

Property Research Sheet

Location ID#(s): 54806-54809

As of: 9/19/2018

Researched By: Steve Broadwell

Address: NO STREET ADDRESS

Current Zoning: PDD Planned Development District

Parcel Number(s): 07-21-401-088, 07-21-401-092

Comp Plan Designation: Commercial

Subdivision: of Fox Valley East, Region 1 Unit One

Size: 31.628 Acres / 1,377,715.68 Sq. Ft.

School District: SD 204 - Indian Prairie School District

Park District: FVPD - Fox Valley Park District

Ward: 10

Current Land Use

Current Land Use: Parking Lot

Zoning Provisions

Setbacks and Other Bulk Standards:

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

Setbacks are typically as follows:

Front Yard Setback: 30 feet

Side Yard Setback: 20 feet

Exterior Side Yard Setback: 30 feet **Exterior**

Side Yard Reverse Corner Setback: N/A

Rear Yard Setback: 30 feet

Exterior Rear Yard Setback: 30 feet

Setback Exceptions:

Interior Drive Yard Setback:

Other bulk standards are typically as follows:

Building Separations: 30 feet to residential;
20feet to business area

Minimum Lot Width and Area:

Maximum Lot Coverage: None except for buildings containing dwelling units for which the floor area ratio shall be no more than 40%.

Maximum Structure Height: 4 stories or sixty (60) feet, whichever is the higher

Floor Area Ratio: Pursuant to Section 3.5.b. of the plan description

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 and --.

Permitted Uses:

Permitted Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.2 and -- Permitted Exceptions: Additional Uses: 1) Auditoriums, stadiums, arenas, armories, gymnasium and other similar places for public events. 2) Bus terminals, railroad passenger stations, freight terminals, and other public transportation terminal facilities. 3) Municipal or privately owned recreation buildings and community centers. 4) Nursery schools and day nurseries. 5) Police stations and fire stations. 6) Public Buildings, including art galleries, museums and similar buildings. 7) Public telephone booths not installed in a building or structure but standing in the open for the general use of the public. 8) Public or private parks

and playground. 9) Public utility facilities, i.e. filtration plants, water reservoirs and pumping stations, heat or power plants, transformer stations and other similar facilities. 10) Radio and television transmitting or antenna towers (commercial) and other electronic equipment requiring outdoor structures, and including antenna towers used for the sending of private messages. 11) Rest homes and nursing homes. 12) Schools, elementary, high and college, public or private. 13) Clinics and medical centers. 14) Golf Courses, public or private. 15) Hospitals or sanitariums, public or private. 16) Telephone exchanges, antenna towers and other outdoor equipment essential to the operation of the exchanges.

Special Uses:

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

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 --.

Legislative History

The known legislative history for this Property is as follows:

01973-4315 approved on 7/17/1973: 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.

01973-4319 approved on 7/27/1973: AN ORDINANCE ANNEXING TERRITORY TO THE CITY OF AURORA, ILLINOIS.

01973-4323 approved on 7/27/1973: AN ORDINANCE ESTABLISHING A PLANNED DEVELOPMENT DISTRICT AND APPROVING A PLAN DESCRIPTION.

01973-4326 approved on 8/1/1973: AN ORDINANCE ANNEXING TERRITORY TO THE CITY OF AURORA, ILLINOIS.

01973-4330 approved on 8/1/1973: AN ORDINANCE ESTABLISHING A PLANNED DEVELOPMENT DISTRICT AND APPROVING A PLAN DESCRIPTION.

01993-059 approved on 7/27/1993: AN ORDINANCE AUTHORIZING AN EXTENSION OF THE FOX VALLEY EAST PRINCIPAL ANNEXATION AGREEMENT.

01993-123 approved on 12/7/1993: AN ORDINANCE PROVIDING FOR THE EXECUTION OF AN AMENDMENT AND REINSTATEMENT OF THE PRINCIPAL ANNEXATION AGREEMENT FOR REGION II OF FOX VALLEY EAST.

PDFNL1999-045 approved on 10/28/1999: RESOLUTION APPROVING A WAIVER OF FINAL PLAN REQUIREMENTS FOR THE FOX VALLEY MALL

PDFNL2003-016 approved on 4/24/2003: RESOLUTION APPROVING A WAIVER OF THE FINAL PLAN REQUIREMENTS FOR SIGNAGE AT WESTFIELD SHOPPINGTOWN FOX VALLEY LOCATED AT THE SOUTHWEST CORNER OF NEW YORK AND ROUTE 59, AURORA, ILLINOIS.

Location Maps Attached:

Aerial Overview

Location Map

Zoning Map

Comprehensive Plan Map