

Property Research Sheet

Location ID#(s): 69747-69749

As of: 3/20/2017

Researched By: Alex Minnella

Address: 1775 North Farnsworth Avenue

Current Zoning: B-2 General Retail

Parcel Number(s): 15-12-151-043; 15-12-151-044;
15-12-151-045

1929 Zoning: Not Applicable

1957 Zoning: Not Applicable

Subdivision: Lot 107; Lot 108; Lot 109 of Diehl's
Marywood Acres Unit Four

Comp Plan Designation: Commercial

Size: 0.8 Acres / 34,848 Sq. Ft.

ANPI Neighborhood: None

School District: SD 131 - East Aurora School
District

TIF District: Farnsworth Southwest

Park District: FVPD - Fox Valley Park District

Historic District: None

Ward: 1

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 Arterial - 30 feet; 10
feet parking setback per PDFNL06-018

Side Yard Setback: 5 feet

Exterior Side Yard Setback: None **Exterior**

Side Yard Reverse Corner Setback: None

Rear Yard Setback: From residential 20 feet for
buildings 35' or less in height and 30' for buildings
over 35' in height; from other - 8 feet.

Exterior Rear Yard Setback:

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:

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

A Final Plat for Diehl's Marywood Acres - Unit Four was recorded on 4/29/1957 but no related legislative history was found.

Legislative History

The known legislative history for this Property is as follows:

O1968-3949 approved on 7/23/1968: AN ORDINANCE ANNEXING CERTAIN TERRITORY TO THE CITY OF AURORA, COUNTY OF KANE, STATE OF ILLINOIS

O1992-034 approved on 6/2/1992: 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 ON THE EAST SIDE OF FARNSWORTH SOUTH OF MOLITOR.

O1992-038 approved on 6/2/1992: ANNEXING CERTAIN PROPERTY WHICH IS LOCATED ON THE EAST SIDE OF FARNSWORTH SOUTH OF MOLITOR TO THE CITY OF AURORA PURSUANT TO AN APPROVED ANNEXATION AGREEMENT.

O1992-039 approved on 6/2/1992: VACATING A PORTION OF DEDICATED PUBLIC RIGHT-OF-WAY WHICH IS LOCATED ON THE EAST SIDE OF FARNSWORTH SOUTH OF MOLITOR.

PDFNL2006-018 approved on 5/11/2006: A RESOLUTION APPROVING A TEN (10) FOOT FRONT-YARD PARKING SETBACK VARIATION FOR A 0.916 ACRE PROPERTY LOCATED AT 1775 N. FARNSWORTH AVENUE

R2006-223 approved on 5/23/2006: A RESOLUTION ACCEPTING THE DEDICATION OF RIGHT OF WAY FOR FARNSWORTH AVENUE, LOCATED ALONG 1775 N. FARNSWORTH AVENUE FRONT PROPERTY LOT LINE.

Location Maps Attached:

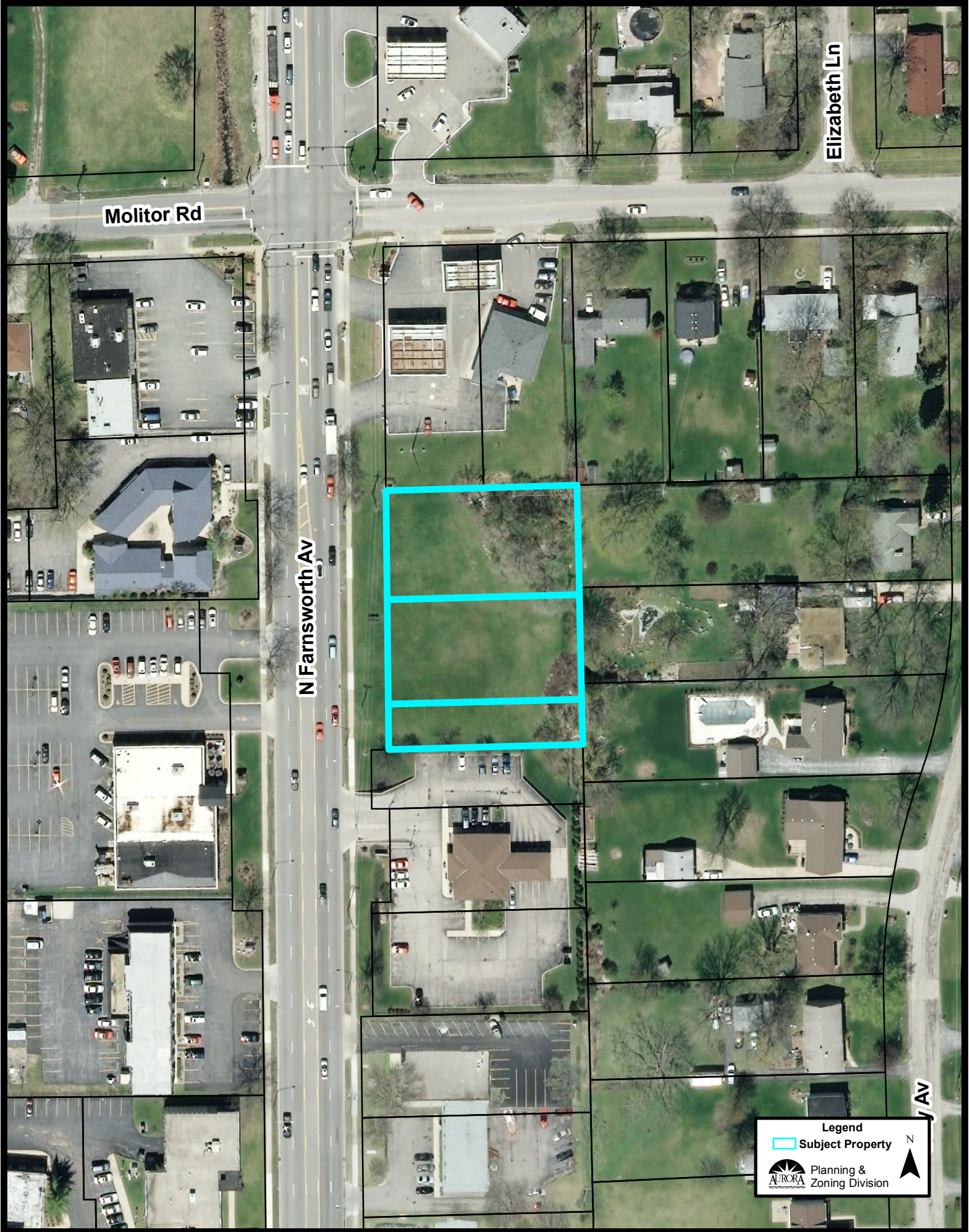
Aerial Overview

Location Map

Zoning Map

Comprehensive Plan Map

Aerial Photo (1:100):



Molitor Rd

N Farnsworth Av

Elizabeth Ln

J AV

Legend
Subject Property
AURORA Planning & Zoning Division
N

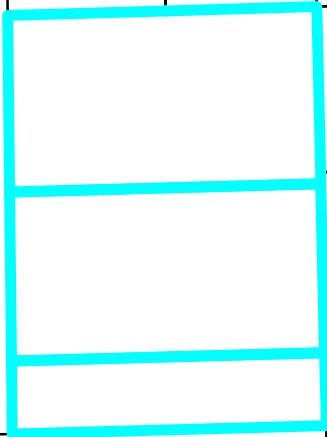
Location Map (1:100):

Molitor Rd


Elizabeth Ln

N Farnsworth Av


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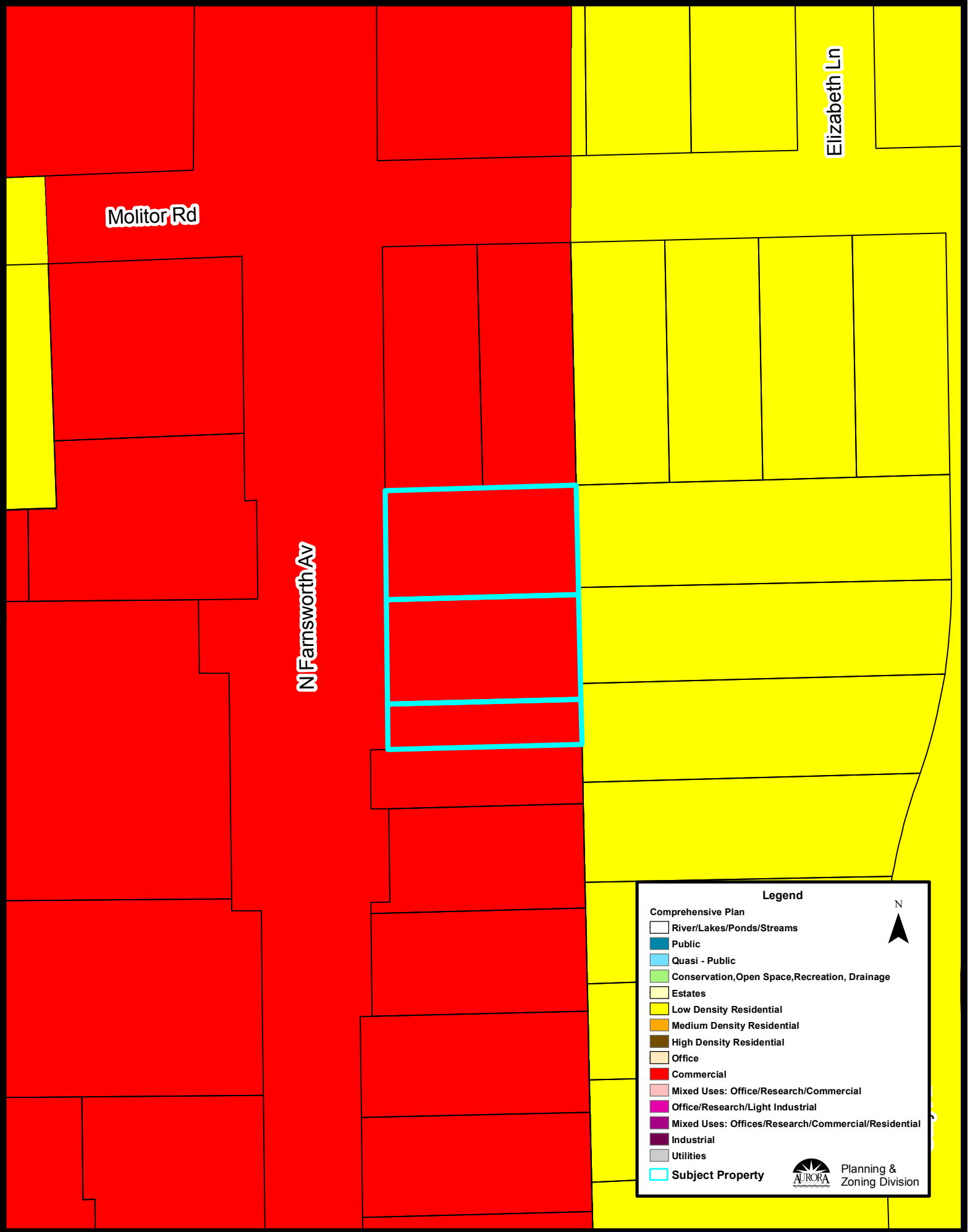
Legend
Subject Property



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Comprehensive Plan (1:100):



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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