

Property Research Sheet

Location ID#(s): 56443

As of: 7/14/2017

Researched By: Steve Broadwell

Address: 0 Vacant

Current Zoning: B-3(S) Business and Wholesale
Special Use Planned Development

Parcel Number(s): 15-24-451-033

Comp Plan Designation: Office / Research / Light
Industrial

Subdivision: Lot 1 of Fox Valley Square

Size: 14.26 Acres / 621,166 Sq. Ft.

ANPI Neighborhood: Light of the Community

School District: SD 131 - East Aurora School
District

Park District: FVPD - Fox Valley Park District

Ward: 7

Current Land Use

Current Land Use: Vacant Land/Open Space

AZO Land Use Category: Car Dealership, entirely
used (2811)

Non-Residential Area: 621,166 sq. ft.

Zoning Provisions

Setbacks and Other Bulk Standards:

Requirements are pursuant to the Aurora Zoning Ordinance Section(s) 5 and Section 8.4.

Setbacks are typically as follows:

Front Yard Setback: 40 feet

Side Yard Setback: From Fox River - 30 Feet;
from residential - 20 feet; from manufacturing - 8
feet; from other - 10 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: 7 foot masonry wall must
be placed between Parcel 1 and Parcel 2.

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: Access drive may
be installed in the front yard but shall be designed
to lead directly to the building envelope of the lot
and shall be limited to a minimum width of 18'

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:

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 8.4.

Permitted Uses:

Permitted Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s)
4.2 and Section 8.4 Permitted Exceptions: the front yard shall be planted in a double row of mature trees -

1st row shall be 5' from property line and 2nd row 30' from property line, about 50' apart; A 5.5' bike path shall run through the front yard at the 17.5' line and meander between the double row of trees.

Special Uses:

Special Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.3 and Section 8.4.

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 8.4.

Legislative History

The known legislative history for this Property is as follows:

O1964-3632 approved on 11/23/1964: AN ORDINANCE ANNEXING CERTAIN TERRITORY TO THE CITY OF AURORA, COUNTY OF KANE, STATE OF ILLINOIS.

O1967-3862 approved on 7/11/1967: AN ORDINANCE ANNEXING CERTAIN TERRITORY TO THE CITY OF AURORA AND AMENDING ORDINANCE NO. 3100 TO ZONE SAID PREMISES.

O1975-4475 approved on 8/5/1975: AN ORDINANCE AMENDING ORDINANCE NO. 3100 BEING THE AURORA ZONING ORDINANCE AND THE ZONING MAP ATTACHED THERETO.

O1977-4652 approved on 8/23/1977: AN ORDINANCE ANNEXING TERRITORY TO THE CITY OF AURORA, IN THE COUNTIES OF KANE AND DUPAGE, STATE OF ILLINOIS.

O2017-018 approved on 4/25/2017: AN ORDINANCE ESTABLISHING A SPECIAL USE PLANNED DEVELOPMENT, APPROVING THE PLAN DESCRIPTION AND AMENDING ORDINANCE NUMBER 3100, BEING THE AURORA ZONING ORDINANCE AND THE ZONING MAP ATTACHED THERETO, TO AN UNDERLYING ZONING OF B-2 BUSINESS DISTRICT, GENERAL RETAIL AND P PARK AND RECREATION DISTRICT FOR THE PROPERTY LOCATED ON THE SOUTH SIDE OF NEW YORK STREET, WEST OF WELSH DRIVE

R2017-126 approved on 4/25/2017: A RESOLUTION APPROVING A PRELIMINARY PLAN AND PLAT FOR THE FOX VALLEY SQUARE SUBDIVISION BEING VACANT LAND LOCATED ON THE SOUTH SIDE OF NEW YORK STREET, WEST OF WELSH DRIVE

Location Maps Attached:

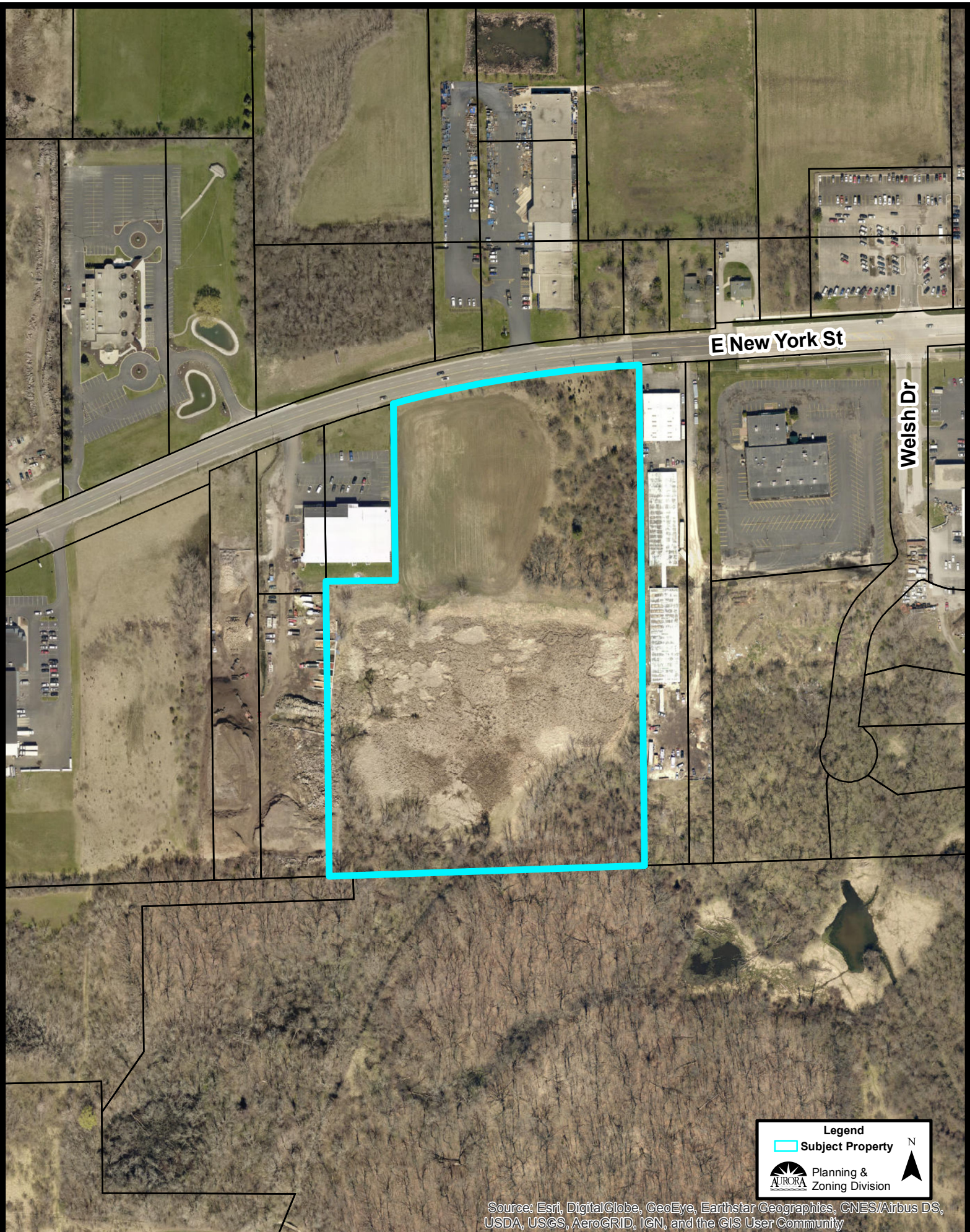
Aerial Overview

Location Map

Zoning Map

Comprehensive Plan Map


Aerial Photo (1:5,000):




E New York St

Welsh Dr

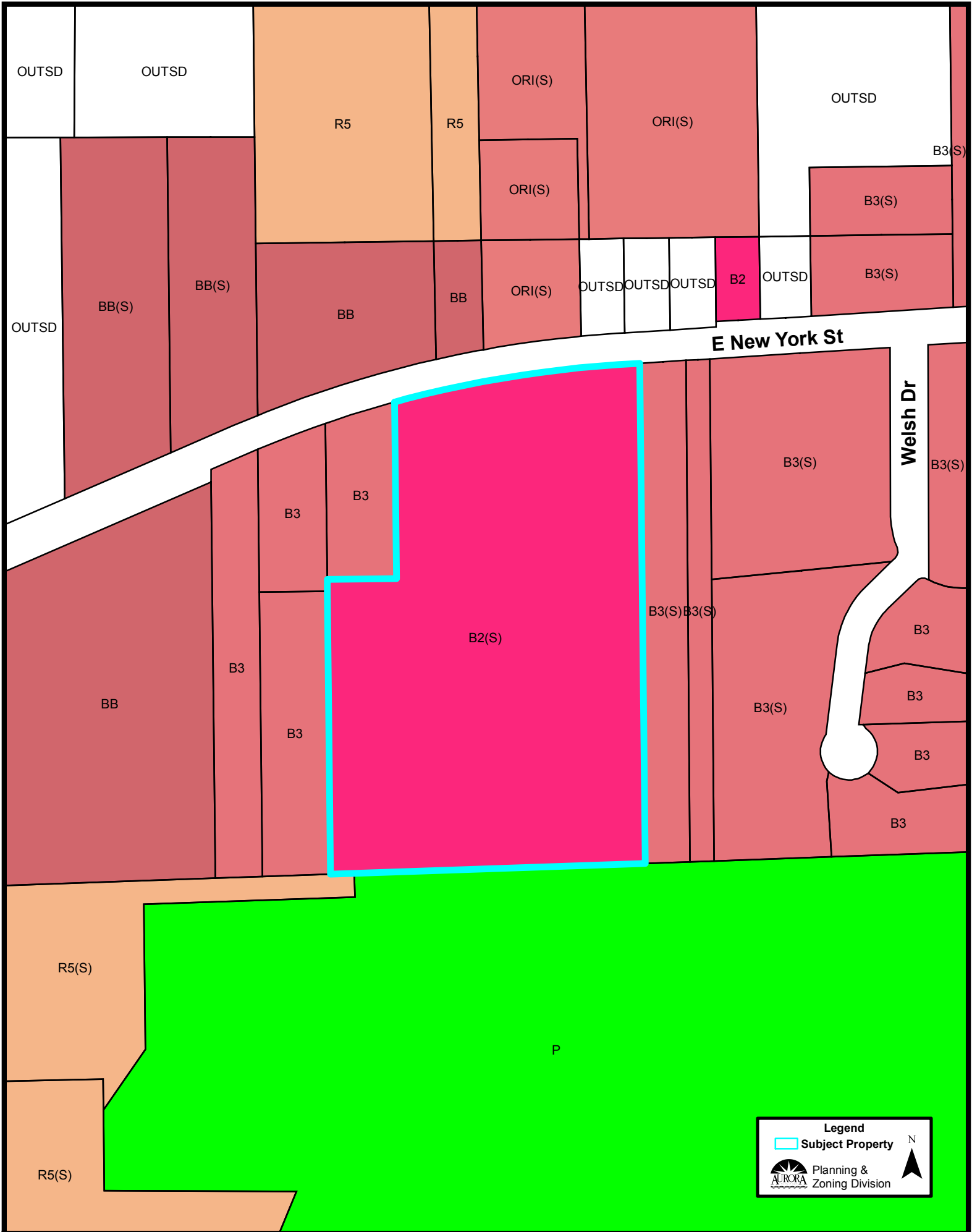
Legend
[Cyan Box] Subject Property

 Planning & Zoning Division


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Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community


Zoning Map (1:5,000):



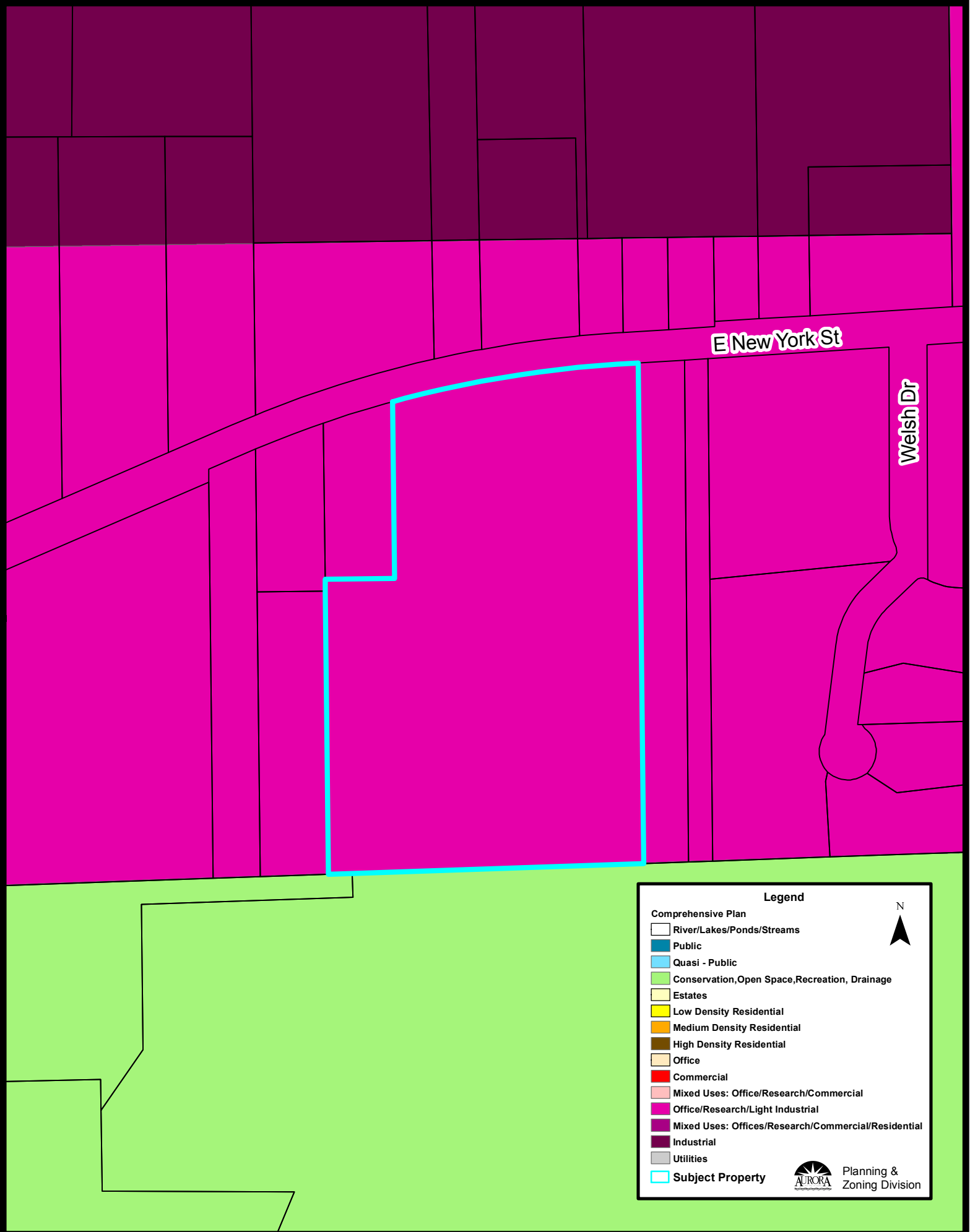
Legend
Subject Property



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Comprehensive Plan (1:5,000):



Legend

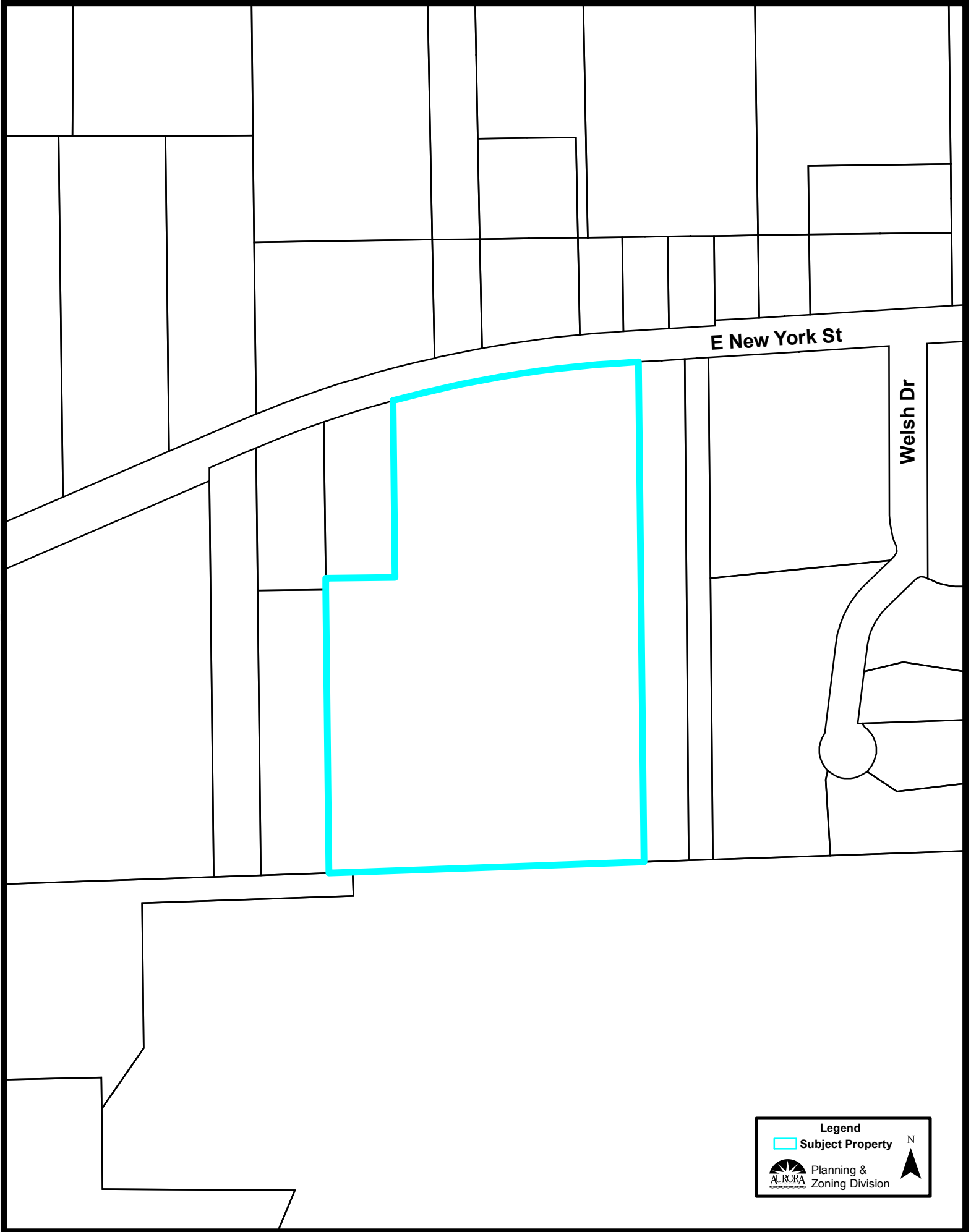
Comprehensive Plan

- 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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Location Map (1:5,000):



E New York St

Welsh Dr

Legend
Subject Property
AURORA Planning & Zoning Division
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