

# Property Research Sheet

**Location ID#(s): 67244**

As of: 3/26/2019

Researched By: Jill Morgan

Address: 0 Vacant

Current Zoning: B-2(S) General Retail

Parcel Number(s): 07-28-300-028

1929 Zoning: Not Applicable

Subdivision: of

1957 Zoning: Not Applicable

Size: 11.36 Acres / 494,842 Sq. Ft.

Comp Plan Designation: Medium Density Residential

School District: SD 204 - Indian Prairie School District

ANPI Neighborhood: None

Park District: FVPD - Fox Valley Park District

TIF District: N/A

Ward: 8

Historic District: None

Overall Development Name:

## 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 Section 8.3.

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:** None.

**Maximum Lot Coverage:** None.

**Maximum Structure Height:** None.

**Floor Area Ratio:** None.

**Minimum Primary Structure Size:** 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 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 8.3.

### 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: Additional Uses: North of 75th St, a gasoline station with a mini-mart and car wash is permitted

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.

**Miscellaneous Notes on History**

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None

**Legislative History**

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The known legislative history for this Property is as follows:

**O1998-086 approved on 9/22/1998:** AN ORDINANCE PROVIDING FOR THE EXECUTION OF AN ANNEXATION AGREEMENT PROVIDING FOR R-1(S), R-4A(S), AND B-2(S) ZONING WITH THE OWNERS OF RECORD OF TERRITORY WHICH MAY BE ANNEXED TO THE CITY OF AURORA AND WHICH IS LOCATED NORTH OF THE MEADOWLAKES AND CHICORY PLACE SUBDIVISIONS AND SOUTH OF ROUTE 34 IN NAPERVILLE TOWNSHIP, DUPAGE COUNTY, ILLINOIS 60504.

**O1998-106 approved on 11/24/1998:** AN ORDINANCE ANNEXING CERTAIN PROPERTY BEING VACANT LAND LOCATED NORTH OF THE MEADOWLAKES AND CHICORY PLACE SUBDIVISIONS AND SOUTH OF ROUTE 34 IN NAPERVILLE TOWNSHIP, DUPAGE COUNTY, ILLINOIS, 60504 TO THE CITY OF AURORA PURSUANT TO AN APPROVED ANNEXATION AGREEMENT.

**O1998-113 approved on 12/8/1998:** AN ORDINANCE ESTABLISHING A SPECIAL USE PLANNED DEVELOPMENT, APPROVING A PLAN DESCRIPTION FOR 143 ACRES LOCATED NORTH OF THE CHICORY PLACE AND MEADOWLAKES SUBDIVISIONS AND SOUTH OF ROUTE 34, AND APPROVING A PRELIMINARY PLAN AND PLAT PURSUANT TO THE TERMS OF THE PLAN DESCRIPTION.

**R1999-036 approved on 2/23/1999:** A RESOLUTION RECEIVING AND ACCEPTING DEDICATION DEDICATION OF ROADWAY RIGHT OF WAY FOR MEADOWRIDGE DRIVE, SOUTH OF 75TH STREET, IN THE CITY OF AURORA, ILLINOIS, 60504.

**R2016-008 approved on 1/26/2016:** RESOLUTION APPROVING A PRELIMINARY PLAN AND PLAT FOR THE CLA OF AURORA SUBDIVISION LOCATED AT THE SOUTHWEST CORNER OF 75TH STREET AND MEADOWRIDGE DRIVE.

**R2016-119 approved on 4/26/2016:** A RESOLUTION APPROVING THE FINAL PLAT FOR THE CLA OF AURORA SUBDIVISION, BEING VACANT LAND LOCATED AT SOUTHWEST CORNER OF 75TH STREET AND MEADOWRIDGE DRIVE

**R2016-120 approved on 4/26/2016:** A RESOLUTION APPROVING THE FINAL PLAN FOR LOT 1 AND LOT 3 OF CLA OF AURORA SUBDIVISION, BEING VACANT LAND LOCATED AT SOUTHWEST CORNER OF 75TH STREET AND MEADOWRIDGE DRIVE

**Location Maps Attached:**

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Aerial Overview

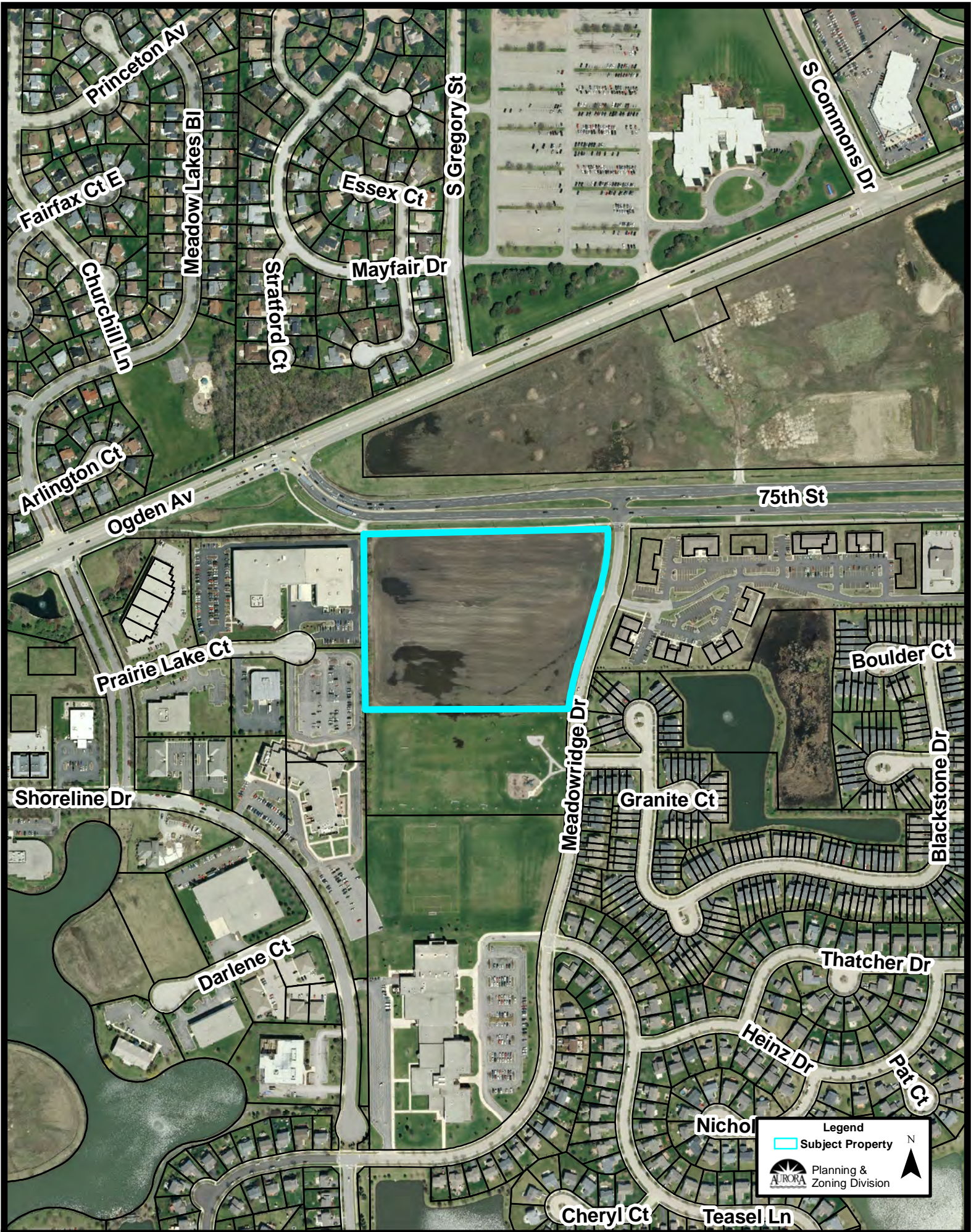
Location Map

Zoning Map

Comprehensive Plan Map

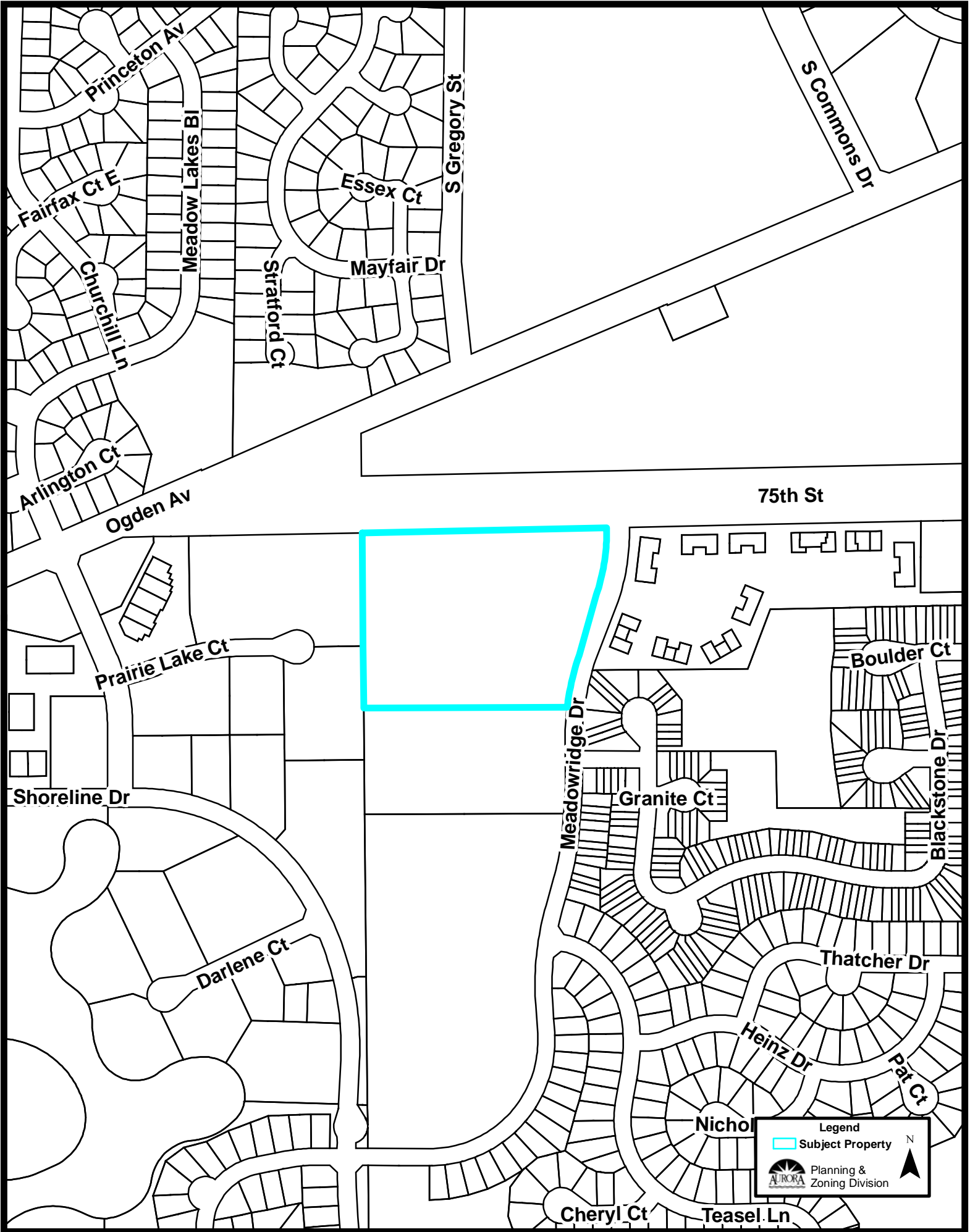


Aerial Photo (1:5,000):

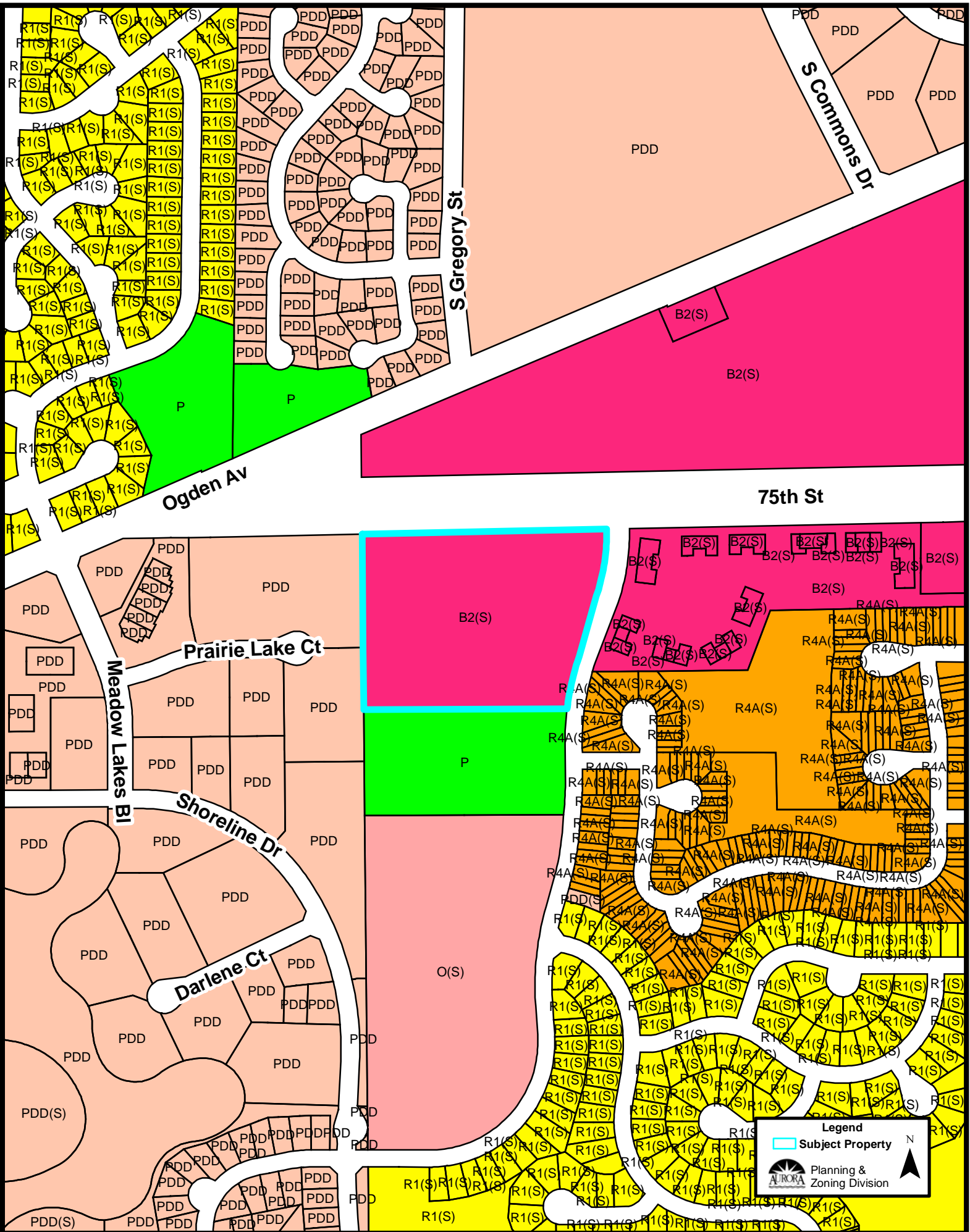




Location Map (1:5,000):



# Zoning Plan (1:5,000):

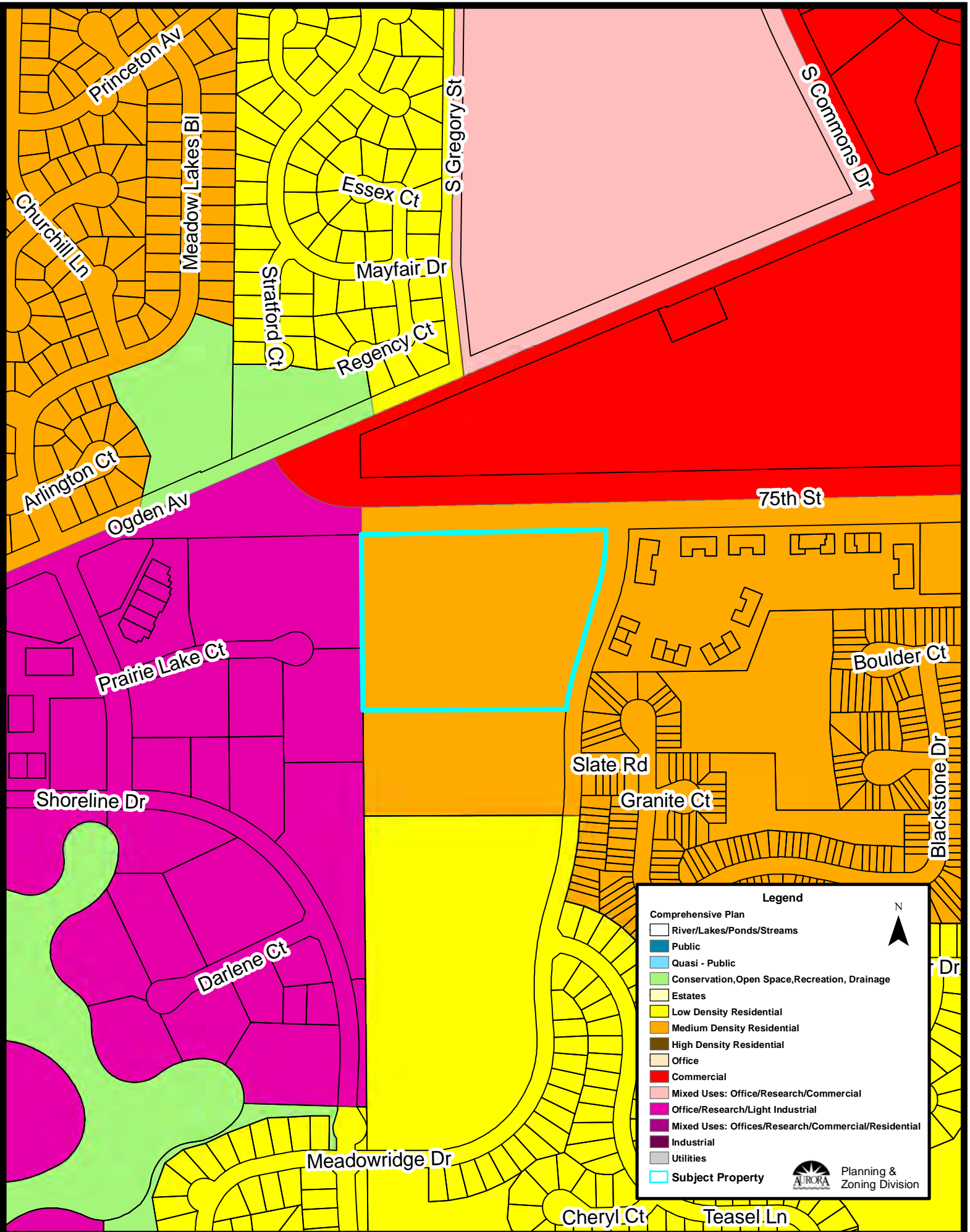


**Legend**

- 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

N  
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