

Property Research Sheet

Location ID#(s): 68934-68935

As of: 5/25/2017

Researched By: Alex Minnella

Address: 4020, 4030, 4050, & 4070 E New York Street

Current Zoning: B-2(S) General Retail

Parcel Number(s): 07-21-109-002, 07-21-109-001, 07-21-109-004, 07-21-109-003, 07-21-109-005

1929 Zoning: Not Applicable

1957 Zoning: Not Applicable

Subdivision: Lot 165, Lot 166, Lot 164, Lot 167, Lot 163 of The Plaza on New York

Comp Plan Designation: Mixed Uses: Office / Research / Commercial / Residential

Size: 6.51 Acres / 283,576 Sq. Ft.

ANPI Neighborhood: None

School District: SD 204 - Indian Prairie School District

TIF District: N/A

Park District: FVPD - Fox Valley Park District

Historic District: None

Ward: 10

Overall Development Name: Plaza on New York

Current Land Use

Current Land Use: Vacant Land/Open Space AZO Land Use Category: Business and professional, office (2400)

Non-Residential Area: 46,609 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: Arterial: 30 feet; Local: 15 feet

Rear Yard Setback: 20 feet

Side Yard Setback: 20 feet

Exterior Rear Yard Setback: 20 feet

Exterior Side Yard Setback: 20 feet

Interior Drive Yard Setback: 5 feet

Exterior Side Yard Reverse Corner Setback: 20 feet

Other bulk standards are typically as follows:

Building Separations: None

Minimum Primary Structure Size: None

Minimum Lot Width and Area: 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 Lot Coverage: None

Maximum Structure Height: None

Floor Area Ratio: 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 8.3.

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: Planned Development.

For the first five (5) years after recording of the final plat, Parcel C shall be limited to those uses that are dining and restaurant related, including but not limited to the following uses:

- a. Sit down restaurant
- b. Banquet hall
- c. Comedy club
- d. Dance hall
- e. Bowling alley
- f. Production theater
- g. Spa
- h. Art gallery/studio
- i. Sports bar
- j. Live music pub
- k. Museum

Other uses in the B-1 District, pursuant to Section 12.2, shall be allowed as accessory uses to the above stated permitted uses. After five (5) years, any uses permitted in the B-2, Business District – General Retail, except any automobile-related uses (i.e. gas station, automobile repair shop, etc.) shall be permitted uses for any unsold lots still remaining on Parcel C.

Outlots which contain uses that include a drive-through facility shall be allowed but cannot exceed 20% of the total area of Parcel C. Development of lots that contain drive-through facilities must be processed through full City Council approval at the time of Final Plan.

Pursuant to Ordinance O16-064, nursing, supervision, and other rehabilitative services on Lots 165, 166 and a portion of Lots 164 and 165 (future Lot 1 of Transitional Care).

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

The known legislative history for this Property is as follows:

R2004-277 approved on 6/29/2004: A RESOLUTION INITIATING A PUBLIC HEARING TO CONSIDER THE REVISIONS TO AURORA'S COMPREHENSIVE PLAN TO CHANGE THE LAND USE DESIGNATION FOR THE PROPERTY LOCATED W. OF ROUTE 59, N. OF NEW YORK STREET UP TO THE ROUTE 59 COMMUTER STATION.

O2005-009 approved on 1/25/2005: AN ORDINANCE APPROVING REVISIONS TO AURORA'S COMPREHENSIVE PLAN FOR PROPERTY LOCATED WEST OF ROUTE 59, NORTH OF NEW YORK STREET UP TO THE ROUTE 59 COMMUTER STATION.

O2005-040 approved on 3/22/2005: AN ORDINANCE PROVIDING FOR THE EXECUTION OF AN ANNEXATION AGREEMENT PROVIDING FOR R-4(S) B-2(S) AND B-1(S) 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 NORTH OF NEW YORK STREET WEST OF ROUTE 59, EAST OF COMMONS DRIVE BEING VACANT LAND IN DUPAGE COUNTY ILLINOIS.

O2005-041 approved on 3/22/2005: AN ORDINANCE ANNEXING CERTAIN PROPERTY BEING VACANT LAND LOCATED NORTH OF NEW YORK STREET WEST OF ROUTE 59, EAST OF COMMONS DRIVE TO THE CITY OF AURORA, ILLINOIS 60504 PURSUANT TO AN APPROVED ANNEXATION AGREEMENT.

O2005-042 approved on 3/22/2005: AN ORDINANCE ESTABLISHING A SPECIAL USE PLANNED DEVELOPMENT AND APPROVING A PLAN DESCRIPTION FOR 51.67 ACRES LOCATED NORTH OF NEW YORK STREET WEST OF ROUTE 59, EAST OF COMMONS DRIVE.

R2005-426 approved on 10/11/2005: A RESOLUTION APPROVING A PRELIMINARY PLAT AND PLAN FOR PROPERTY LOCATED NORTH OF NEW YORK STREET AND WEST OF ROUTE 59

O2006-134 approved on 12/19/2006: AN ORDINANCE GRANTING A VARIANCE TO KANE COUNTY STORMWATER ORDINANCE, SECTION 203, SITE RUNOFF STORAGE REQUIREMENT (DETENTION), PARAGRAPH (B) FOR THE PLAZA ON NEW YORK SUBDIVISION FOR 52.31 ACRE VACANT PROPERTY LOCATED NORTH OF NEW YORK STREET, WEST OF YORKSHIRE PLAZA AND SOUTH OF LEHIGH STATION AURORA, ILLINOIS.

R2006-545 approved on 12/19/2006: A RESOLUTION APPROVING THE FINAL PLAT AND PLAN FOR 498 SINGLE-FAMILY ATTACHED UNITS, FOUR (4) MIXED-USE BUILDINGS, AND SEVEN (7) COMMERCIAL LOTS OF THE PLAZA ON NEW YORK SUBDIVISION BEING 52.31 ACRE VACANT LAND LOCATED NORTH OF NEW YORK STREET, WEST OF YORKSHIRE PLAZA AND SOUTH OF LEHIGH STATION IN THE CITY OF AURORA, ILLINOIS.

R2007-420 approved on 8/28/2007: A RESOLUTION PROPOSING THE ESTABLISHMENT OF A SPECIAL SERVICE AREA NUMBER 137C (PLAZA ON NEW YORK – COMMERCIAL – NA21/2-06-192) (DUPAGE COUNTY) IN THE CITY OF AURORA AND PROVIDING FOR A PUBLIC HEARING AND OTHER PROCEDURES IN CONNECTION THEREWITH.

O2007-104 approved on 9/25/2007: AN ORDINANCE PROPOSING THE ESTABLISHMENT OF A SPECIAL SERVICE AREA NUMBER #137C (PLAZA ON NEW YORK - COMMERCIAL) (DUPAGE COUNTY) AND PROVIDING FOR A PUBLIC HEARING AND OTHER PROCEDURES IN CONNECTION THEREWITH.

R2012-109 approved on 4/10/2012: A RESOLUTION FOR THE ACCEPTANCE OF IMPROVEMENTS AND WAIVING THE MAINTENANCE PERIOD FOR THE PLAZA ON NEW YORK - OVERALL SITE IMPROVEMENTS.

R2012-110 approved on 4/10/2012: A RESOLUTION FOR ACCEPTANCE OF IMPROVEMENTS AND WAIVING THE MAINTENANCE PERIOD FOR THE PLAZA ON NEW YORK - MASS GRADING.

O2016-064 approved on 9/13/2016: AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR A NURSING, SUPERVISION, AND OTHER REHABILITATIVE SERVICES (6320) USE ON LOTS 165, 166, AND ON A PORTION OF LOTS 164 AND LOTS 167 OF THE PLAZA ON NEW YORK SUBDIVISION (FUTURE LOT 1 OF TRANSITIONAL CARE - AURORA SUBDIVISION) LOCATED ALONG NEW YORK STREET, WEST OF STATION BOULEVARD.

R2016-283 approved on 9/13/2016: A RESOLUTION APPROVING A PRELIMINARY PLAT FOR TRANSITIONAL CARE - AURORA BEING VACANT LAND LOCATED ALONG NEW YORK STREET, WEST OF STATION BOULEVARD.

R2016-284 approved on 9/13/2016: A RESOLUTION APPROVING A PRELIMINARY PLAN FOR LOT 1 OF TRANSITIONAL CARE - AURORA SUBDIVISION BEING VACANT LAND LOCATED AT ALONG NEW YORK STREET, WEST OF STATION BOULEVARD.

Location Maps Attached:

Aerial Overview

Location Map

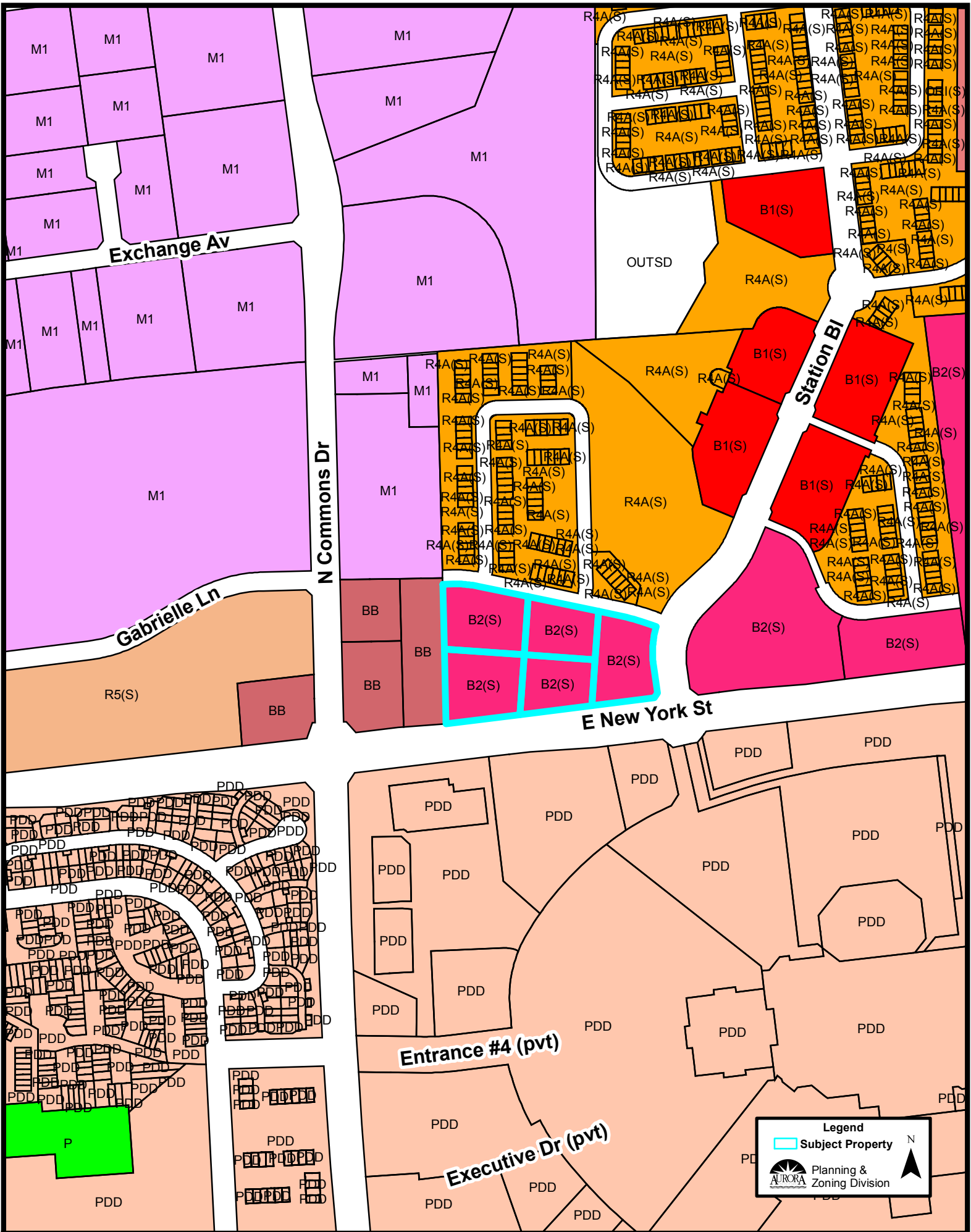
Zoning Map

Comprehensive Plan Map

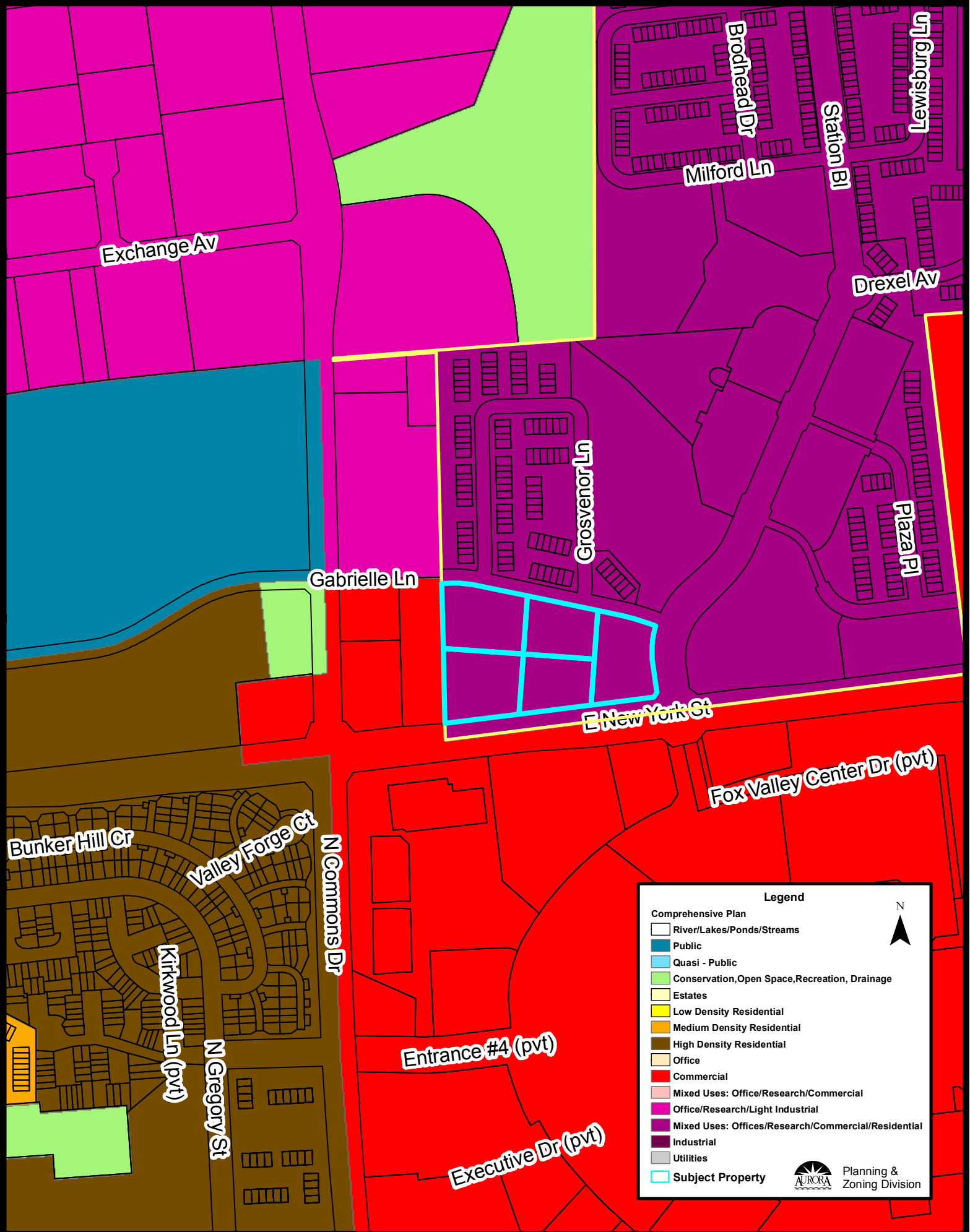
Aerial Photo (1:5,000):



Zoning Plan (1:5,000):



Comprehensive Plan (1:5,000):



Legend

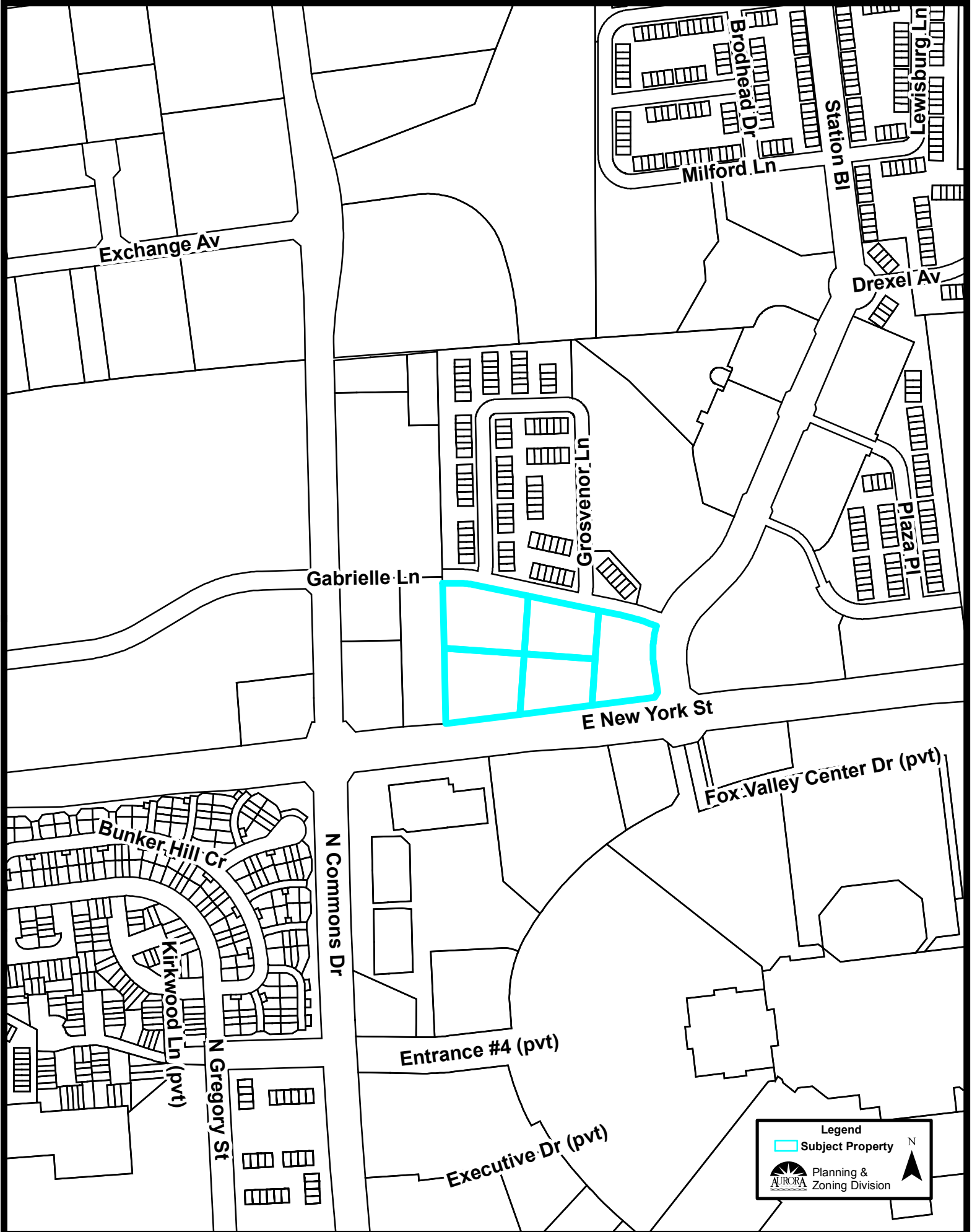
Comprehensive Plan

- 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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Planning & Zoning Division

Location Map (1:5,000):



Legend

-  Subject Property

 Planning & Zoning Division

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