

Property Research Sheet

Location ID#: 57649

As of: 6/2/2015

Researched By: Ty McCarthy

Address: 480 N Oakhurst Dr

Comp Plan Designation: Office / Research / Light Industrial

Subdivision: Lot 14 of Fox Valley Properties, Phase 2

School District: SD 204 - Indian Prairie School District

Parcel Number(s): 07-20-105-003

Park District: FVPD - Fox Valley Park District

Size: 0.990211 Acres

Ward: 10

Current Zoning: B-B Business Boulevard

Historic District: None

1929 Zoning: Not Applicable

ANPI Neighborhood: None

1957 Zoning: Not Applicable

TIF District: N/A

Current Land Use

Current Land Use: Vacant Land/Open Space

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: 35 feet

Building Separations: See Section 8.6-5.2.C

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

Minimum Lot Width and Area: 150 feet

Interior Drive Yard Setback:

Maximum Structure Height: See section 8.6-5.2.A

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

Floor Area Ratio:

Exterior Side Yard Reverse Corner

Minimum Primary Structure Size:

Setback: See section 8.6-5.2.B.ii.c

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

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

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

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

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:

081-5014 approved on 9/1/1981: AN ORDINANCE PROVIDING FOR THE EXECUTION OF AN ANNEXATION AGREEMENT WITH THE OWNERS OF RECORD OF TERRITORY OF WHICH MAY BE ANNEXED TO THE CITY OF AURORA

087-5713 approved on 9/1/1987: ANNEXING CERTAIN PROPERTY TO THE CITY OF AURORA PURSUANT TO AN APPROVED ANNEXATION AGREEMENT - FOX VALLEY PROPERTIES

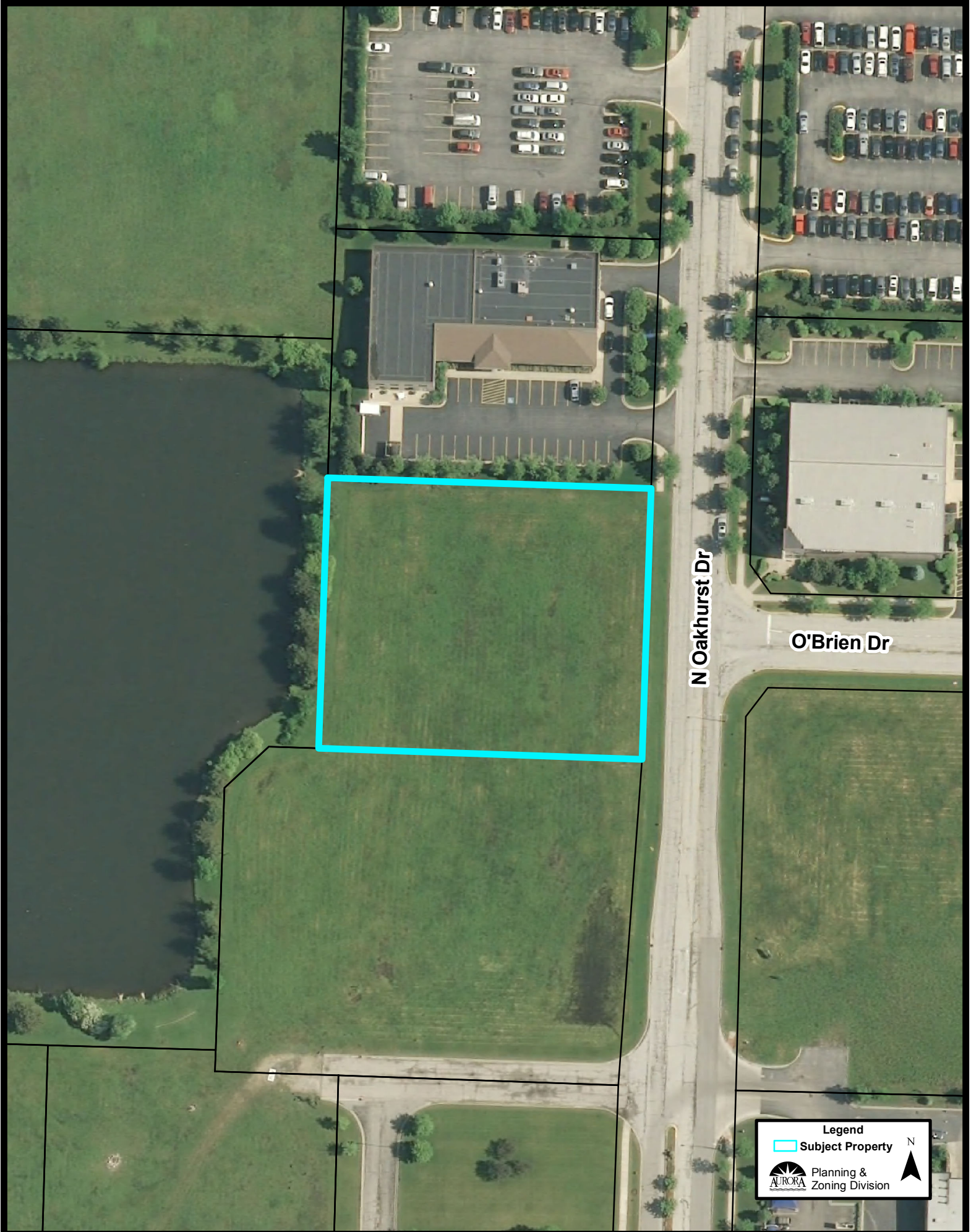
095-036 approved on 6/20/1995:REVISING AN EXISTING SPECIAL USE PERMIT BY AMENDING THE PLAN DESCRIPTION TO ADD PERMITTED USES, NEAR THE NORTHEAST CORNER OF NEW YORK STREET AND EOLA ROAD

000-007 approved on 1/25/2000:AN ORDINANCE ESTABLISHING A SPECIAL SIGN DISTRICT FOR LOTS 2-21 OF FOX VALLEY PROPERTIES PHASE 2 SUBDIVISION LOCATED AT OAKHURST DRIVE AND NEW YORK STREET


Location Maps Attached:


Aerial Overview
Aerial Map
Zoning Map
Comprehensive Plan Map

Aerial Photo (1:1,000):



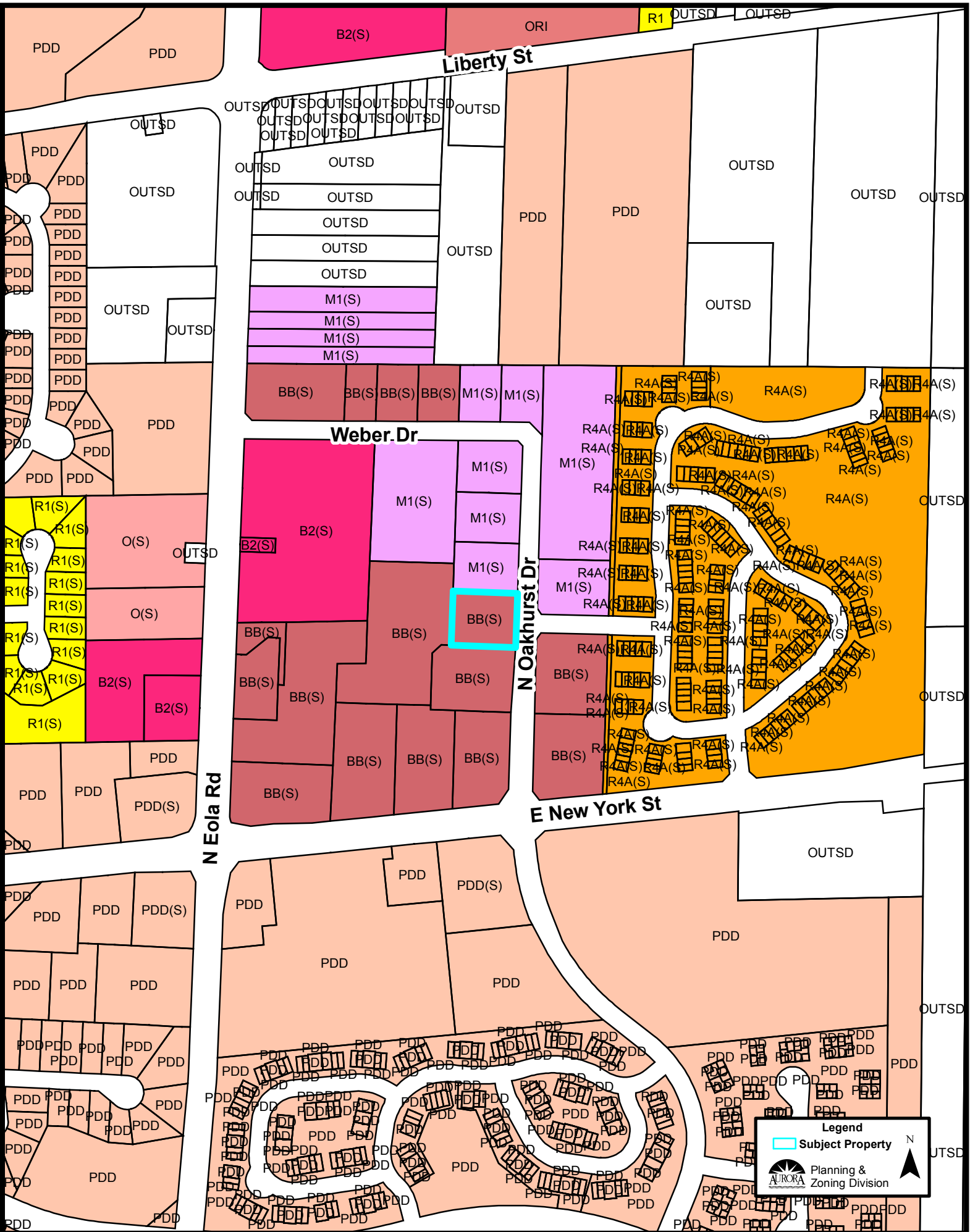
Legend

 Subject Property

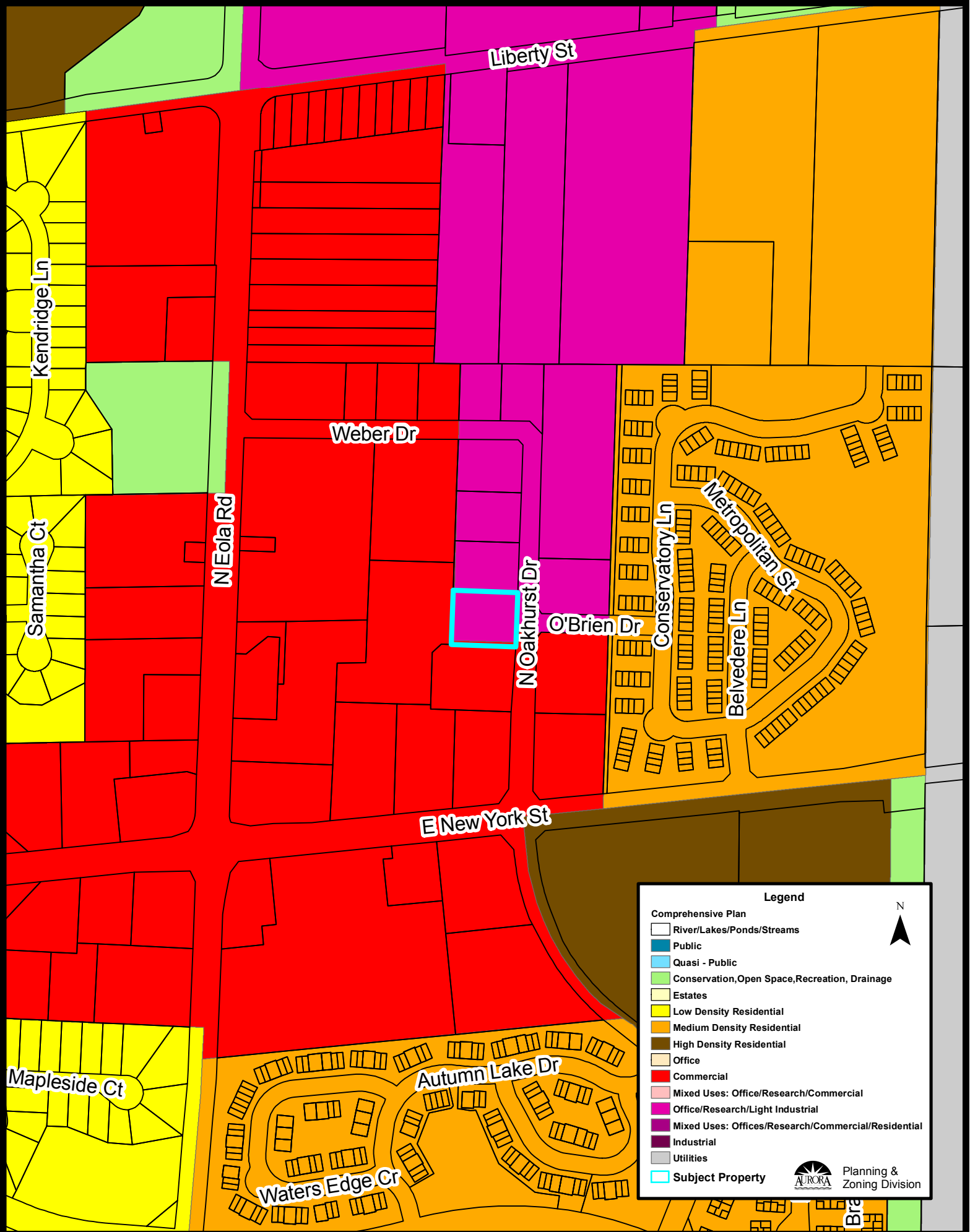
 Planning & Zoning Division

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Zoning Plan (1:5,000):



Comprehensive Plan (1:5,000):



Legend

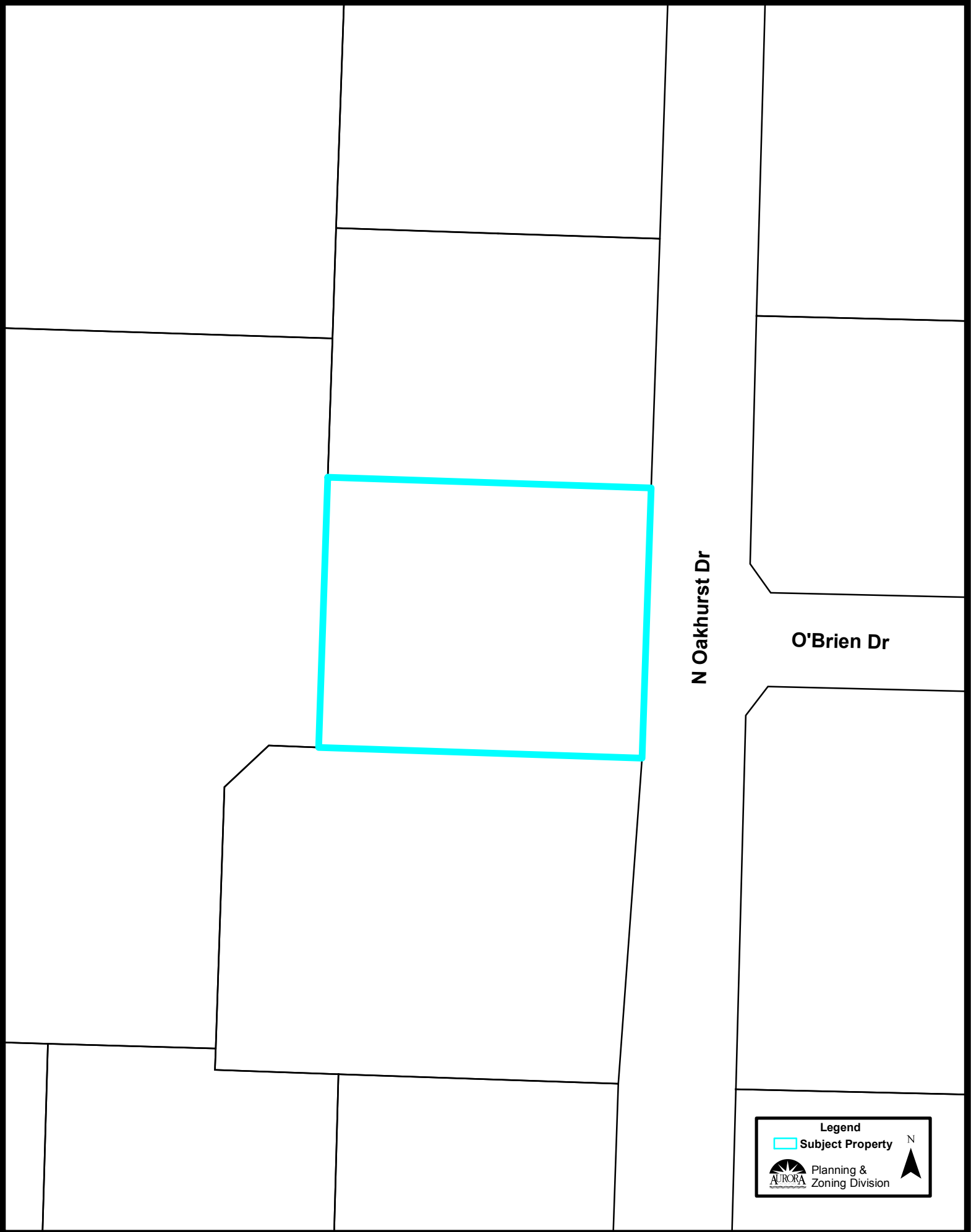
Comprehensive Plan

- 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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Planning & Zoning Division

Location Map (1:1,000):



N Oakhurst Dr

O'Brien Dr

Legend

 Subject Property

 Planning & Zoning Division

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