

Property Research Sheet

Location ID#(s): 54846

As of: 3/27/2017

Researched By: Alex Minnella

Address: 708 N State Route 59

Current Zoning: B-B(S) Business-Boulevard

Parcel Number(s): 07-21-200-048

Comp Plan Designation: Commercial

Subdivision: Lot 3 of Meijer

Size: 2.2 Acres / 95,832 Sq. Ft.

School District: SD 204 - Indian Prairie School District

Park District: FVPD - Fox Valley Park District

Ward: 10

Overall Development Name: Meijer Outlots

Current Land Use

Current Land Use: Vacant Land/Open Space

AZO Land Use Category: Business and professional, office (2400)

Non-Residential Area: 95,832 sq. ft.

Zoning Provisions

Setbacks and Other Bulk Standards:

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

Setbacks are typically as follows:

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

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

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

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

Exterior Rear Yard Setback: See section 8.6-

5.2.B.iii

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

Interior Drive Yard Setback:

Other bulk standards are typically as follows:

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

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 8.6.

Permitted Uses:

Permitted Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.2 and Section 8.6 Permitted Exceptions:

Special Uses:

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

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 Section 8.6.

Legislative History

The known legislative history for this Property is as follows:

O1998-017 approved on 2/10/1998: AN ORDINANCE 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, ILLINOIS, 60504

O1999-010 approved on 2/23/1999: AN ORDINANCE ANNEXING CERTAIN PROPERTY BEING VACANT LAND LOCATED AT THE SOUTHWEST CORNER OF LIBERTY STREET AND ROUTE 59 TO THE CITY OF AURORA PURSUANT TO AN APPROVED ANNEXATION AGREEMENT

O1999-011 approved on 2/23/1999: AN ORDINANCE 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

R1999-037 approved on 2/23/1999: RESOLUTION APPROVING A PRELIMINARY PLAN FOR MEIJER AT THE SOUTHWEST CORNER OF LIBERTY STREET AND ROUTE 59

PDFNL1999-007 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

Location Maps Attached:

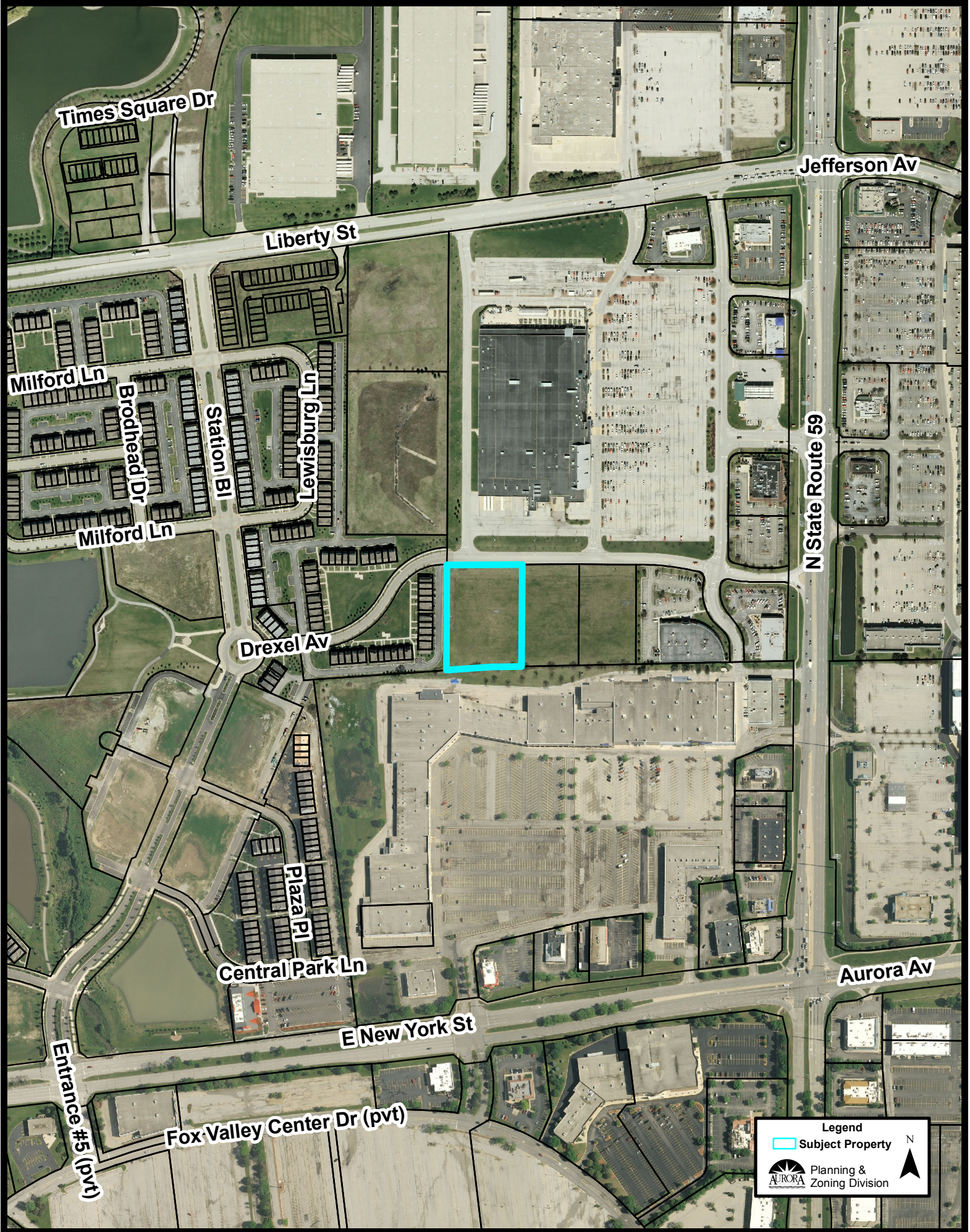
Aerial Overview

Location Map

Zoning Map

Comprehensive Plan Map

Aerial Photo (1:5,000):



Times Square Dr

Jefferson Av

Liberty St

Milford Ln

Brodhead Dr

Station Bl

Lewisburg Ln

Milford Ln

N State Route 59

Drexel Av



Central Park Ln

Plaza Pl


Aurora Av

E New York St


Entrance #5 (pvt)

Fox Valley Center Dr (pvt)

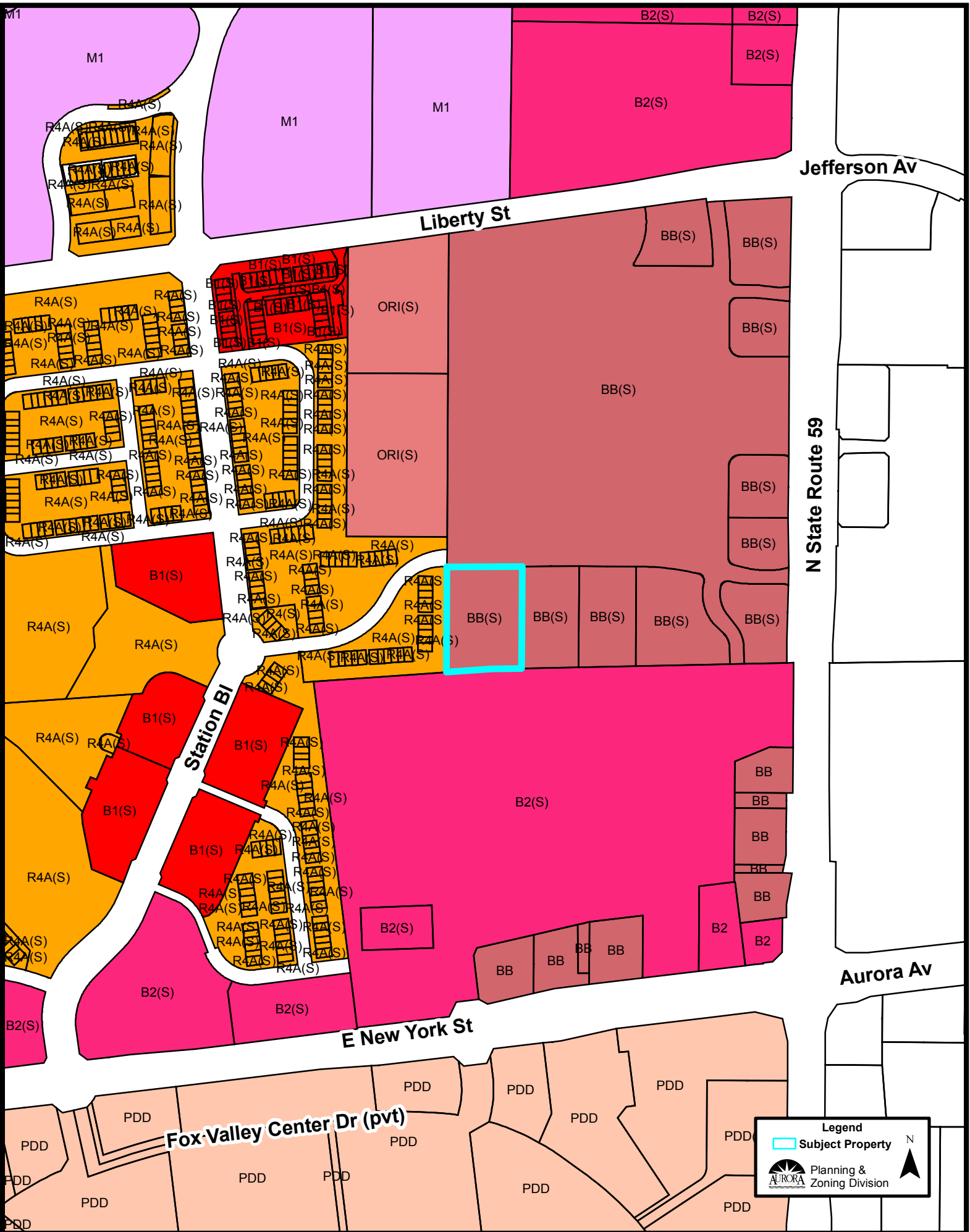
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-  Subject Property


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Zoning Map (1:5,000):



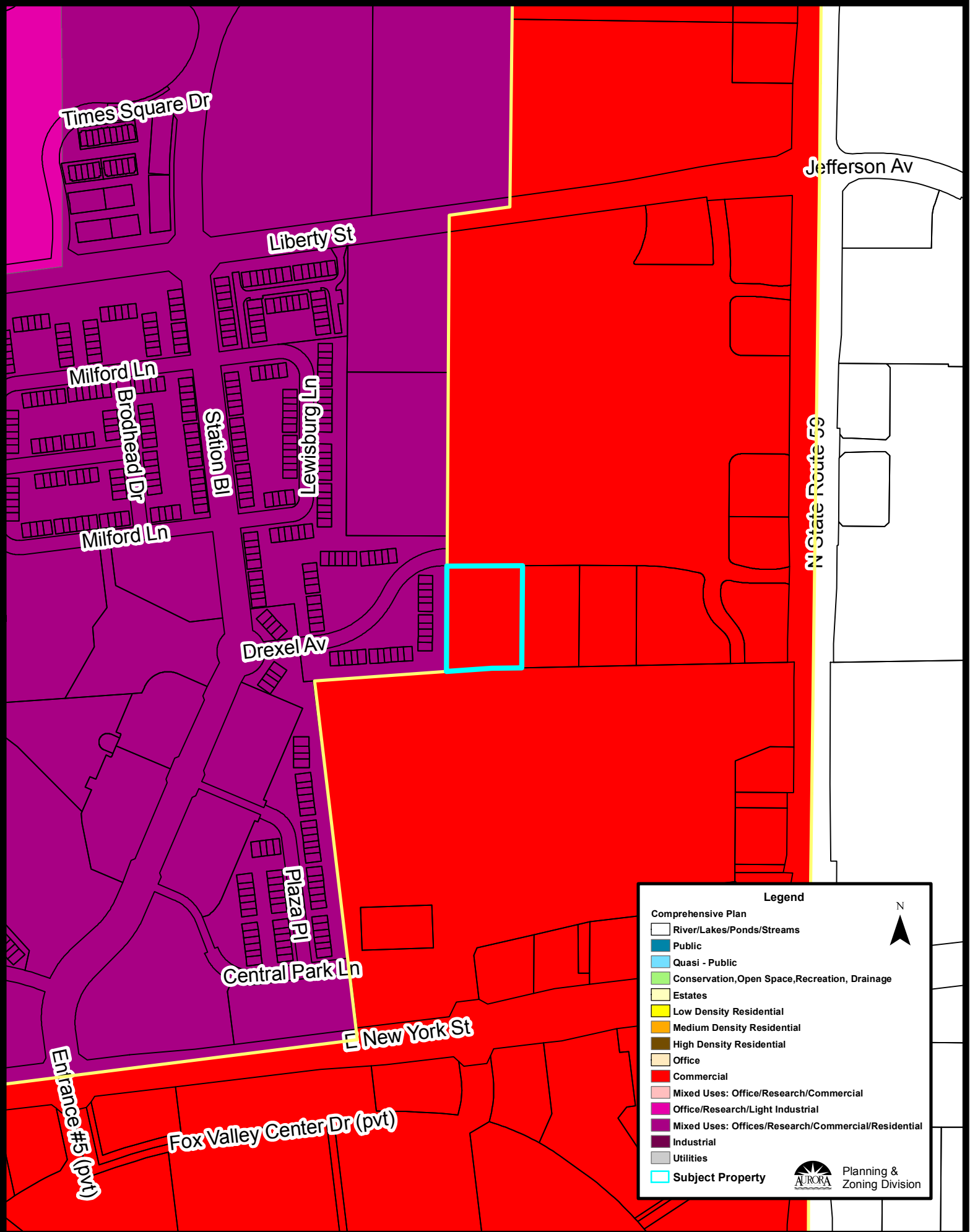
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Comprehensive Plan (1:5,000):



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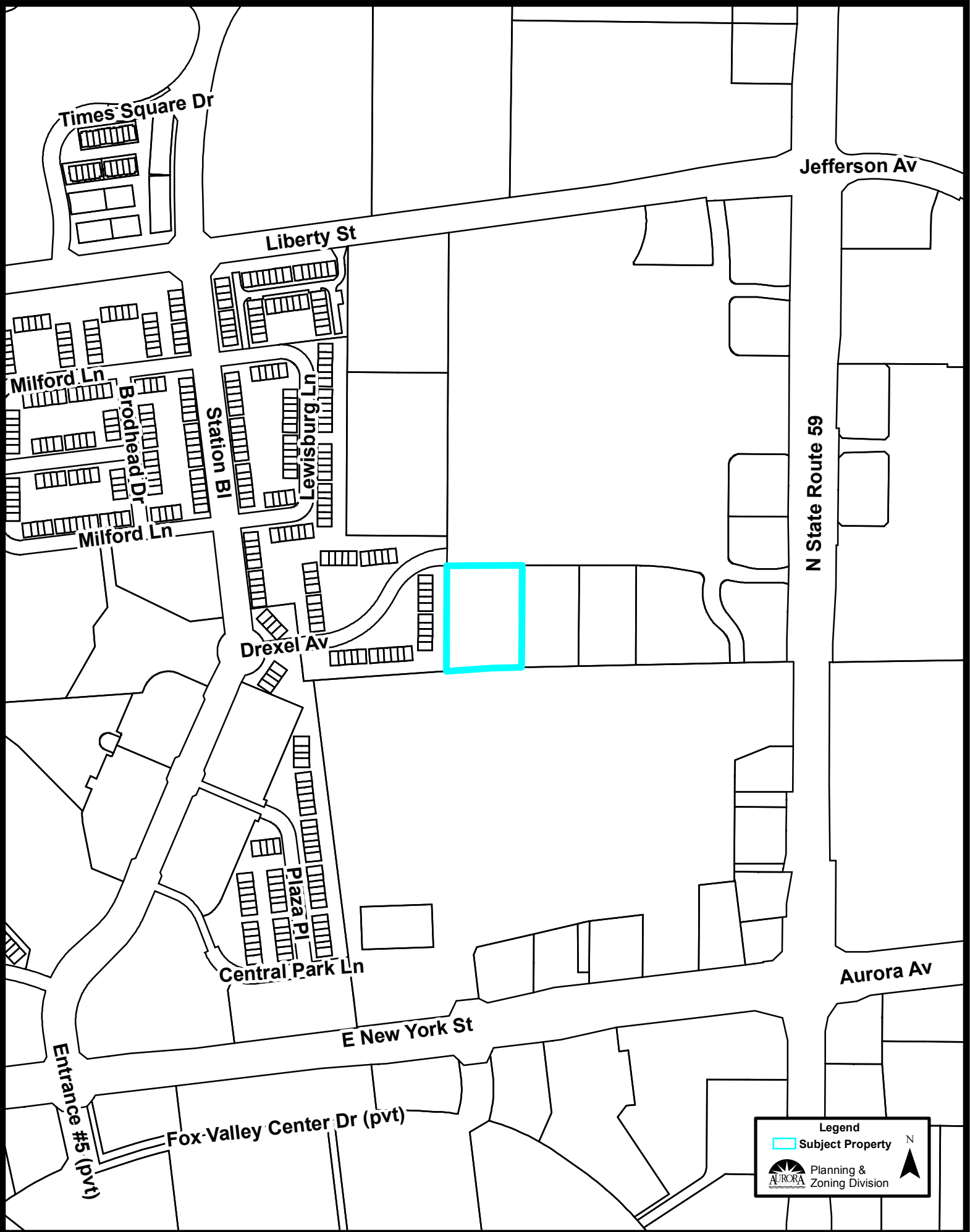
Comprehensive Plan

- 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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Location Map (1:5,000):



Legend

-  Subject Property

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