

## Property Research Sheet

**Location ID#: 69078**

As of: 3/12/2015

Researched By: Alex Minnella

Address: S. of Liberty Street, Between Station Boulevard and Route 59

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

Subdivision: Lot 1 of Meijer,

School District: SD 204 - Indian Prairie School District

Parcel Number(s): 07-21-200-052

Park District: FVPD - Fox Valley Park District

Size: 3.79 Acres

Ward: 10

Current Zoning: ORI Office, Research and Light Industry District

TIF District: Non-TIF Eastside Projects

## Current Land Use

Current Land Use: Vacant Land

## Zoning Provisions

### Setbacks and Other Bulk Standards:

Requirements are pursuant to the Aurora Zoning Ordinance Section(s) 5 and 8.10.

Setbacks and other bulk standards are typically as follows:

**Front Yard Setback:** 30 feet to 70 feet when across from non-residential based on building height; 100 feet to 150 feet when across from residential based on building height; buildings 75 feet from Tollway; pavement 50 feet from Tollway; min of 50 feet from limited access highway.

**Interior Side Yard Setback:** 20 feet to 60 feet from non-residential based on building height; 100 feet to 150 feet from residential based on building height; buildings 75 feet from Tollway; pavement 50 feet from Tollway; min of 50 feet from limited access highway.

**Interior Drive Yard Setback:** 40 feet from centerline.

**Exterior Side Yard Setback:** 30 feet to 70 feet when across from non-residential based on building height; 100 feet to 150 feet when across from residential based on building height; buildings 75 feet from Tollway; pavement 50 feet from Tollway; min of 50 feet from limited access highway.

**Exterior Side Yard Reverse Corner Setback:**

**Exterior Rear Yard Setback:** 30 feet to 70 feet when across from non-residential based on building height; 100 feet to 150 feet when across from residential based on building height; buildings 75 feet from Tollway; pavement 50 feet from Tollway; min of 50 feet from limited access highway.

**Rear Yard Setback:** 20 feet to 60 feet from non-residential based on building height; 100 feet to 150 feet from residential based on building height; buildings 75 feet from Tollway; pavement 50 feet from Tollway; min of 50 feet from limited access highway.

**Setback Exceptions:**

**Building Separations:**

**Minimum Lot Width and Area:** 150 feet and 2.0 acres

**Maximum Lot Coverage:** None.

**Maximum Structure Height:** 100 feet

**Floor Area Ratio:** 0.7

**Minimum Primary Structure Size:** None.

**Minimum Dwelling Unit Size:** None

**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, 7.108.10.

**Permitted Uses:**

Permitted Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.2, 7.108.10. Permitted Exceptions: All Permitted uses pursuant to 8.10 of the AZO in effect as of December 1, 1997 plus any subsequently added permitted uses.

**Special Uses:**

Special Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.3, 7.108.10.

**Limited But Permitted Uses:**

Limited but Permitted Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.3, 7.108.10.

**Legislative History**

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There is no legislative history for this Property. OR The known legislative history for this Property is as follows:

**approved on :**

**098-017 approved on 2/10/1998:** PROVIDING FOR THE EXECUTION OF AN ANNEXATION AGREEMENT PROVIDING FOR BB(S) AND ORI(S) ZONING WITH THE OWNERS OF RECORD OF TERRITORY AND WHICH IS LOCATED AT THE SOUTHWEST CORNER OF ROUTE 59 AND LIBERTY, DUPAGE COUNTY (MEIJER)

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**099-010 approved on 2/23/1999:**ANNEXING CERTAIN PROPERTY BEING VACANT LAND LOCATED AT THE SOUTHWEST CORNER OF LIBERTY STREET AND ROUTE 59 PURSUANT TO AN APPROVED ANNEXATION AGREEMENT

**099-010 approved on 2/23/1999:**ANNEXING CERTAIN PROPERTY BEING VACANT LAND LOCATED AT THE SOUTHWEST CORNER OF LIBERTY STREET AND ROUTE 59 PURSUANT TO AN APPROVED ANNEXATION AGREEMENT

**099-011 approved on 2/23/1999:** ESTABLISHING A SPECIAL USE PLANNED DEVELOPMENT AND APPROVING A PLAN DESCRIPTION FOR +/-104 ACRES LOCATED AT THE SOUTHWEST CORNER OF LIBERTY STREET AND ROUTE 59

**O99-011 approved on 2/23/1999:** ESTABLISHING A SPECIAL USE PLANNED DEVELOPMENT AND APPROVING A PLAN DESCRIPTION FOR +/-104 ACRES LOCATED AT THE SOUTHWEST CORNER OF LIBERTY STREET AND ROUTE 59

**O14-056 approved on 9/9/2014:** AN ORDINANCE GRANTING A SPECIAL USE PERMIT WITH A PRELIMINARY PLAN FOR A DAY CARE ON THE PROPERTY LOCATED ON THE SOUTH SIDE OF LIBERTY STREET BETWEEN STATION BOULEVARD AND ROUTE 59, AURORA, ILLINOIS, 60504

**R99-037 approved on 2/23/1999:** APPROVING A PRELIMINARY PLAN FOR MEIJER AT THE SOUTHWEST CORNER OF LIBERTY STREET AND ROUTE 59

**R99-037 approved on 2/23/1999:** APPROVING A PRELIMINARY PLAN FOR MEIJER AT THE SOUTHWEST CORNER OF LIBERTY STREET AND ROUTE 59

**PDFNL99-007 approved on 2/25/1999:** RESOLUTION APPROVING A FINAL PLAT FOR A 12 LOT SUBDIVISION AND A FINAL PLAN ON LOT 2 FOR A MEIJER STORE AND A GAS STATION AT THE SOUTHWEST CORNER OF LIBERTY STREET AND ROUTE 59

**PDFNL99-007 approved on 2/25/1999:** RESOLUTION APPROVING A FINAL PLAT FOR A 12 LOT SUBDIVISION AND A FINAL PLAN ON LOT 2 FOR A MEIJER STORE AND A GAS STATION AT THE SOUTHWEST CORNER OF LIBERTY STREET AND ROUTE 59

**PDFNL06-012 approved on 4/27/2006:** RESOLUTION APPROVING THE FINAL PLAT FOR A RESUBDIVISION OF PART OF LOT ONE OF THE MEIJER SUBDIVISION, BEING VACANT LAND AND DETENTION BASIN LOCATED SOUTH OF LIBERTY, WEST OF ROUTE 59 IN THE CITY OF AURORA, IL. 60504

**Location Maps Attached:**

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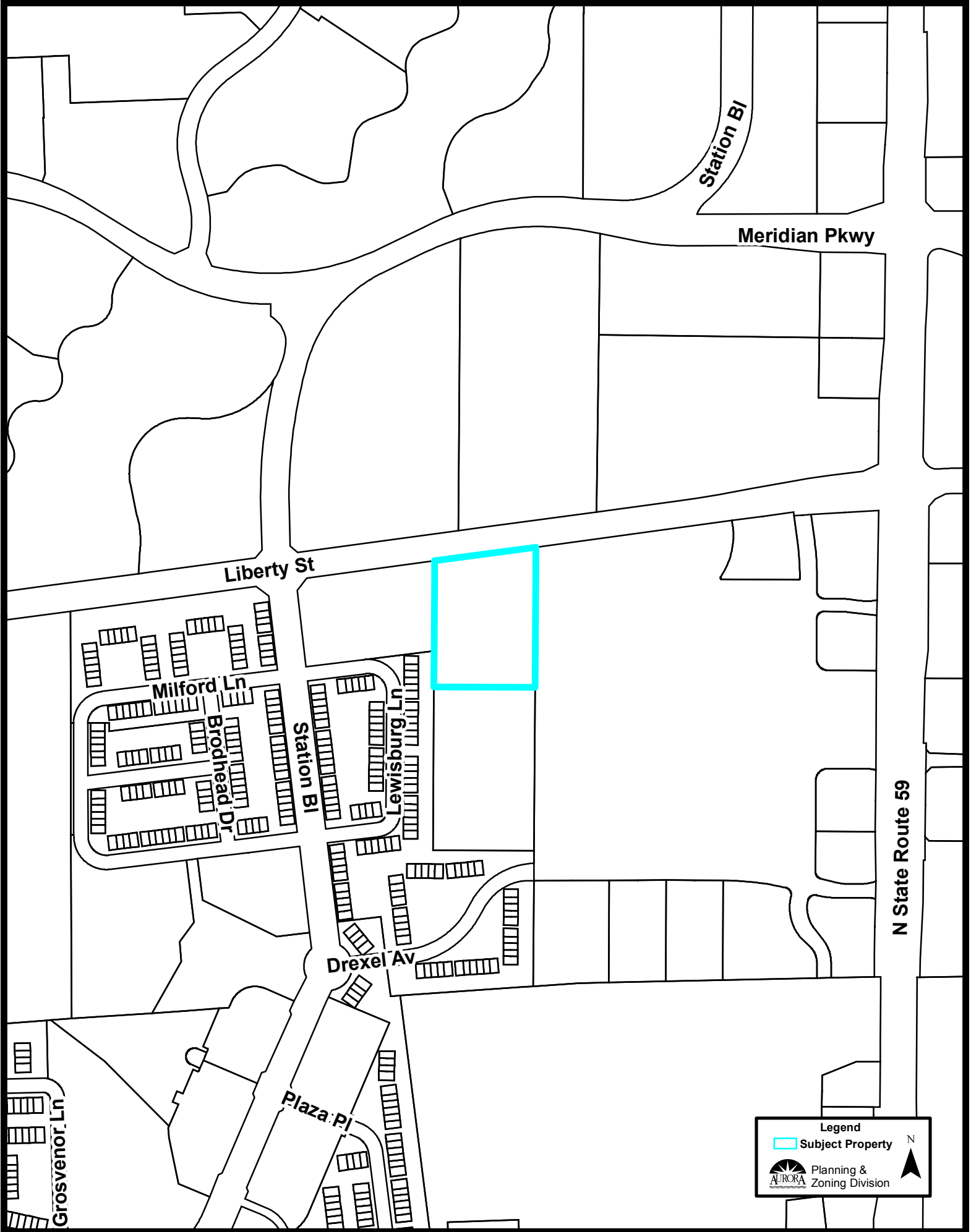
Aerial Overview

Aerial Map

Zoning Map

Comprehensive Plan Map

Location Map (1:5,000):



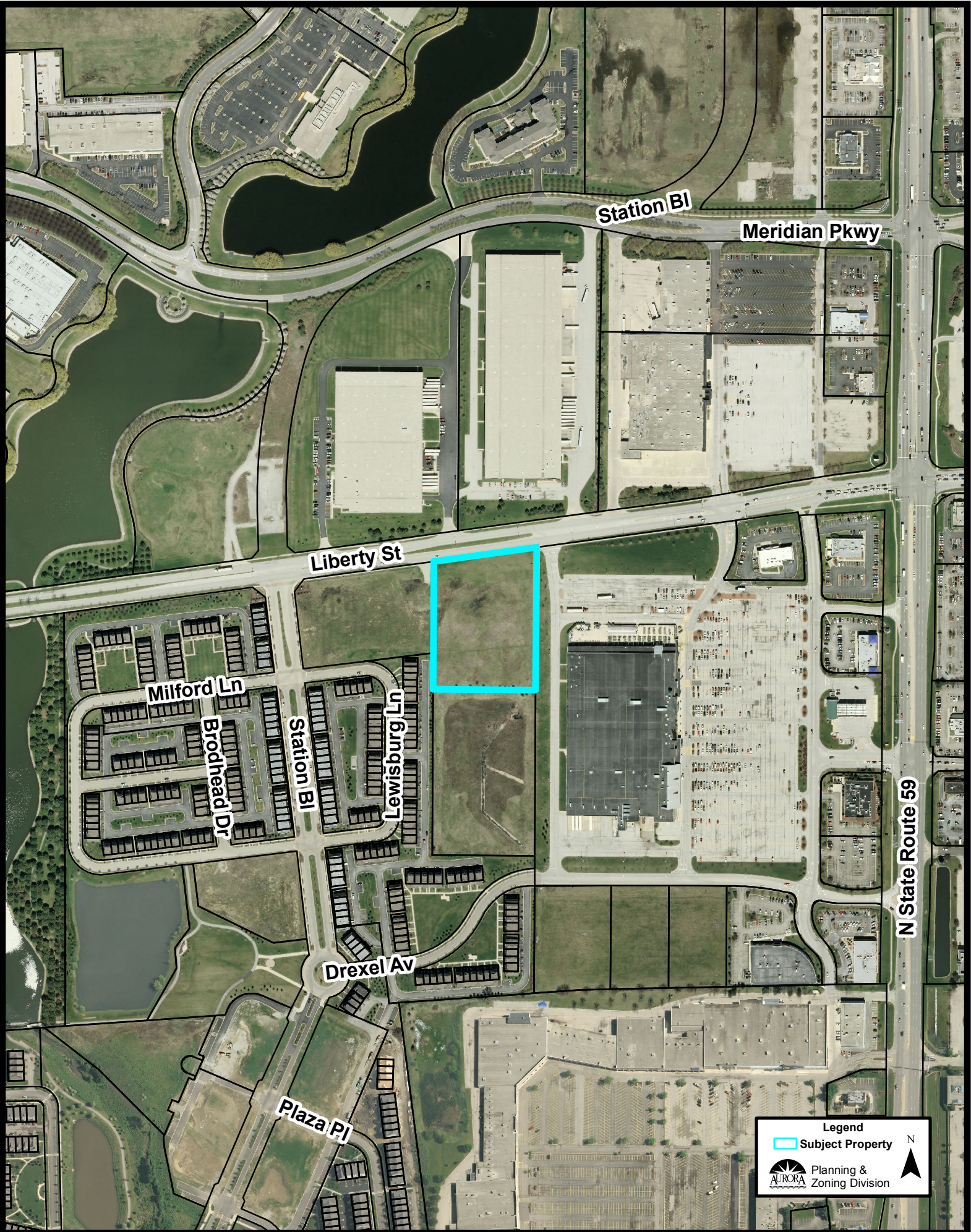
**Legend**

- Subject Property


Planning & Zoning Division





Aerial Photo (1:5,000):



Legend

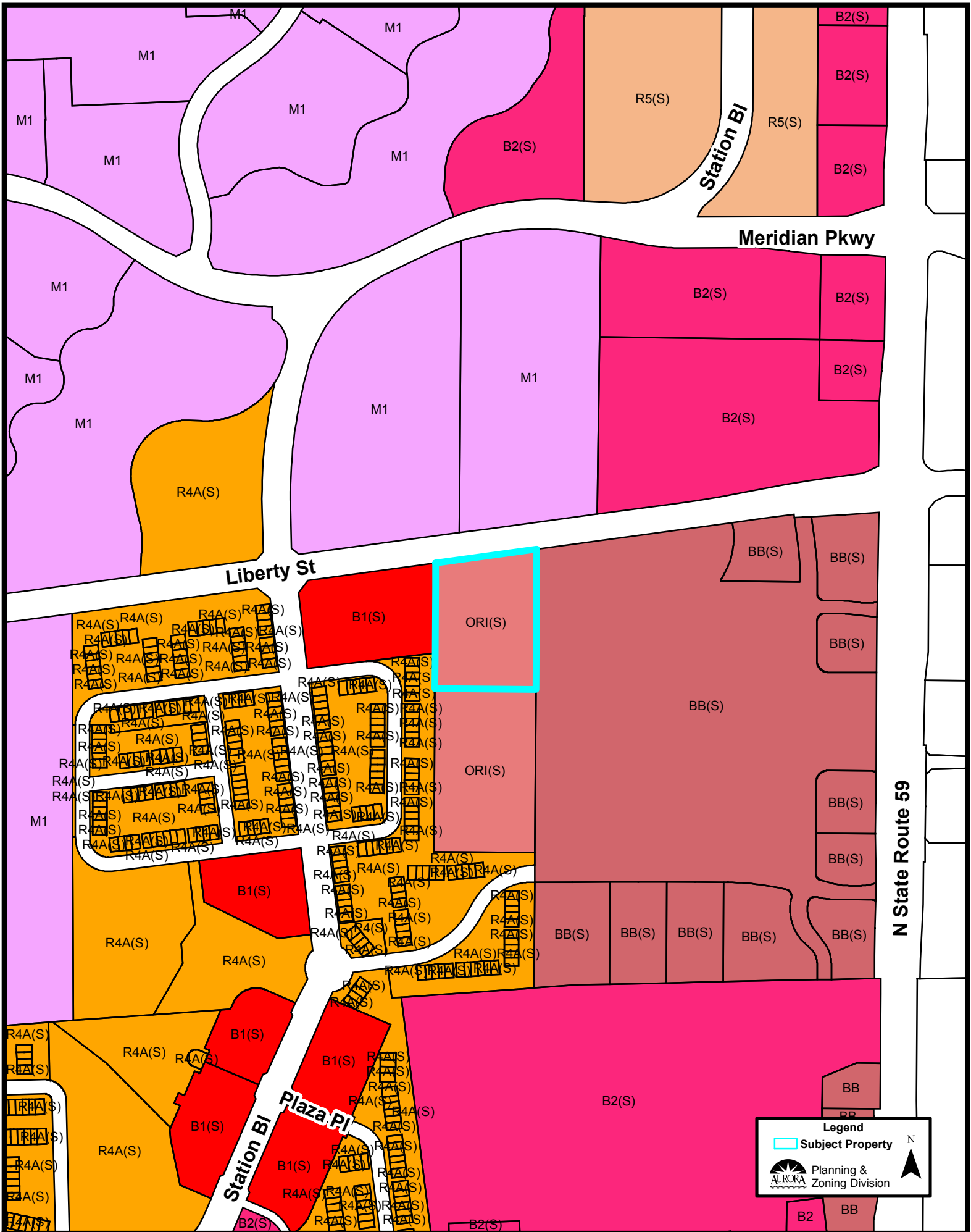
 Subject Property

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# Zoning Plan (1:5,000):



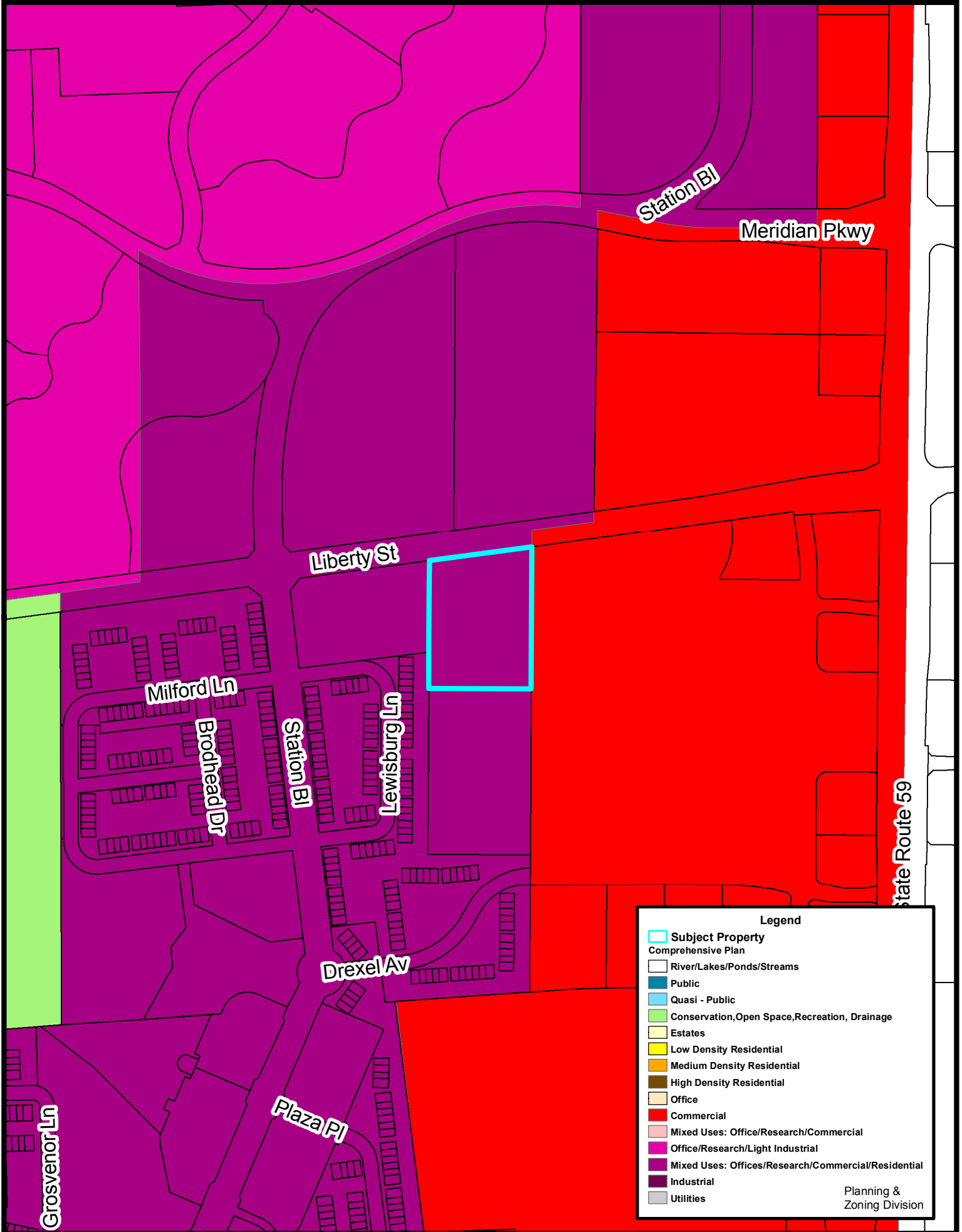
**Legend**

-  Subject Property

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Comprehensive Plan (1:5,000):



**Legend**

- Subject Property
- 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

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