

Property Research Sheet

Location ID#: 65866

As of: 7/22/2015

Researched By: Ty McCarthy

Address: 2340 W Indian Trail

Comp Plan Designation: Commercial

Subdivision: Lot 1 of Greenfield Commons
Second Resub

School District: SD 129 - West Aurora School District

Parcel Number(s): 15-18-101-035

Park District: FVPD - Fox Valley Park District

Size: 1.333404 Acres

Ward: 5

Current Zoning: B-2(S) General Retail

Historic District: None

1929 Zoning: Not Applicable

ANPI Neighborhood: None

1957 Zoning: R-1 One-Family Dwelling District

TIF District: N/A

Current Land Use

Current Land Use: Vacant Land/Open Space

Zoning Provisions

Setbacks and Other Bulk Standards:

Requirements are pursuant to the Aurora Zoning Ordinance Section(s) 5 and 8.3.

Setbacks and other bulk standards 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.

Interior Side Yard Setback: From Fox River - 30 Feet; from residential 20 feet to 30 feet based on building height; from other 5 feet.

Interior Drive Yard Setback: 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 Rear 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.

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 8.3.

Permitted Uses:

Permitted Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.2, and 8.3 Permitted Exceptions: Section 1.4 & 1.5 of the Plan Description (O02-127)

Special Uses:

Special Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.3, and 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 8.3.

Legislative History

The known legislative history for this Property is as follows:

O73-4285 approved on 2/6/1973: AN ORDINANCE AMENDING ORDINANCE NUMBER 3100, BEING THE AURORA ZONING ORDINANCE AND THE ZONING MAP THERETO

O77-4599 approved on 3/22/1977: AN ORDINANCE AMENDING AND READOPTING ORDINANCE NUMBER 4285 PASSED BY THE CITY COUNCIL OF THE CITY OF AURORA, ILLINOIS ON THE 4TH DAY OF FEBRUARY 1973

O56-3011 approved on 3/29/1956:AN ORDINANCE NUMBER 3011 ANNEXING CERTAIN TERRITORY TO THE CITY OF AURORA, KANE COUNTY, ILLINOIS

O02-127 approved on 11/26/2002:AN ORDINANCE APPROVING A REVISED PLAN DESCRIPTION FOR 54.08 ACRES AT THE SOUTHEAST CORNER OF ORCHARD ROAD AND INDIAN TRAIL ROAD, AND APPROVING A PRELIMINARY PLAN AND PLAT PURSUANT TO THE TERMS OF SAID PLAN DESCRIPTION .

PDFNL05-048 approved on 12/15/2005:RESOLUTION APPROVING A REVISION TO THE FINAL PLAT FOR THE SECOND RESUBDIVISION OF GREENFIELD COMMONS SUBDIVISION LOT 4 AND 5 FOR VACANT LAND LOCATED ON THE SOUTHEAST CORNER OF ORCHARD ROAD AND INDIAN TRAIL

Location Maps Attached:

Aerial Overview
Aerial Map
Zoning Map
Comprehensive Plan Map

Aerial Photo (1:1,000):



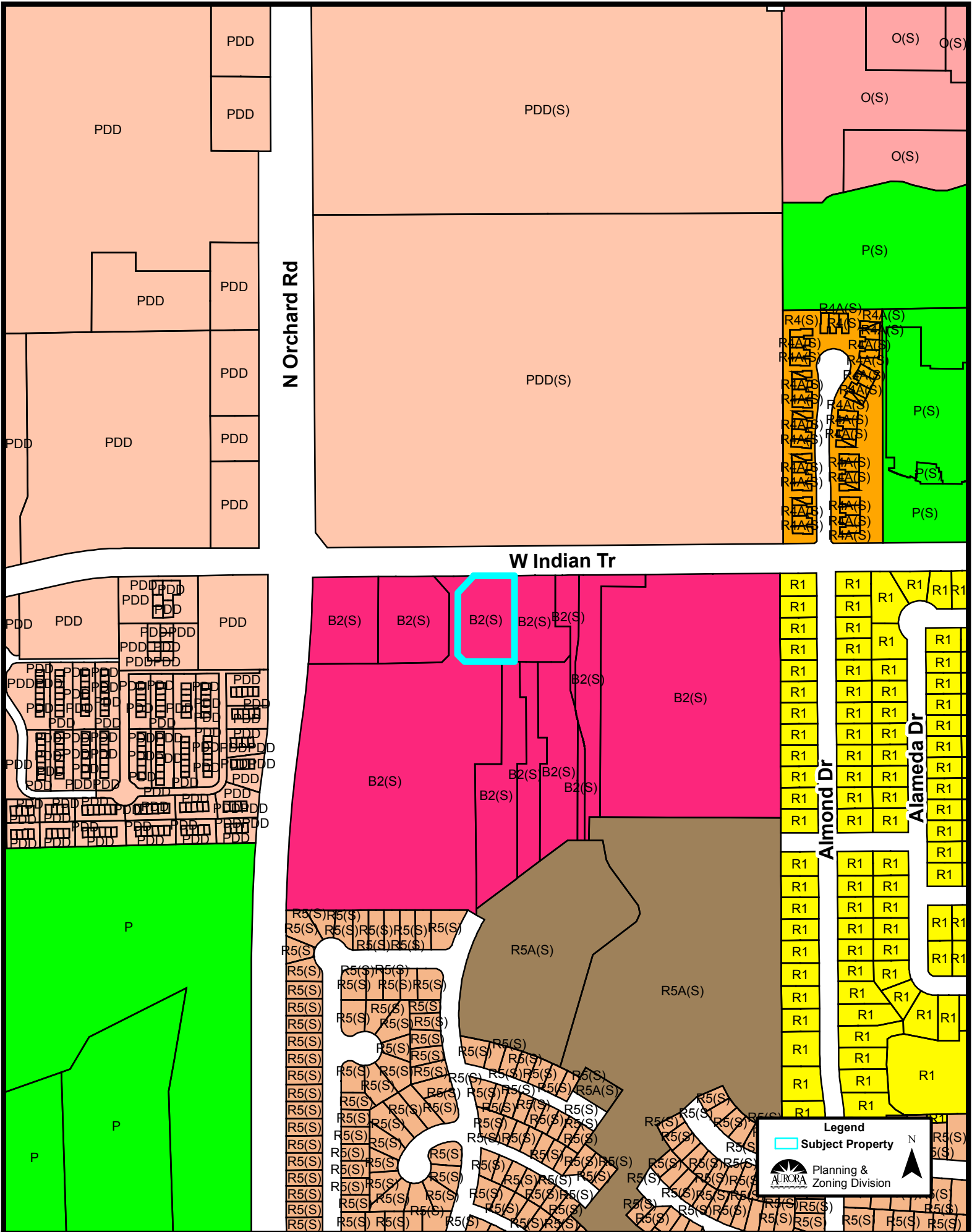
W Indian Tr

Legend
[Cyan Outline] Subject Property

 Planning & Zoning Division

N 

Zoning Plan (1:5,000):



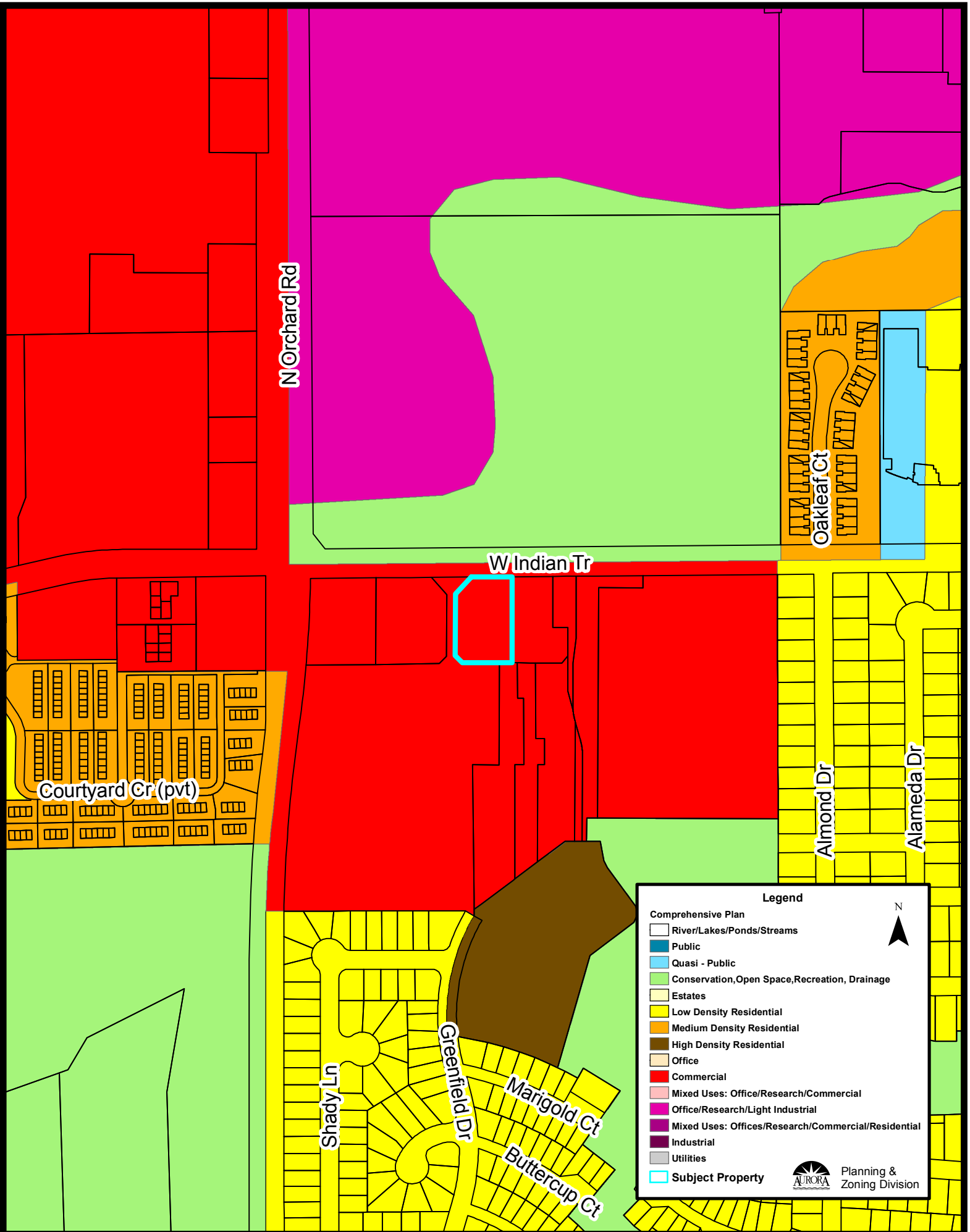
Legend

- Subject Property

Planning & Zoning Division



Comprehensive Plan (1:5,000):



Legend

Comprehensive Plan

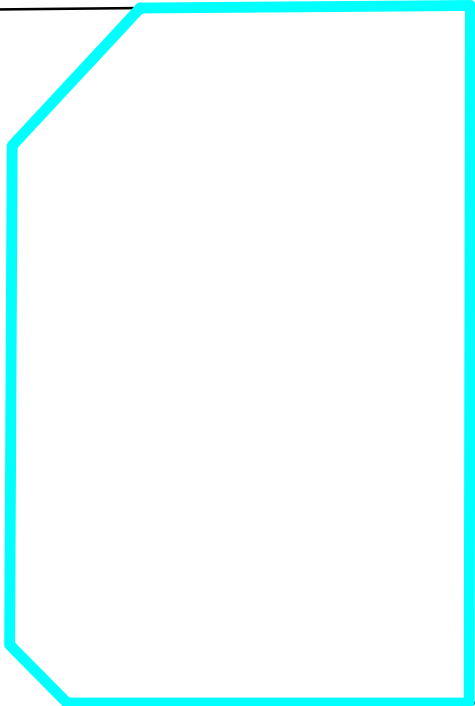
- River/Lakes/Ponds/Streams
- Public
- Quasi - Public
- Conservation, Open Space, Recreation, Drainage
- Estates
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Office
- Commercial
- Mixed Uses: Office/Research/Commercial
- Office/Research/Light Industrial
- Mixed Uses: Offices/Research/Commercial/Residential
- Industrial
- Utilities
- Subject Property

N
▲


Planning & Zoning Division


Location Map (1:1,000):


W Indian Tr



Legend

 Subject Property

 Planning & Zoning Division

 N