

# Property Research Sheet

**Location ID#(s): 43101**

As of: 11/22/2017

Researched By: Tracey Vacek

Address: 4302 E. New York Street

Current Zoning: B-2(S) General Retail District with a Special Use

Parcel Number(s): 07-21-200-049

1929 Zoning: Not Applicable

Subdivision: Part of Lot 1 of Yorkshire Plaza

1957 Zoning: Not Applicable

Size: 0.86 Acres / 37,462 Sq. Ft.

Comp Plan Designation: Commercial

School District: SD 204 - Indian Prairie School District

ANPI Neighborhood: None

Park District: FVPD - Fox Valley Park District

TIF District: N/A

Ward: 10

Historic District: None

Overall Development Name: Yorkshire Plaza

## Current Land Use

Current Land Use: Commercial

AZO Land Use Category: Retail sales or service (2100)

Number of Buildings: 1

Number of Stories: 1

Building Built In: 1986

Non-Residential Area: 24,991sq. Ft.

Total Building Area: 24,991 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:** 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. **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.

### 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: Prohibited Uses: (1) Laundromat (2610); (2) Tatto Parlors; (3) Payday Loans and Currency Exchanges (2200) with the exception that the existing Check N Go shall be permitted until such time said use ceases. (4) Pawn shops  
Addition Uses: Swim School and Daycare Facility

### 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:

**R1982-1235 approved on 7/6/1982:** A RESOLUTION TERMINATING THE PUBLIC HEARING FOR THE PETITION TO ENTER INTO PRE-ANNEXATION AGREEMENT OF LILLIAN PLEITGEN AND DONALD DAVIS

**R1983-1910 approved on 12/20/1983:** A RESOLUTION APPROVING STREET ACCESS ONTO NEW YORK STREET (FRETTERS APPLICANCE)

**O1985-5411 approved on 8/27/1985:** AN ORDINANCE ANNEXING PROPERTY WHICH IS LOCATED AT ROUTE 59 AND E. NEW YORK STREET TO THE CITY OF AURORA PURSUANT TO AN APPROVED PRE-ANNEXATION AGREEMENT (YORKSHIRE PLAZA)

**O1985-5412 approved on 8/27/1985:** 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 ROUTE 59 AND EAST NEW YORK STREET

**PDFNL1985-005 approved on 11/25/1985:** A RESOLUTION APPROVING THE FINAL PLAT FOR PROPERTY LOCATED AT ROUTE 59 AND EAST NEW YORK STREET

**PDFNL1986-007 approved on 4/21/1986:** A RESOLUTION APPROVING THE FINAL PLAT REVISION #1 FOR YORKSHIRE PLAZA, LOCATED AT ROUTE 59 AND E. NEW YORK STREET

**O1986-5543 approved on 8/19/1986:** AN ORDINANCE AMENDING AN ANNEXATION AGREEMENT FOR YORKSHIRE PLAZA AT ROUTE 59 AND E. NEW YORK ST

**O1988-111 approved on 9/20/1988:** AN ORDINANCE GRANTING VARIATIONS FROM SIGN REQUIREMENTS FOR PROPERTY ZONED B-B BUSINESS BOULEVARDS DISTRICT OF ORDINANCE 3100, FOR PROPERTY COMMONLY KNOWN AS MONTGOMERY WARD STORE IN YORKSHIRE PLAZA (RT 59 AND EAST NEW YORK STREET)

**PCR1993-001 approved on 7/28/1993:** A RESOLUTION GRANTING A MAJOR VARIATION TO THE AURORA SIGN ORDINANCE FOR THE PROPERTY LOCATED AT YORKSHIRE PLAZA IN ORDER TO PERMIT LARGER AND HIGHER SHOPPING CENTER SIGNS

**O2009-013 approved on 2/24/2009:** AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR A SWIM SCHOOL USE LOCATED 4300-4462 E. NEW YORK STREET, AURORA, ILLINOIS, 60504

**O2009-022 approved on 4/14/2009:** AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR A DAYCARE FACILITY USE LOCATED AT 4428 E. NEW YORK STREET, AURORA, ILLINOIS, 60504

**O2010-063 approved on 11/23/2013:** AN ORDINANCE AMENDING ORDINANCE NUMBER 3100, BEING THE AURORA ZONING ORDINANCE AND THE ZONING MAP ATTACHED THERETO, BY REZONING PROPERTY FROM B-B BUSINESS BOULEVARD(S) TO B-2(S) GENERAL RETAIL SPECIAL USE PLANNED DEVELOPMENT, AND ESTABLISHING A PLAN DESCRIPTION FOR 34.73 ACRES LOCATED 4300-4462 E. NEW YORK STREET

**O2010-064 approved on 11/23/2010:** AN ORDINANCE ESTABLISHING A SPECIAL SIGN DISTRICT FOR LOTS OF YORKSHIRE PLAZA SUBDIVISION LOCATED AT 4300-4462 E. NEW YORK STREET

**R2010-396 approved on 11/23/2010:** RESOLUTION AUTHORIZING THE EXECUTION OF A SALES TAX REVENUE SHARING AGREEMENT WITH YORKSHIRE PLAZA, LLC.

**Location Maps Attached:**

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Aerial Overview

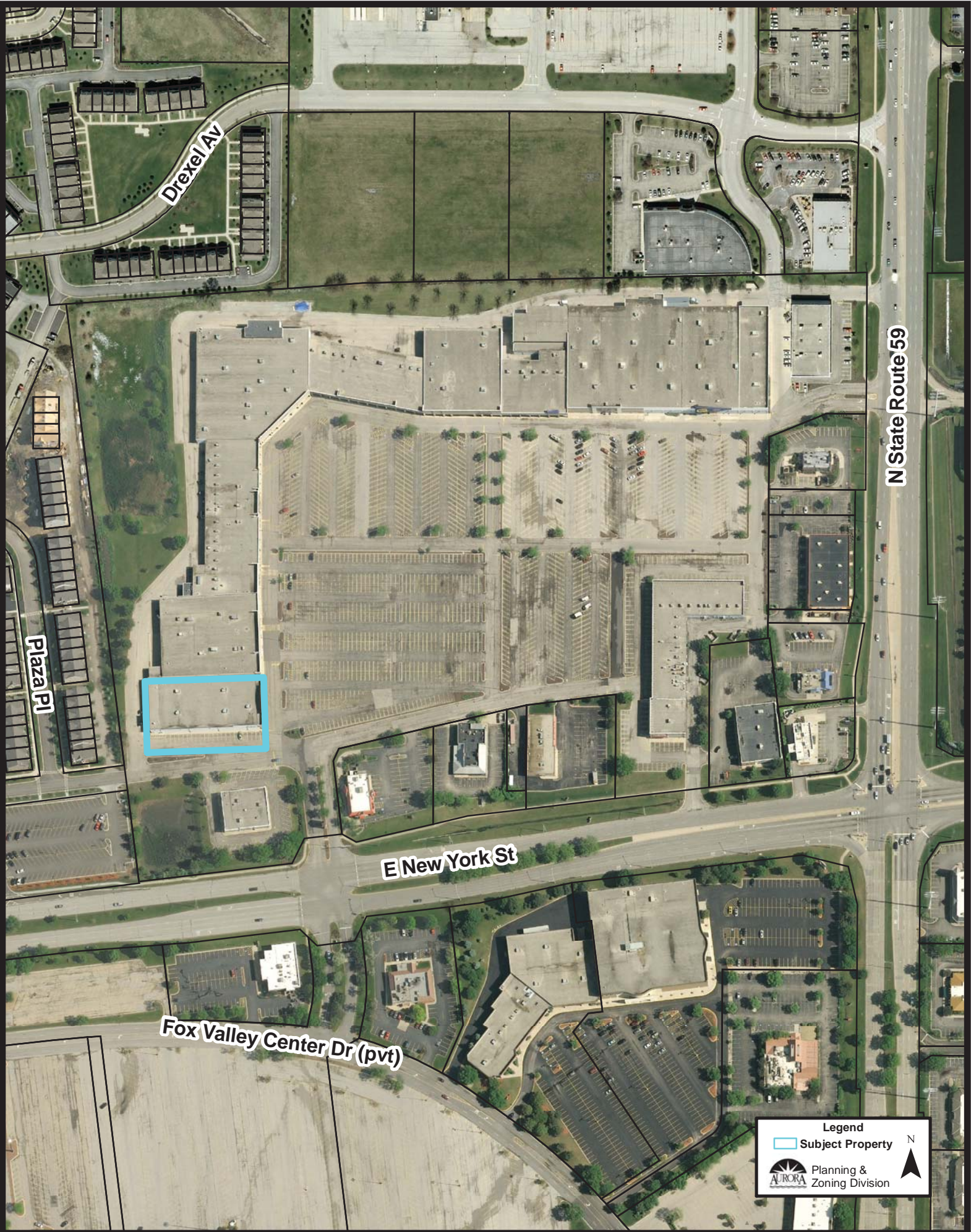
Location Map

Zoning Map

Comprehensive Plan Map



Aerial Photo (1:5,000):



Drexel Av

Plaza Pl

E New York St

Fox Valley Center Dr (pvt)

N State Route 59

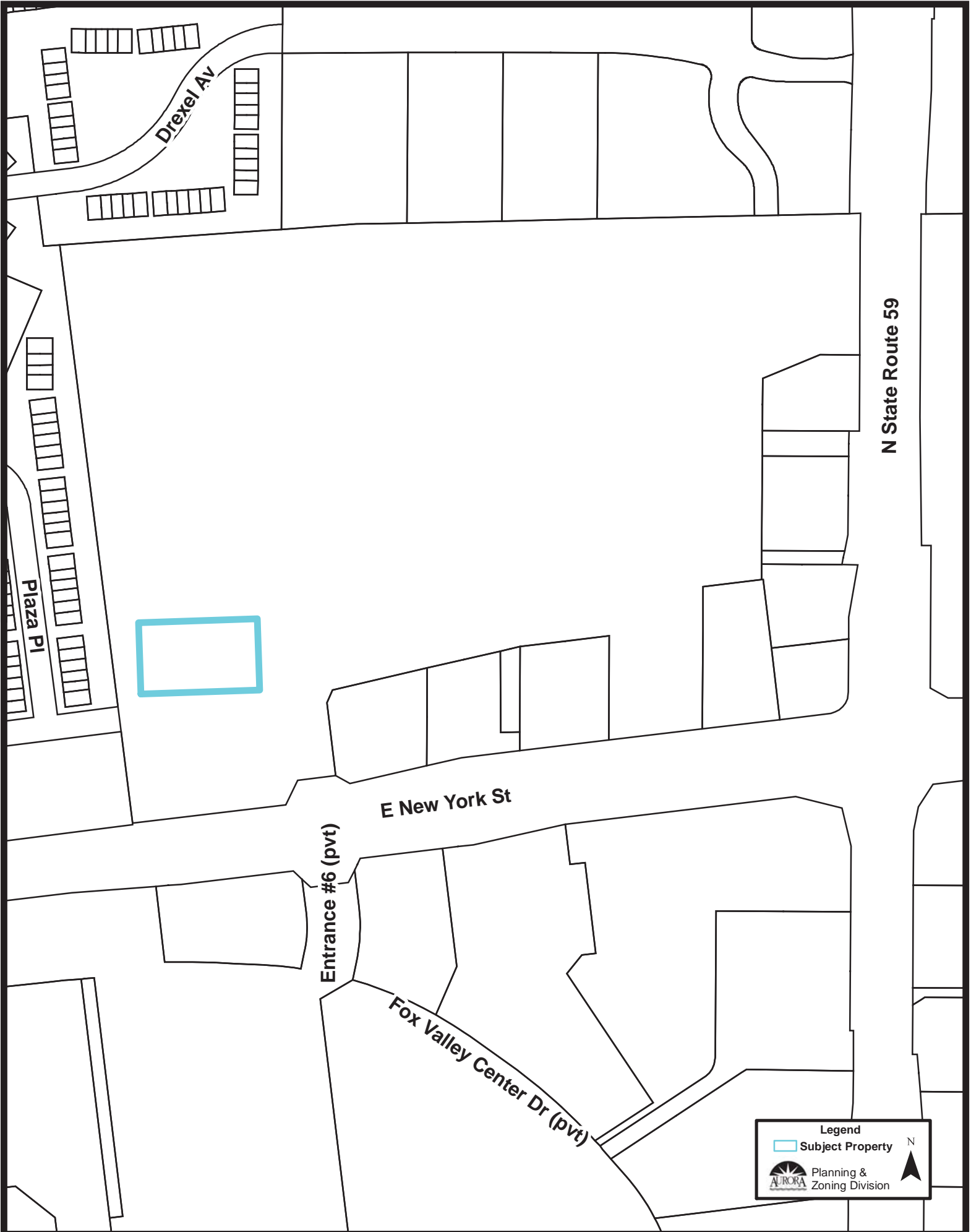
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- Subject Property


Planning & Zoning Division





Location Map (1:5,000):



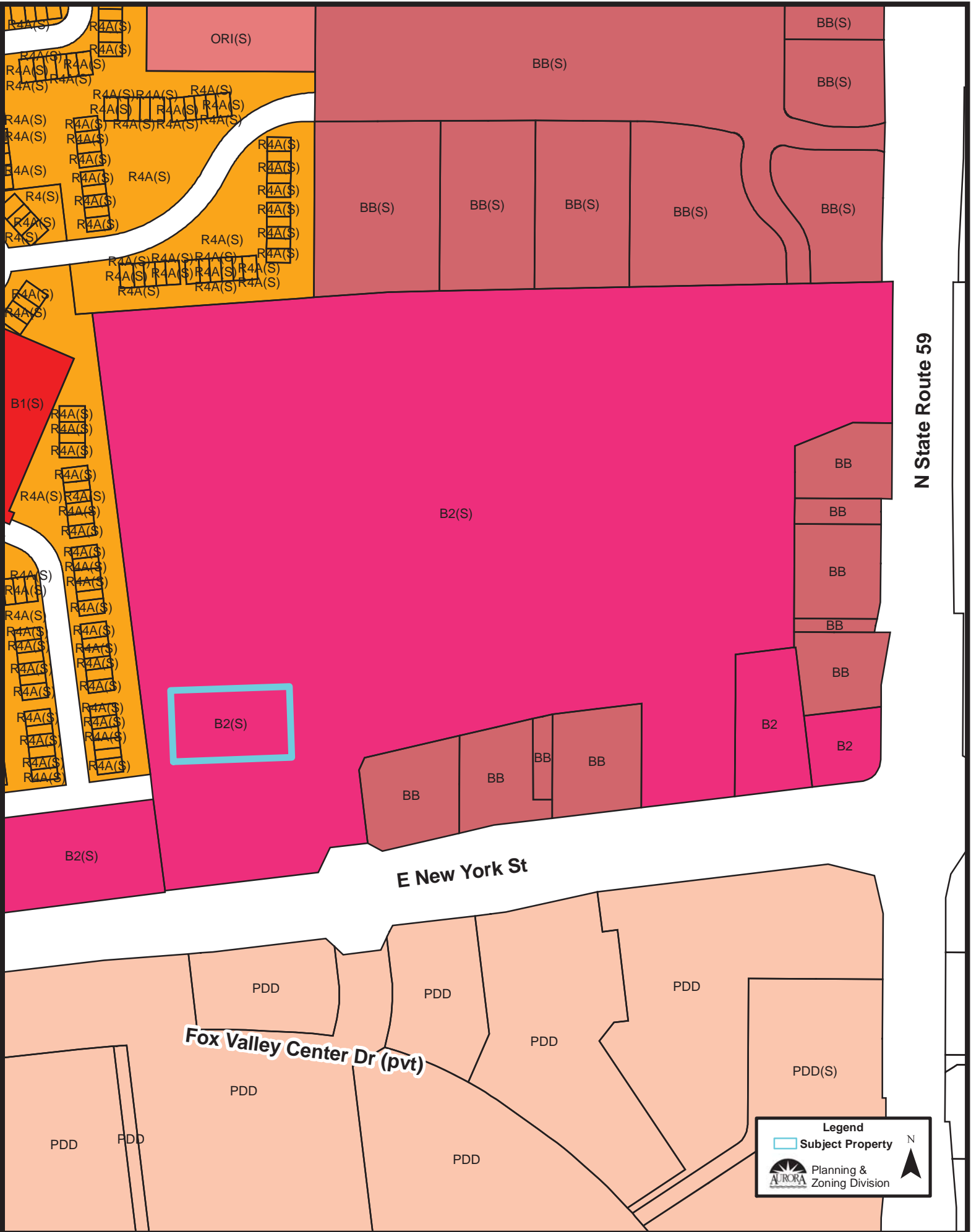
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-  Subject Property

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**Zoning Map (1:5,000):**



Comprehensive Plan (1:5,000):

