## Current Land Use

Current Land Use: Retail

AZO Land Use Category: Planned Development (8000)

Number of Buildings: 7

Number of Stories: 1

Building Built In: 1988

Parking Spaces: 1399

Total Building Area: 309,747 sq. ft.

Non-Residential Area: 1,155,211.2 sq. ft.

## Zoning Provisions

### Setbacks and Other Bulk Standards:

Requirements are pursuant to the Aurora Zoning Ordinance Section(s) 5 and Section 8.6.

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

**Side Yard Reverse Corner Setback:** N/A

Other bulk standards are typically as follows:

**Building Separations:** 30 feet to residential;  
20 feet 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

### 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 8.6.

### Permitted Uses:

Permitted Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.2 and Section 8.6 Permitted Exceptions.

### Special Uses:

Special Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.3 and Section 8.6.

### Limited But Permitted Uses:

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### Legislative History

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**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

**O1985-5378 approved on 6/4/1985:** 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 AND WHICH IS LOCATED AT THE NORTHWEST CORNER OF ROUTE 59 AND 75TH STREET

**O1985-5382 approved on 6/18/1985:** AN ORDINANCE ANNEXING CERTAIN PROPERTY TO THE CITY OF AURORA PURSUANT TO AN ANNEXATION AGREEMENT LOCATED AT THE NORTHWEST CORNER OF ROUTE 59 AND 75TH STREET

**R1985-2735 approved on 7/16/1985:** FOX VALLEY EAST REGION II PRELIMINARY PLAN NO. 27

**R1988-379 approved on 12/6/1988:** RESOLUTION APPROVING A PRELIMINARY PLAN FOR AURORA MARKET PLACE, A SHOPPING CENTER LOCATED ON 33.4 ACRES AT THE NORTHWEST CORNER OF ROUTE 59 AND 75TH STREET.

**R1988-380 approved on 12/6/1988:** RESOLUTION APPROVING A FINAL PLAN FOR AURORA MARKETPLACE, A SHOPPING CENTER LOCATED ON 33.4 ACRES AT THE NORTHWEST CORNER OF ROUTE 59 AND 75TH STREET.

**PDFNL1989-011 approved on 7/10/1989:** RESOLUTION APPROVING A FINAL PLAN FOR OUTLOT #2 OF AURORA MARKETPLACE.

**PDFNL1989-015 approved on 7/24/1989:** RESOLUTION APPROVING A FINAL PLAN FOR OUTLOT 3 OF AURORA MARKETPLACE FOR FIRST ILLINOIS BANK.

**PDFNL1989-008 approved on 8/22/1989:** RESOLUTION APPROVING A FINAL PLAN FOR A JIFFY LUBE AND CAR-X MUFFLER SHOP ON OUTLOT #4 OF AURORA MARKETPLACE.

**O1989-096 approved on 10/3/1989:** AN ORDINANC ACCEPTING A MUNICIPAL AND DETENTION EASEMENT FOR AURORA MARKETPLACE.

**O1989-096 approved on 10/3/1989:** AN ORDINANC ACCEPTING A MUNICIPAL AND DETENTION EASEMENT FOR AURORA MARKETPLACE.

**O1993-059 approved on 7/27/1993:** AUTHORIZING AN EXTENSION OF THE FOX VALLEY EAST PRINCIPAL ANNEXATION AGREEMENT (AURORA VENTURE)

**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

**PDFNL1996-006 approved on 2/28/1996:** RESOLUTION APPROVING THE FINAL PLAN FOR AN INTERNATIONAL HOUSE OF PANCAKES RESTAURANT AT THE NORTHWEST CORNER OF ROUTE 59 AND 75TH STREET BEING VACANT LAND IN AURORA ILLINOIS 60504

**PDFNL1997-007 approved on 1/30/1997:** RESOLUTION APPROVING THE FINAL PLAN WAIVER FOR BONNIE MANAGEMENT (SPORTS AUTHORITY) AT AURORA MARKETPLACE SHOPPING CENTER AT THE NW CR. ROUTE 59 & 75TH STREET

**PDFNL1997-046 approved on 7/24/1997:** RESOLUTION APPROVING THE FINAL PLAN FOR APPLEBEE'S ON LOT 4 OF THE MARKETPLACE SHOPPING CENTER AT THE NORTHWEST CORNER OF ROUTE 59 & 75TH STREET

**O1997-096 approved on 10/28/1997:** AN ORDINANCE VACATING A PORTION OF AN EASEMENT RESERVED AND GRANTED TO THE CITY OF AURORA ON THE WEST SIDE OF ROUTE 59 IN AURORA MARKETPLACE SHOPPING CENTER, AURORA, ILLINOIS, 60504

**PCR1998-001 approved on 1/21/1998:** GRANTING A MAJOR VARIATION TO THE AURORA SIGN ORDINANCE FOR THE PROPERTY LOCATED AT THE NORTHWEST CORNER OF ROUTE 59 AND 75TH STREET IN ORDER TO PERMIT A SHOPPING CENTER SIGN TO BE LARGER AND CLOSER TO THE PROPERTY LINE THAN OTHERWISE PERMITTED

**PDFNL2000-061 approved on 10/12/2000:** RESOLUTION APPROVING A WAIVER OF FINAL PLAN REQUIREMENTS FOR THE FIRST MIDWEST BANK WITHIN THE AURORA MARKETPLACE COMMERCIAL CENTER.

**Location Maps Attached:**

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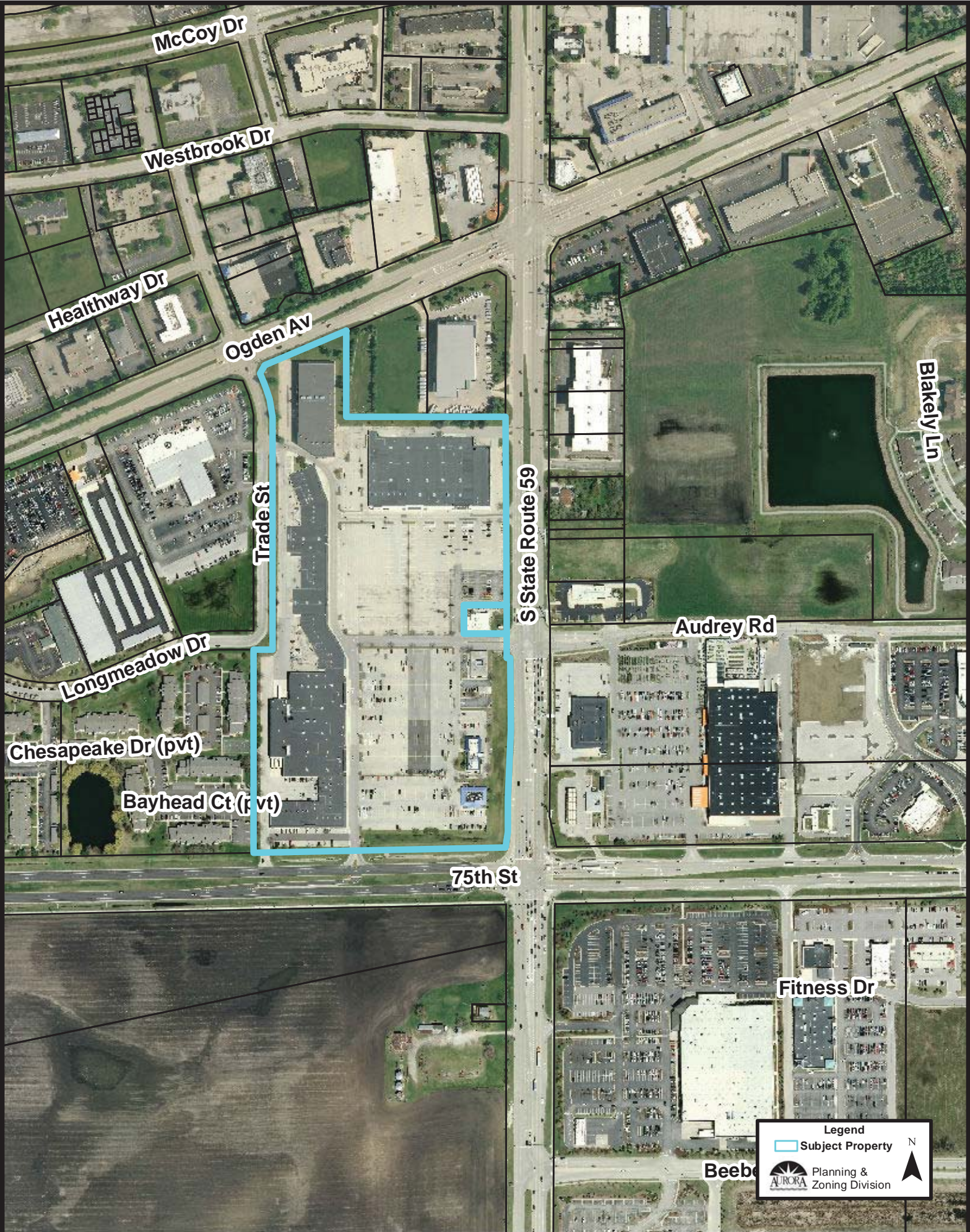
Aerial Overview

Location Map

Zoning Map

Comprehensive Plan Map

Aerial Photo (1:10,000):



McCoy Dr

Westbrook Dr

Healthway Dr

Ogden Av

Trade St

S State Route 59

Blakely Ln

Audrey Rd

Longmeadow Dr

Chesapeake Dr (pvt)

Bayhead Ct (pvt)

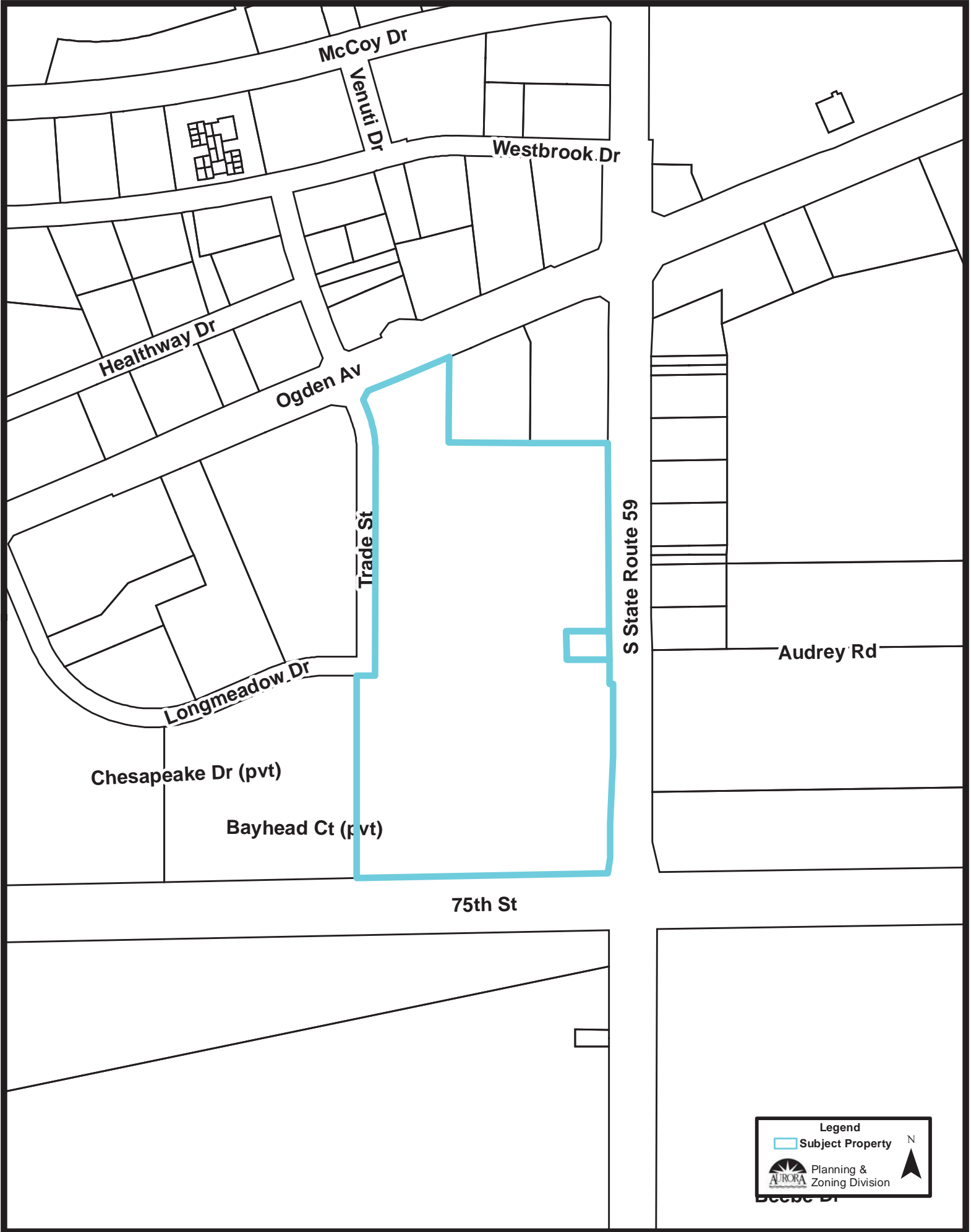
75th St

Fitness Dr

Beebe

Legend  
Subject Property  
AURORA Planning & Zoning Division  
N

Location Map (1:5,000):

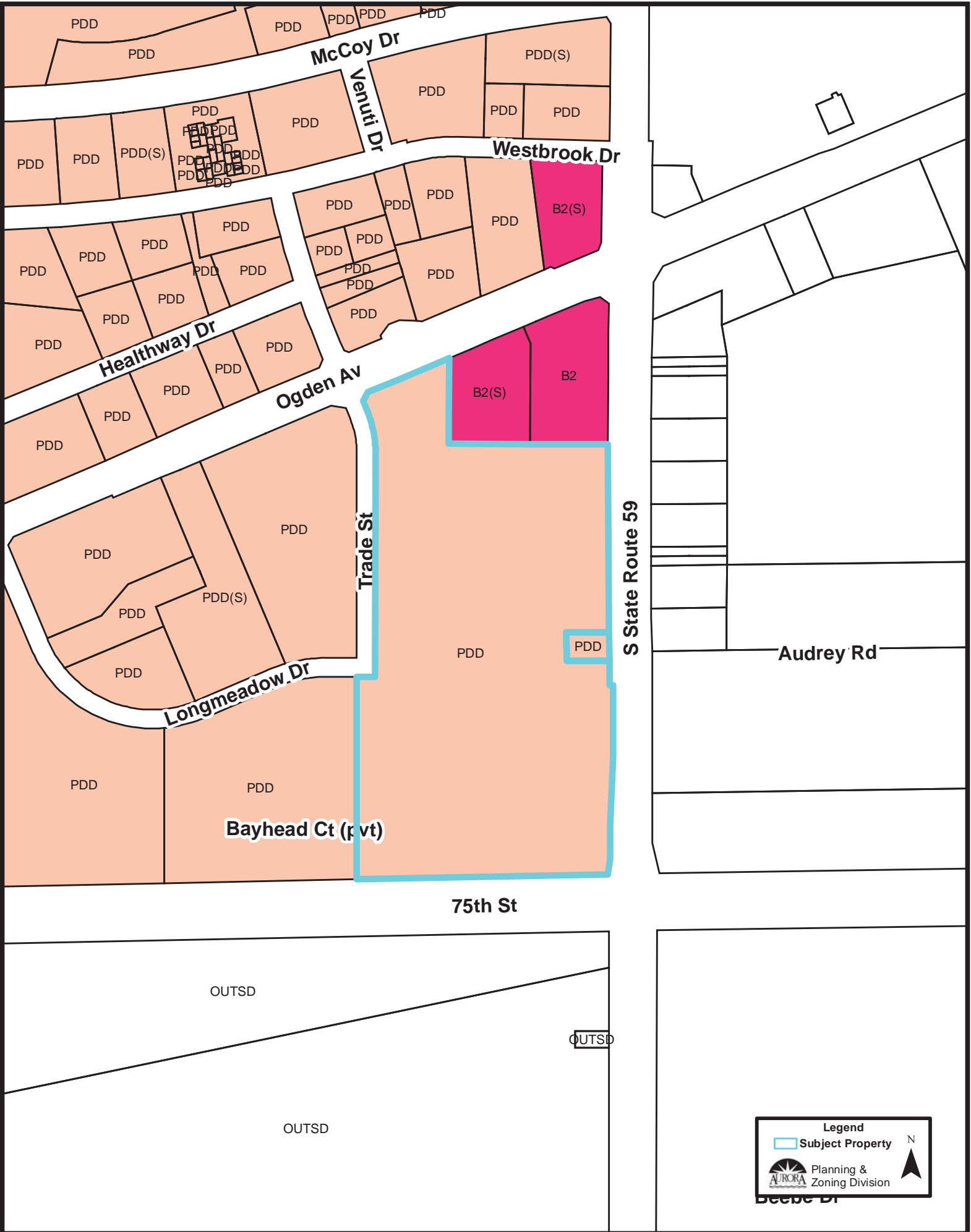


**Legend**

- Subject Property

AURORA Planning & Zoning Division

Zoning Plan (1:5,000):



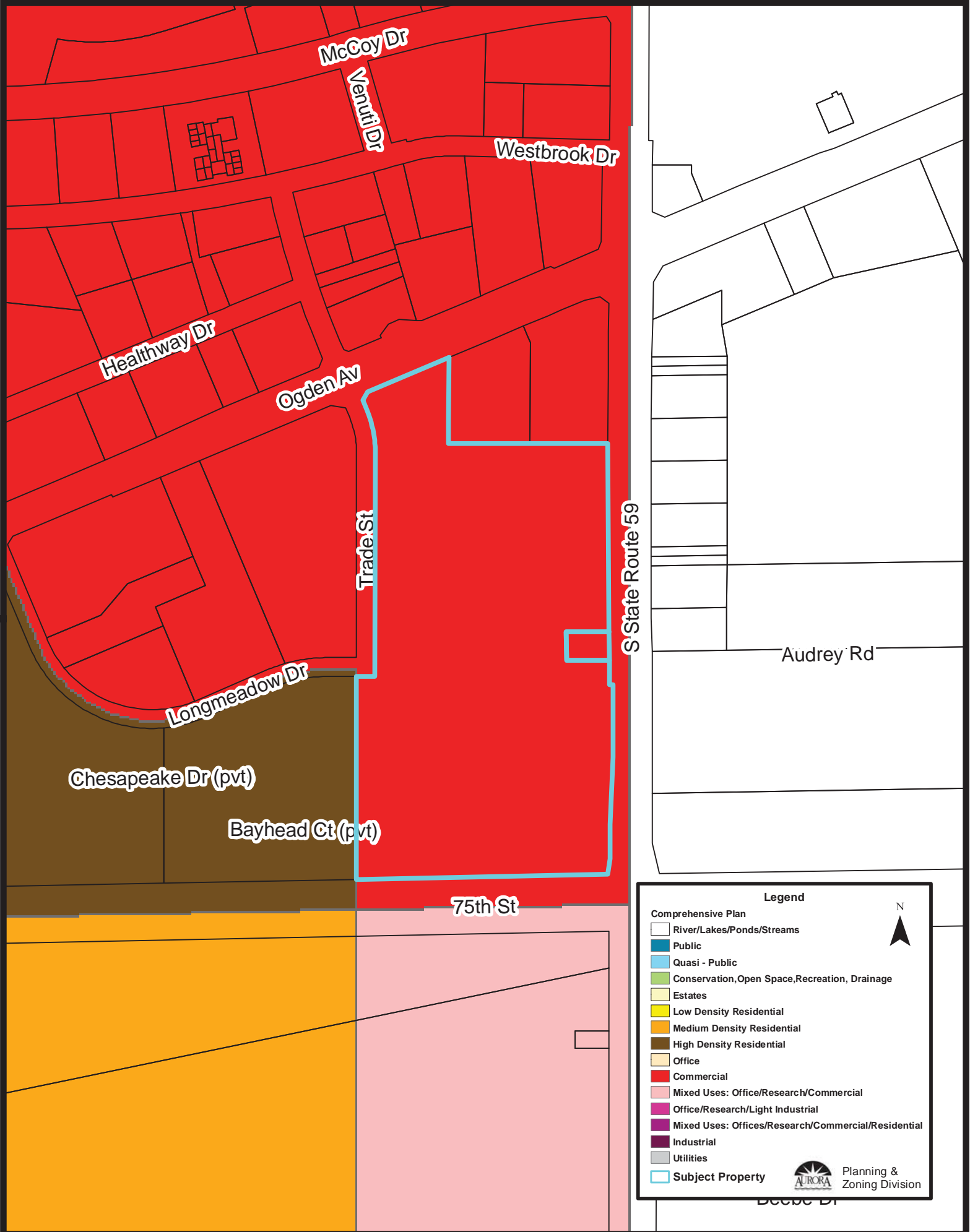
**Legend**

- 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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Planning & Zoning Division