

Property Research Sheet

Location ID#(s): 71277-71278

As of: 4/4/2016

Researched By: Alex Minnella

Address: 778 N State Route 59

Comp Plan Designation: Commercial

Subdivision: Lot 8; Lot 9 of Meijer,

School District: SD 204 - Indian Prairie School District

Parcel Number(s): 07-21-200-057; 07-21-200-058

Park District: FVPD - Fox Valley Park District

Size: 1.912 Acres

Ward: 10

Current Zoning: B-B(S)

Current Land Use

Current Land Use: Commercial

Number of Stories: 1

Number of Buildings: 1

Non-Residential Area: 84,502

Building Built In: 2000

Parking Spaces: 119

Total Building Area: 12,676 sq. ft.

Zoning Provisions

Setbacks and Other Bulk Standards:

Requirements are pursuant to the Aurora Zoning Ordinance Section(s) 5 and 8.6.

Setbacks and other bulk standards are typically as follows:

Front Yard Setback: 50 feet, notwithstanding an approved modification; Hotel Lot - 30 feet

Interior Side Yard Setback: See section 8.6-5.2.B.ii.a.b

Interior Drive Yard Setback:

Exterior Side Yard Setback: See section 8.6-5.2.B.ii.c

Exterior Side Yard Reverse Corner Setback: See section 8.6-5.2.B.ii.c

Exterior Rear Yard Setback: See section 8.6-5.2.B.iii

Rear Yard Setback: See section 8.6-5.2.B.iii

Setback Exceptions: Hotel Lots - 20 feet on West side, 5' interior side yard.

Building Separations: See Section 8.6-5.2.C

Minimum Lot Width and Area: 150 feet; 170 feet minimum lot depth

Maximum Lot Coverage: 60 feet maximum driveway access

Maximum Structure Height: See section 8.6-5.2.A

Floor Area Ratio:

Minimum Primary Structure Size:

Minimum Dwelling Unit Size: See Section 8.6-5.3.B-E

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 8.6.

Permitted Uses:

Permitted Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.2, and 8.6 Permitted Exceptions: Agricultural implement sales and service, Antique shops, Air conditioning and heating sales and service, Art galleries and studios, Art and school supply stores, Auto accessory store, Automobile sales and service establishments for new passenger automobiles and trucks, including sale of used cars and trucks when operated in conjunction with the principal use. Mechanical repairs, body repairs and repainting may be included. All facilities shall be contained in an enclosed building, except the storage of automobiles and trucks displayed in the open, Automotive service stations, except that no outdoor display of any merchandise except gas pumps, lubricating oil and new tires. Auto, trailer and truck rental agencies, Auto, truck construction equipment and farm equipment sales and storage are permitted in open yards within the district. Auto, truck construction equipment and farm equipment repairs shall be limited to entirely enclosed buildings except that dismantling and wrecking of said vehicles are specifically forbidden within the district, Bakery shop, including the baking and processing of food products, when prepared for retail use on the premises only, Bank and financial institutions 014-042 07/22/2014 City of Aurora Zoning Ordinance 151, Barbershop, chiropody, massage or similar personal service shop, Battery and tire service stations, but not including recapping of tires, Bicycle sales and repair, Blueprinting and Photostatting establishments, Boat, motorcycle and truck sales, service and major automotive repair, but only when confined within an enclosed structure, Book and stationery store, Beauty parlor, Building material sales, when conducted wholly within a building, Candy and ice cream shops, Camera and photographic supply shops, Catering establishments, Religious institutions, provided that the requirements of The Bulk Restrictions Section are complied with, Clubs and fraternal organizations, Costume rental shop, Coin and philatelic stores, Contractors' offices and shops, where no fabricating is done on the premises and where all storage of material is within a building, Custom dressmaking, millinery, tailoring or shoe repair when conducted for retail sales on the premises only, Delicatessens, Department stores, Dress shops, Drugstores, Dry-cleaning and pressing establishments, when employing facilities for the cleaning and pressing of not more than seven hundred fifty (750) pounds of dry goods per day, and when using carbon tetrachloride or other similar noninflammable solvents approved by the fire department, Dry goods store, Electrical appliance store and repair, but not including appliance assembly or manufacturing, Employment agency, Florist shop and conservatory for retail trade on the premises, Food and fruit stores, Frozen food stores 014-042 07/22/2014 City of Aurora Zoning Ordinance 152, Furniture store and upholstery when conducted as part of the retail operations and secondary to the main use, Garden supplies and seed stores, Garages, public, for storage of private passenger automobiles and commercial vehicles, Gift shops, Grocery stores, Hardware stores, Haberdashery, Hand laundries, Hobby stores, Household appliance stores, Hotels with fifty (50) guest rooms or more, and those with fewer than fifty (50) rooms that were established prior to the date of this ordinance, which must be staffed with twenty-four-hour clerk service, maid and janitor service, Interior decorating shops, including upholstery and making of draperies, slip covers, and other similar articles, when conducted as part of the retail operations and secondary to the main use, Jewelry store and watch repair, Laboratories, commercial (medical, dental, research, experimental and testing), Launderette and Laundromat, when operated with supervisory personnel, Leather goods and luggage store, Libraries, Liquor store, package goods only when compatible with Chapter 6, Alcoholic Beverages, Code of Ordinances, City of Aurora, Illinois, Locksmith, Meat markets, Mirror and glazing shop, Musical instrument sales and repair, Newsstand, Notions store, Offices, business and professional, including medical clinics, Optician, optometrist, Orthopedic and medical appliance store, Parcel delivery station, Pet shops, kennel or animal hospital when conducted wholly within an enclosed building. 014-042 07/22/2014 City of Aurora Zoning Ordinance 153, Photograph developing and processing, Photography studio, including the developing of film and pictures, Physical culture and health service, Picture framing, Plumbing, heating and roofing supply shops and offices where no fabricating is done on the premises and where all storage of material is within a building, Post offices and postal substations, Public utility collection offices, Radio and television sales and services, including major repairs, Reading rooms, Restaurant, tavern, drive-in, Residential development: i. Single-family residential units and accessory uses when developed in accordance with standards set out in the R-3 One-Family Dwelling District and the subdivision ordinance, ii. Multiple-family residential units, including building types such as apartments, row houses with not more than six (6) dwellings in a row and cluster housing with accessory uses, when developed in accordance with the Standards for Residential Development and the Standards for Combined Commercial and Multiple-Family Development, Shoe stores, Schools: music, dance, business, commercial or trade, Sewing machine sales and service, Signs, as defined and regulated

this section, Sporting goods store, Taverns, Taxidermist, Taxicab and bus waiting rooms and dispatchers' offices, Telegraph office, Theater: indoor, drive-in, Tobacco shop, Toy store, Travel bureau and transportation ticket office, Trailer sales and rental on an open lot. Trailer repair only in an enclosed building, Typewriter and adding machine sales and service, Undertaking establishments 014-042 07/22/2014 City of Aurora Zoning Ordinance 154, Utilities, limited to lines and facilities that serve the immediate area, Variety store, Wearing apparel shop, All activities, except for garden shops, nurseries, farm equipment sales, hardware stores, automobile off-street parking facilities as permitted or required in this B-B district, and except as otherwise noted in this section, shall be conducted wholly within an enclosed building; provided, however, outdoor storage and sales may be authorized by special use permit.

Special Uses:

Special Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.3, and 8.6.

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 8.6.

Legislative History

The known legislative history for this Property is as follows:

R97-492 approved on 12/23/1997: APPROVING A SALES TAX REVENUE SHARING AGREEMENT WITH MEIJER, INC.

O98-017 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)

O99-010 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

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

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

PDFNL00-002 approved on 1/13/2000: APPROVING THE FINAL PLAN ON LOTS 8 AND 9 OF MEIJER SUBDIVISION FOR A LUIGI'S HOUSE RESTAURANT LOCATED NEAR THE SOUTHWEST CORNER OF ROUTE 59 AND LIBERTY STREET (PORTILLO RESTAURANTS SYSTEMS, INC.)

PDFNL04-017 approved on 6/17/2004: APPROVING A REVISION TO THE FINAL PLAN ON LOTS 8 AND 9 OF THE MEIJER SUBDIVISION FOR AN ADDITION TO LUIGI'S HOUSE AT 778 N. ROUTE 59 (PORTILLO'S RESTAURANT SYSTEMS, INC.)

Location Maps Attached:

Aerial Overview

Location Map

Zoning Map

Comprehensive Plan Map

Aerial Photo (1:1,000):

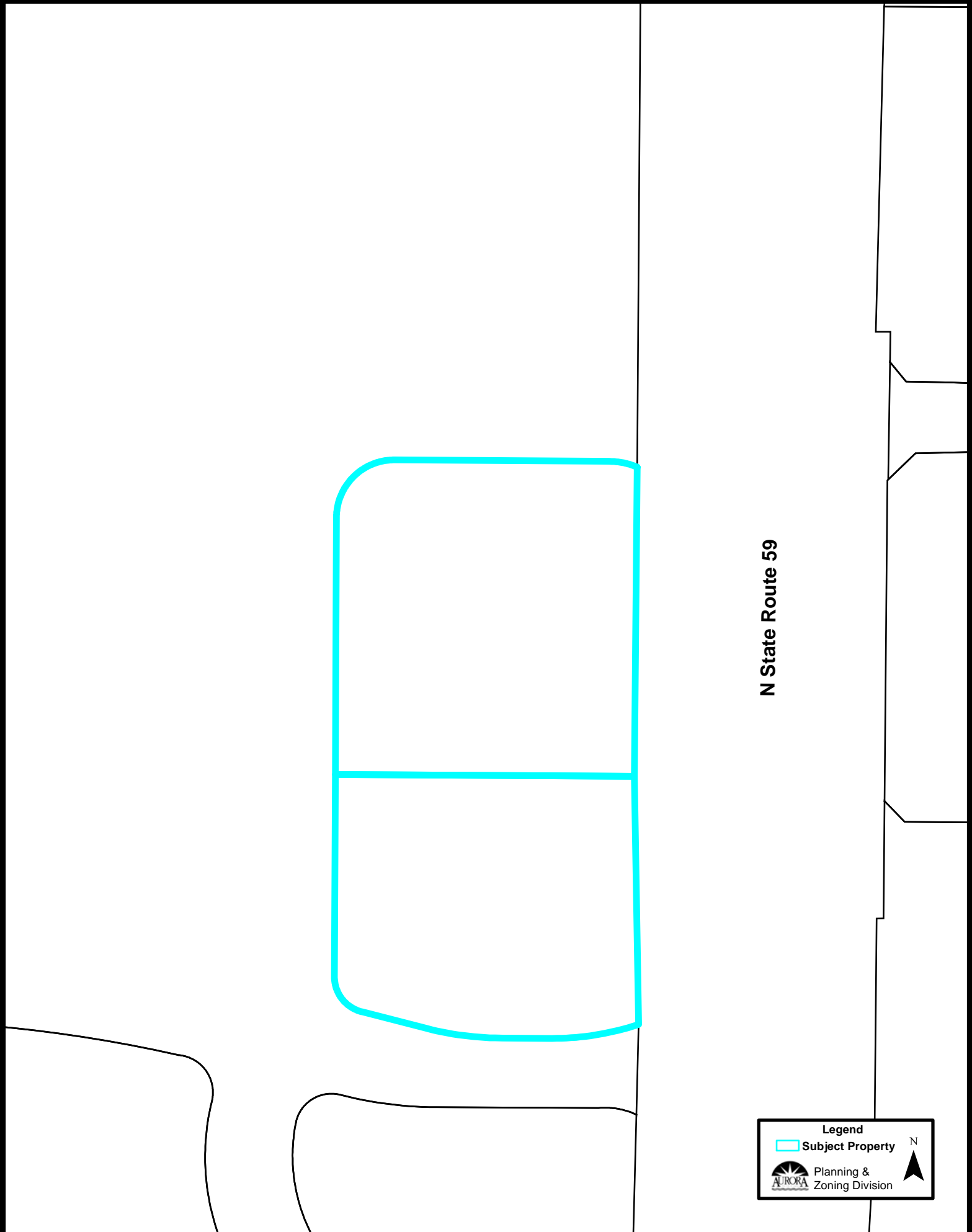


N State Route 59

Legend
[Cyan Outline] Subject Property
[Aurora Logo] Planning & Zoning Division

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Location Map (1:1,000):



N State Route 59

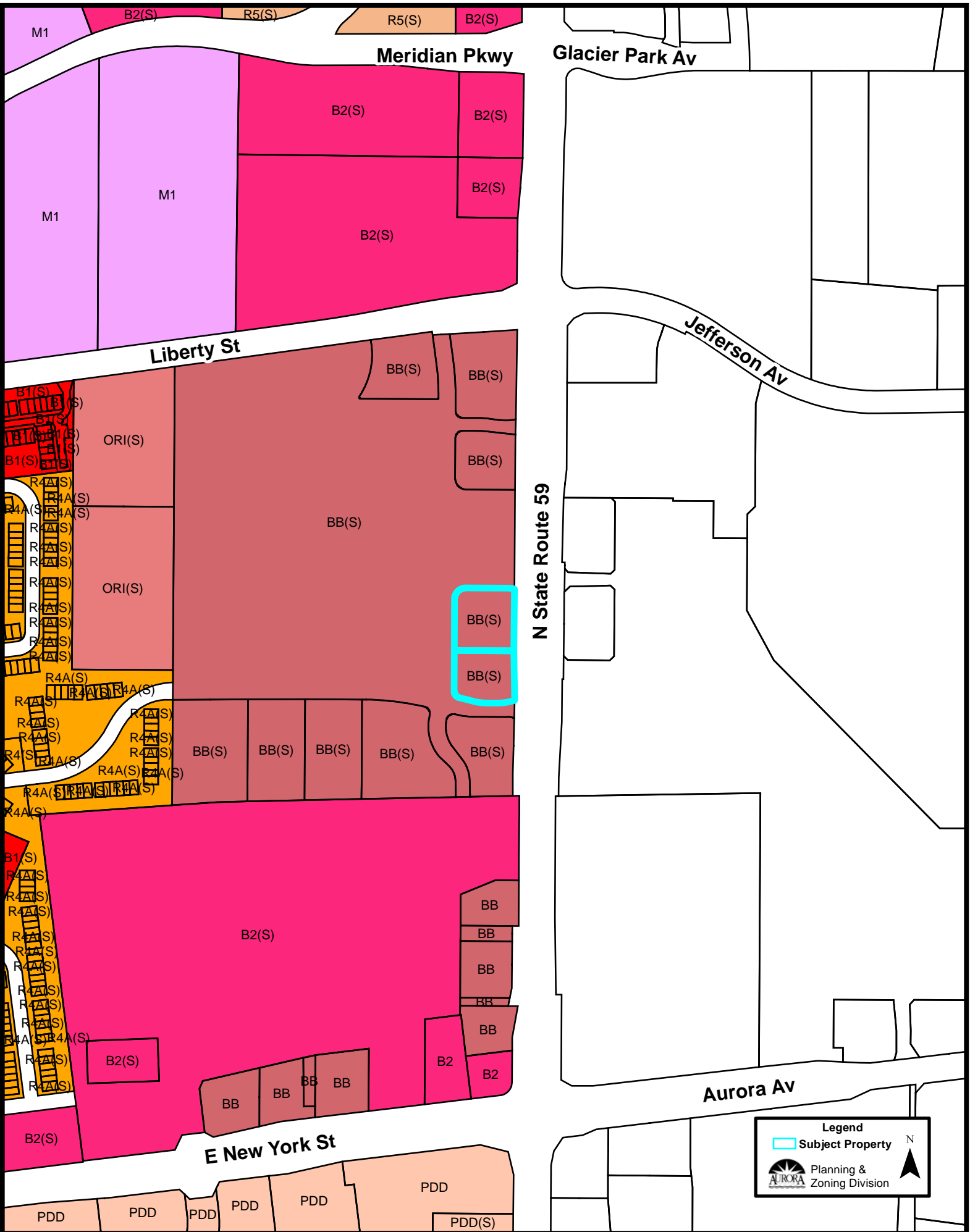
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-  Subject Property

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Zoning Plan (1:5,000):



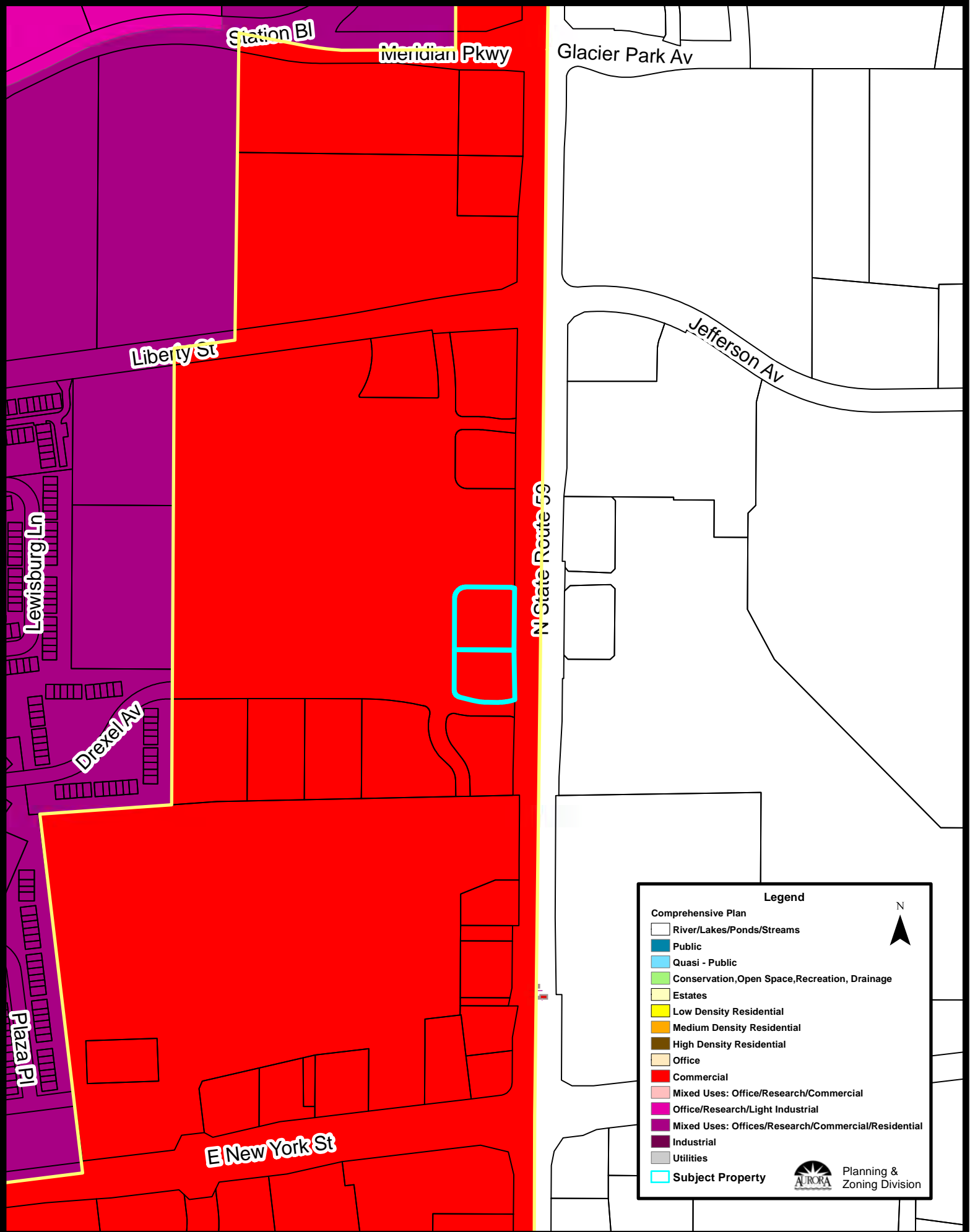
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Comprehensive Plan (1:5,000):



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

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