

## Property Research Sheet

**Location ID#: 71550**

As of: 4/27/2015

Researched By: Ty McCarthy

Address: 1010, 1016, 1018, 1020, 1040, 1060  
Station Blvd

Comp Plan Designation: Mixed Uses: Office /  
Research / Commercial / Residential

Subdivision: Lot 1 of Metro 59,

School District: SD 204 - Indian Prairie School  
District

Parcel Number(s): 07-16-400-045

Park District: FVPD - Fox Valley Park District

Size: 9.572266 Acres

Ward: 10

Current Zoning: R-5 Multiple-Family Dwelling  
District

Historic District: None

1929 Zoning: Not Applicable

ANPI Neighborhood: None

1957 Zoning: Not Applicable

TIF District: N/A

### Current Land Use

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Current Land Use: Vacant Land/Open Space

### Zoning Provisions

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#### Setbacks and Other Bulk Standards:

Requirements are pursuant to the Aurora Zoning Ordinance Section(s) 5 and 7.10.

Setbacks and other bulk standards are typically as follows:

**Front Yard Setback:** 25 feet to 40 feet  
based on building height

**Interior Side Yard Setback:** 10 feet to 30  
feet based on building height

**Exterior Side Yard Setback:** 10 feet

**Exterior Side Yard Reverse Corner  
Setback:** 10 feet or 50% of the exterior front  
setback required pm the adjacent lots,  
whichever is greater.

**Exterior Rear Yard Setback:** 30 feet

**Rear Yard Setback:** 30 feet

**Setback Exceptions:**

**Minimum Lot Width and Area:** 7.10

**Maximum Lot Coverage:** 40%

**Maximum Structure Height:** Typically 45  
feet

**Floor Area Ratio:** 1.0

**Minimum Primary Structure Size:** None

**Minimum Dwelling Unit Size:** 480 sq ft

#### 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 7.10.

#### Permitted Uses:

Permitted Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.2, and 7.10 Permitted Exceptions:

Special Uses:

Special Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.3, and 7.10.

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 7.10.

**Legislative History**

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The known legislative history for this Property is as follows:

**077-4600 approved on 3/22/1977:**AN ORDINANCE ANNEXING THE TERRITORY OF THE CITY OF AURORA, COUNTIES OF KANE AND DUPAGE, STATE OF ILLINOIS AND PLACING THE SAME IN A PROPER ZONING CATEGORY

**088-060 approved on 5/17/1988:** ANNEXING CERTAIN PROPERTY TO THE CITY OF AURORA PURSUANT TO AN ANNEXATION AGREEMENT FOR PROPERTY LOCATED SOUTH OF THE BURLINGTON-NORTHERN RAILROAD TRACK AND WEST OF ROUTE 59.

**093-091 approved on 10/19/1993:**CREATING A SPECIAL USE BUSINESS PLANNED DEVELOPMENT FOR A PORTION OF THE MERIDIAN BUSINESS CAMPUS, PURSUANT TO THE TERMS OF AN ANNEXATION AGREEMENT AMENDMENT

**005-115 approved on 10/25/2005:**AN ORDINANCE AMENDING ORDINANCE NUMBER 3100, BEING THE AURORA ZONING ORDINANCE AND THE ZONING MAP ATTACHED THERETO, BY REZONING PROPERTY FROM B-2 (S) AND M-1 TO R-5(S) MULTIPLE FAMILY DWELLING AND B-2(S) GENERAL RETAIL SPECIAL USE PLANNED DEVELOPMENT, AND APPROVING A PLAN DESCRIPTION FOR 25.02 ACRES LOCATED ON MERIDIAN PARKWAY, W. OF ROUTE 59 AND AT THE NORTHWEST CORNER OF STATION BOULEVARD AND LIBERTY STREET

**R06-164 approved on 4/25/2006:**RESOLUTION ACCEPTING THE DEDICATION OF RIGHT OF WAY FOR STATION BOULEVARD LOCATED WEST OF ROUTE 59

**007-109 approved on 10/9/2007:** AN ORDINANCE AMENDING ORDINANCE NUMBER 3100, BEING THE AURORA ZONING ORDINANCE AND THE ZONING MAP ATTACHED THERETO, BY REZONING PROPERTY FROM R-5(S) AND B-2(S) TO R-5(S), B-2(S) AND R-4(S) SPECIAL USE PLANNED DEVELOPMENT, AND APPROVING A REVISED PLAN DESCRIPTION FOR 25.02 ACRES TO ALLOW FOR THE CONSTRUCTION OF 429 DETACHED AND ATTACHED RESIDENTIAL UNITS ON STATION BOULEVARD BETWEEN LIBERTY STREET AND MERIDIAN LAKE DRIVE

**PDFNL12-017 approved on 8/16/2012:**RESOLUTION APPROVING THE FINAL PLAT AND PLAN ON 16.30 ACRES FOR 7 MULTI-FAMILY RESIDENTIAL BUILDINGS IN THE METRO 59 SUBDIVISION BEING VACANT LAND LOCATED WEST OF STATE ROUTE 59 BETWEEN MERIDIAN LAKE DRIVE AND MERIDIAN PARKWAY IN THE CITY OF AURORA, IL 60504

**Location Maps Attached:**

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Aerial Overview  
Aerial Map  
Zoning Map  
Comprehensive Plan Map

## Property Research Sheet

**Location ID#: 71551**

As of: 4/27/2015

Researched By: Ty McCarthy

Address: 1015, 1045, 1065 Station Blvd, 4448 Merodan Pkwy

Comp Plan Designation: Mixed Uses: Office / Research / Commercial / Residential

Subdivision: Lot 2 of Metro 59,

School District: SD 204 - Indian Prairie School District

Parcel Number(s): 07-16-400-046

Park District: FVPD - Fox Valley Park District

Size: 6.483515 Acres

Ward: 10

Current Zoning: R-5 Multiple-Family Dwelling District

Historic District: None

1929 Zoning: Not Applicable

ANPI Neighborhood: None

1957 Zoning: Not Applicable

TIF District: N/A

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### Location Maps Attached:

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Aerial Overview

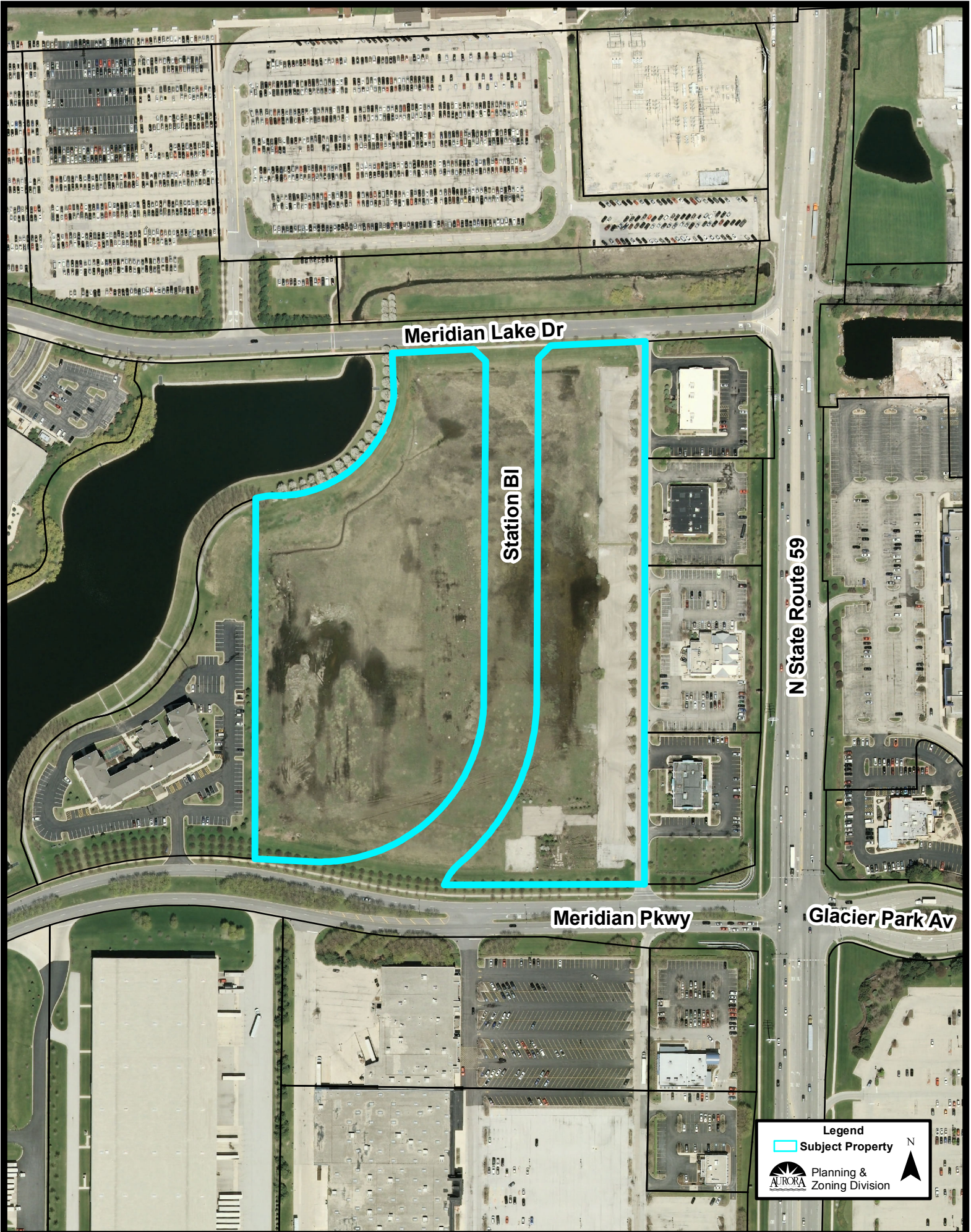
Aerial Map

Zoning Map

Comprehensive Plan Map



**Aerial Photo (1:3,000):**



**Meridian Lake Dr**

**Station Bl**

**N State Route 59**

**Meridian Pkwy**

**Glacier Park Av**

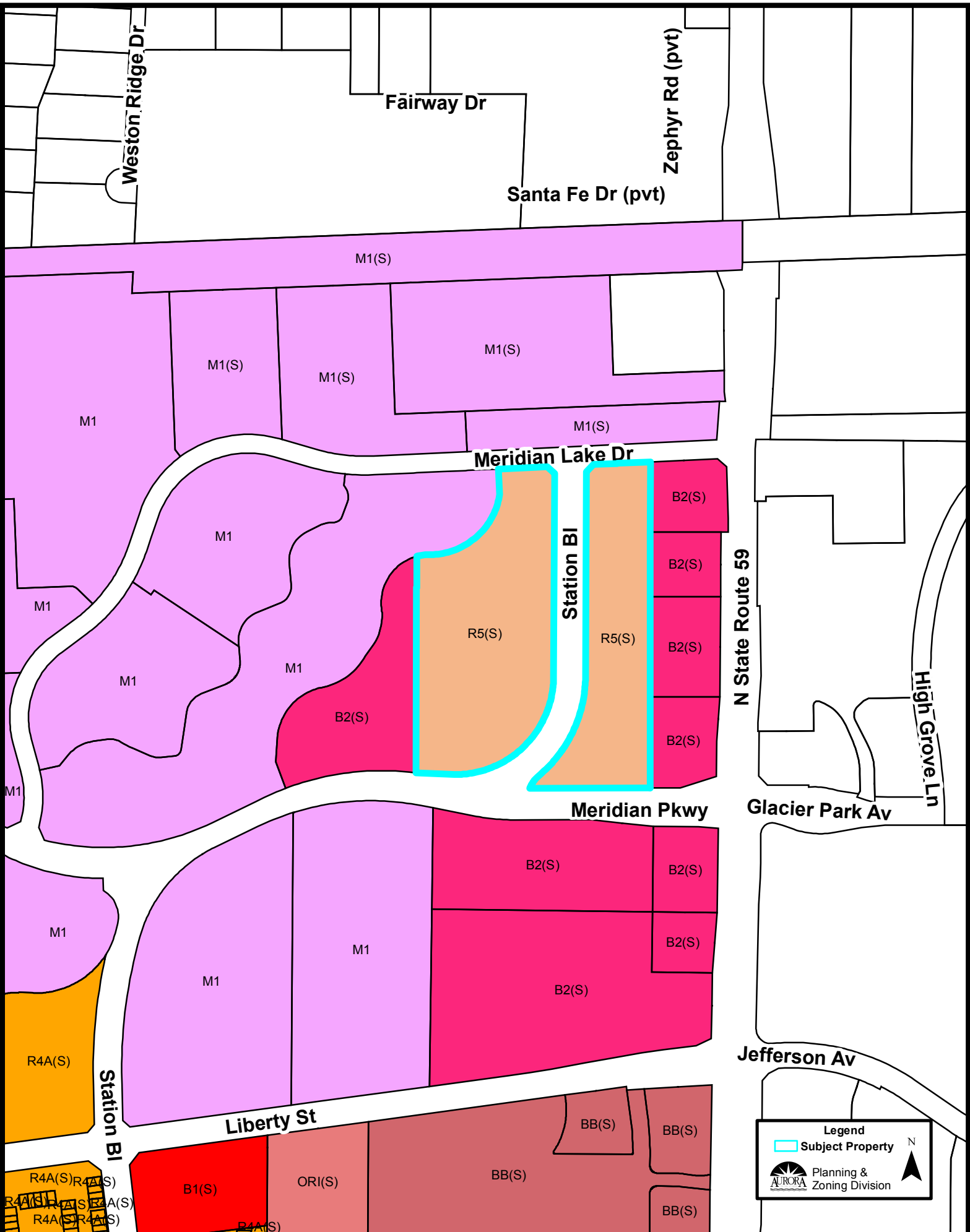
**Legend**  
[Cyan Outline] Subject Property

 **Planning & Zoning Division**

N 





Zoning Plan (1:5,000):



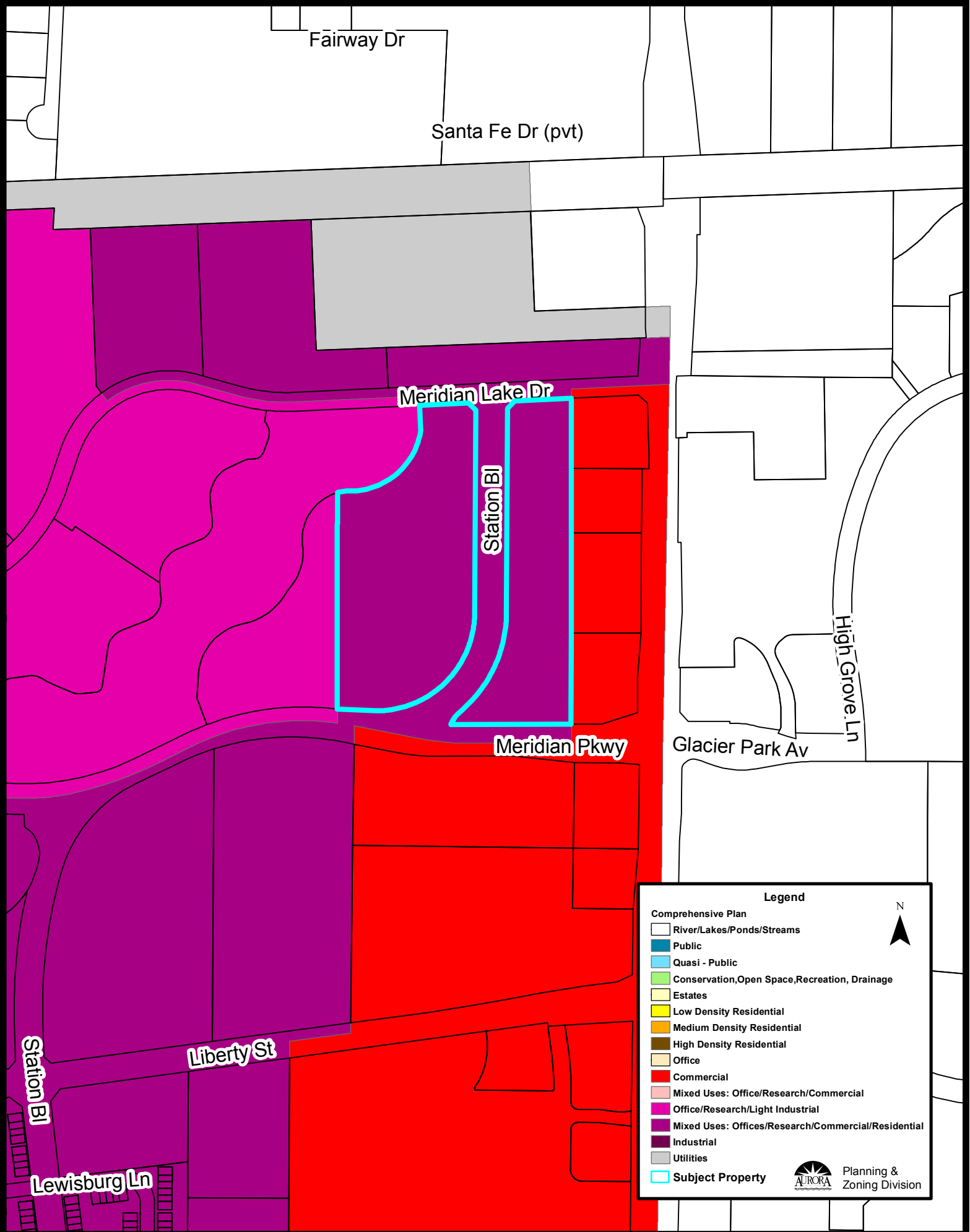
**Legend**

- Subject Property

Planning & Zoning Division

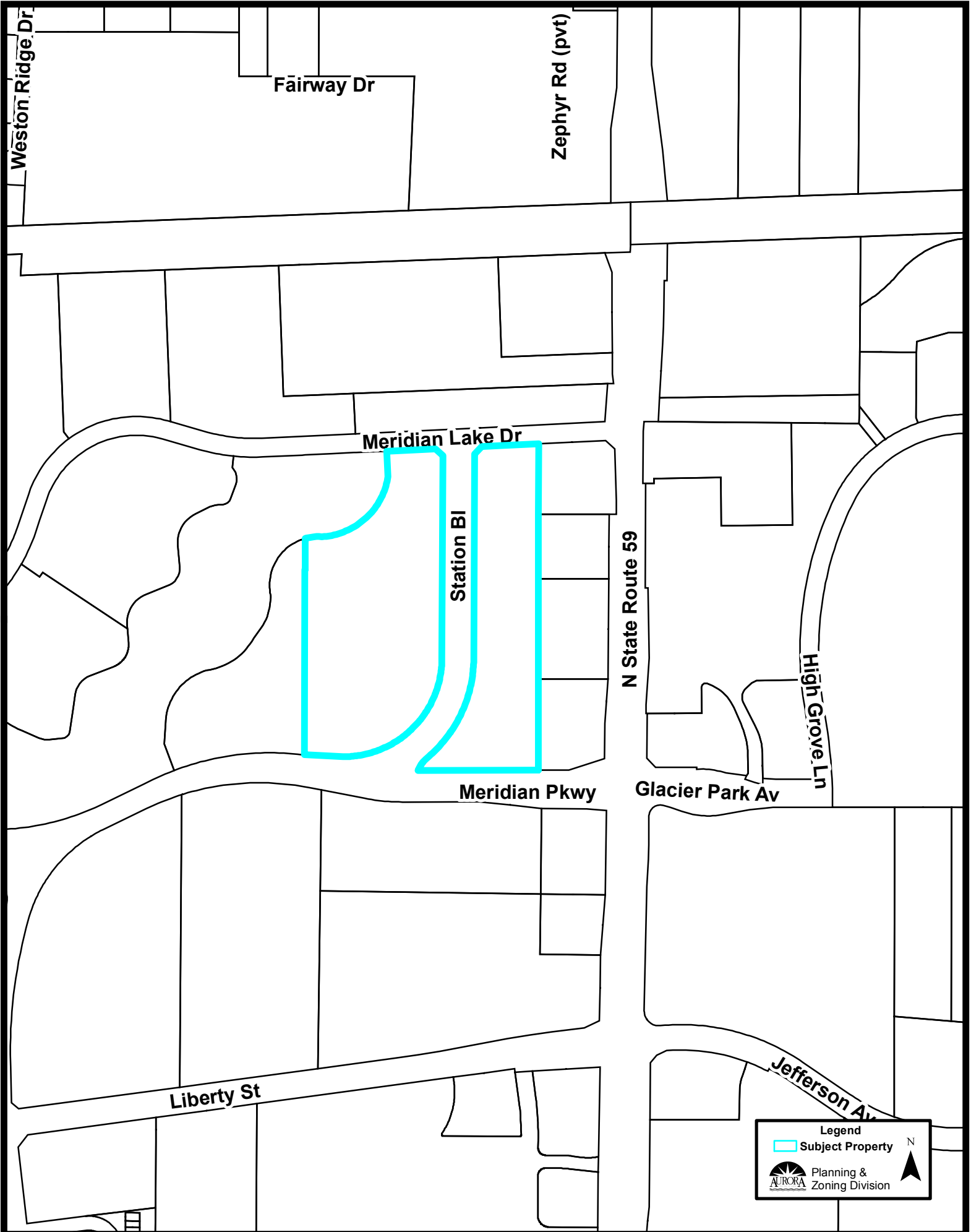


Comprehensive Plan (1:5,000):





Location Map (1:5,000):



Weston Ridge Dr

Fairway Dr

Zephyr Rd (pvt)

Meridian Lake Dr

Station BI

N State Route 59

High Grove Ln

Meridian Pkwy

Glacier Park Av

Liberty St

Jefferson Av

**Legend**  
Subject Property  
AURORA Planning & Zoning Division  
N