

Property Research Sheet

Location ID#(s): 70284

As of: 2/14/2017

Researched By: Alex Minnella

Address: 100 S River Street

Current Zoning: DF(S) Downtown Fringe with a Special Use Planned Development

Parcel Number(s): 15-22-312-011

1929 Zoning: F Industrial Districts

Subdivision: Lot 1 of River Street Plaza Phase One

1957 Zoning: B-3 Business and Wholesale District

Size: 0.23 Acres / 10,019 Sq. Ft.

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

School District: SD 129 - West Aurora School District

TIF District: TIF #3

Park District: FVPD - Fox Valley Park District

Ward: 4

Overall Development Name: River & Benton, LLC

Current Land Use

Current Land Use: Mixed Use: Commercial / Multi-Family AZO Land Use Category: Retail sales or service (2100); Multi-Family Dwelling (1140)

Number of Buildings: 1

Total Building Area: 17,420 sq. ft.

Building Built In: 1923

Number of Stories: 2

Zoning Provisions

Setbacks and Other Bulk Standards:

Requirements are pursuant to the Aurora Zoning Ordinance Section(s) 5 and Section 8.8.

Setbacks are typically as follows:

Front Yard Setback: Exterior yards (all structures including buildings and parking but excluding

sidewalks)- 10 feet, Pocus Building- 0 feet

Side Yard Setback: Interior yards (all structures including buildings and parking but excluding sidewalks) - 10 feet, Pocus Building- 10 feet

Exterior Side Yard Setback: Exterior yards (all structures including buildings and parking but excluding sidewalks)- 10 feet, Pocus Building- 0 feet **Exterior Side Yard Reverse Corner**

Setback: Exterior yards (all structures including buildings and parking but excluding sidewalks) - 10 feet, Pocus Building - 0 feet

Rear Yard Setback: River Yard - New and Existing Structure- There shall be a minimum separation of 50 feet between any building and the Fox River 100-Y car Flood Elevation as delineated at the time of Final Plan and Plat approval. However, a separation of 40 feet shall be allowed at the closest point between the structures and the 100-Year Flood Elevation line as long as the average separation is 50 feet. The area starting one foot east of the Pocus Building and extending to the 100-Year Flood line is to be dedicated to a public entity for park purposes , with the minimum building setback from the new property line being 10 feet, but 0 feet for the Pocus Building. A Public Access Easement a minimum of 20 feet in width shall be dedicated from the River

Street right-of-way eastward between Buildings I & II for access to the land to be dedicated to a public entity along the river.
Exterior Rear Yard Setback: Exterior yards (all structures including buildings and parking but

excluding sidewalks) - 10 feet, Pocus Building - 0 feet
Setback Exceptions: None
Interior Drive Yard Setback: Building and Parking (River yard) - 15 feet

Other bulk standards are typically as follows:

Building Separations: None
Minimum Lot Width and Area: None
Maximum Lot Coverage: None
Maximum Structure Height: Maximum Building Height within 200 feet of the Fox River 100-Year Flood Elevation - 60 feet

Floor Area Ratio: None
Minimum Primary Structure Size: None
Minimum Dwelling Unit Size: None
Minimum floor area per dwelling unit: One bedroom - 800 sq. ft., with no more than 2 units per floor at the minimum. Two bedroom - 900 sq. ft.
Maximum Density: None

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 8.8.

Permitted Uses:

Permitted Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.2 and Section 8.8 Permitted Exceptions:

Special Uses:

Special Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.3 and Section 8.8.

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 8.8.

Legislative History

The known legislative history for this Property is as follows:

O1987-5692 approved on 7/21/1987: An Ordinance amending the Aurora Zoning Ordinance, being Ordinance No. 3100, as amended

R2005-510 approved on 11/22/2005: Resolution to Enter into Professional Fee Agreement with River and Benton, L.L.C.

O2006-019 approved on 3/28/2006: AN ORDINANCE AMENDING ORDINANCE NUMBER 3100, BEING THE AURORA ZONING ORDINANCE AND THE ZONING MAP ATTACHED THERETO, BY REZONING PROPERTY FROM B-3 BUSINESS AND WHOLESALE TO DF DOWNTOWN FRINGE DISTRICT SPECIAL USE PLANNED DEVELOPMENT, AND APPROVING A PLAN DESCRIPTION FOR 5.86 ACRES LOCATED ON RIVER STREET BETWEEN CROSS STREET AND BENTON STREET

R2006-128 approved on 3/28/2006: A RESOLUTION APPROVING A PRELIMINARY PLAT AND PLAN FOR PROPERTY LOCATED ON RIVER STREET BETWEEN CROSS STREET AND BENTON STREET

R2006-129 approved on 3/28/2006: RESOLUTION AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT WITH RIVER & BENTON, LLC

PDFNL2006-014 approved on 4/27/2006: RESOLUTION APPROVING THE FINAL PLAT AND PLAN FOR RIVER STREET PLAZA SUBDIVISION BEING VACANT LAND FOR UPPER SCALE MIXED USE RESIDENTIAL AND COMMERCIAL ON RIVER STREET BETWEEN CROSS STREET AND BENTON STREET IN THE CITY OF AURORA, IL. 60506

PDFNL2007-011 approved on 3/15/2007: RESOLUTION APPROVING A FINAL PLAN WAIVER ON 3.49 ACRES FOR A LANDSCAPE PLAN FOR RIVER STREET PLAZA PHASE ONE LOCATED ON THE EAST SIDE OF RIVER STREET BETWEEN BENTON AND CROSS STREETS

R2008-424 approved on 9/10/2008: RESOLUTION AUTHORIZING THE EXECUTION OF FIRST AMENDMENT TO THE REDEVELOPMENT AGREEMENT

R2009-179 approved on 4/28/2009: RESOLUTION AUTHORIZING THE EXECUTION OF THE SECOND AMENDMENT TO THE REDEVELOPMENT AGREEMENT WITH RIVER AND BENTON, LLC

PDFNL2012-018 approved on 8/16/2012: RESOLUTION APPROVING A REVISION TO THE FINAL PLAN ON PHASE 1 OF THE RIVER STREET PLAZA SUBDIVISION LOCATED AT 140 AND 160 S. RIVER STREET

R2012-245 approved on 9/11/2012: RESOLUTION APPROVING A REDEVELOPMENT AGREEMENT BETWEEN THE CITY OF AURORA, CENTRUE BANK AND RIVER AND BENTON LLC

Location Maps Attached:

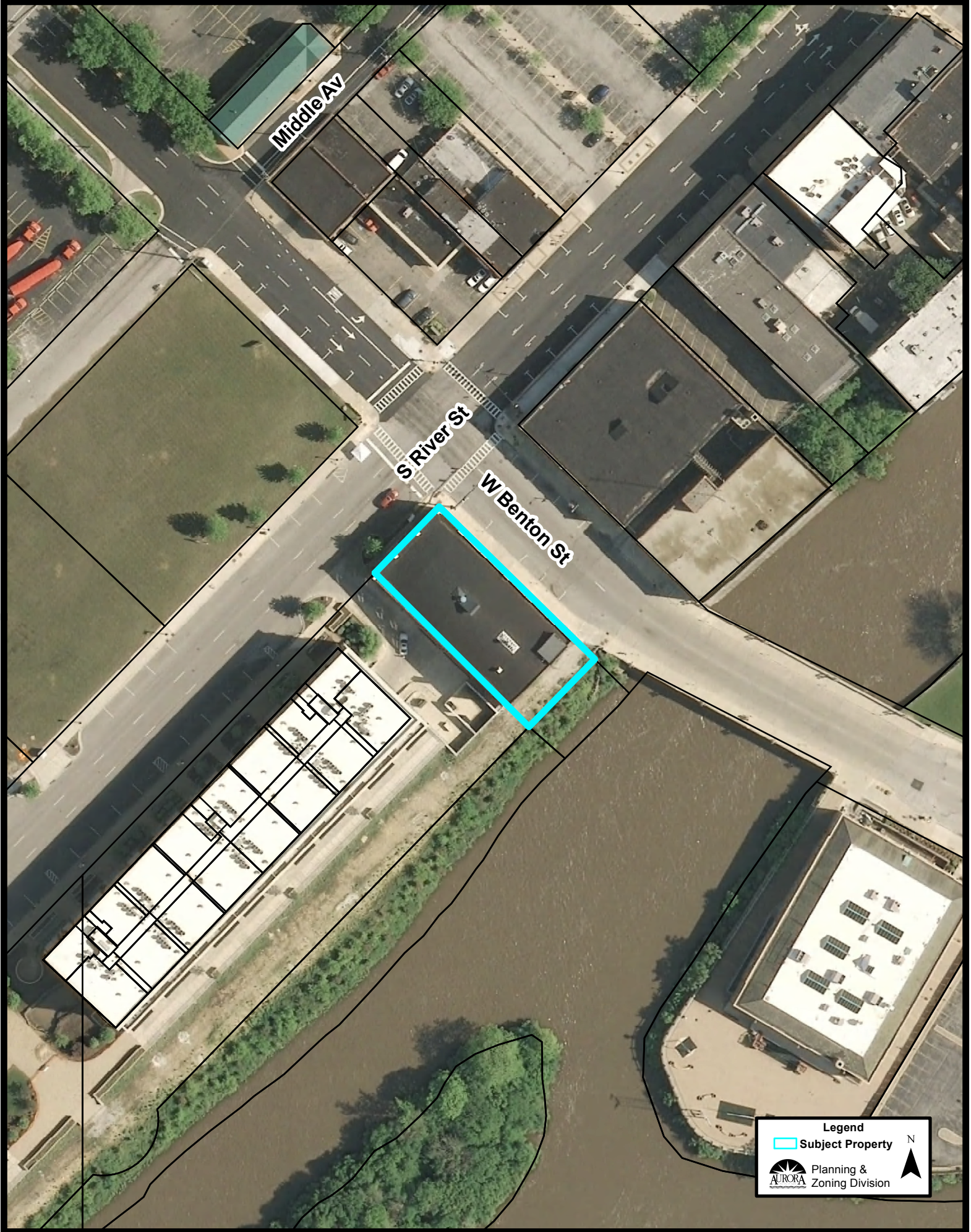
Aerial Overview

Location Map


Zoning Map


Comprehensive Plan Map


Aerial Photo (1:1,000):



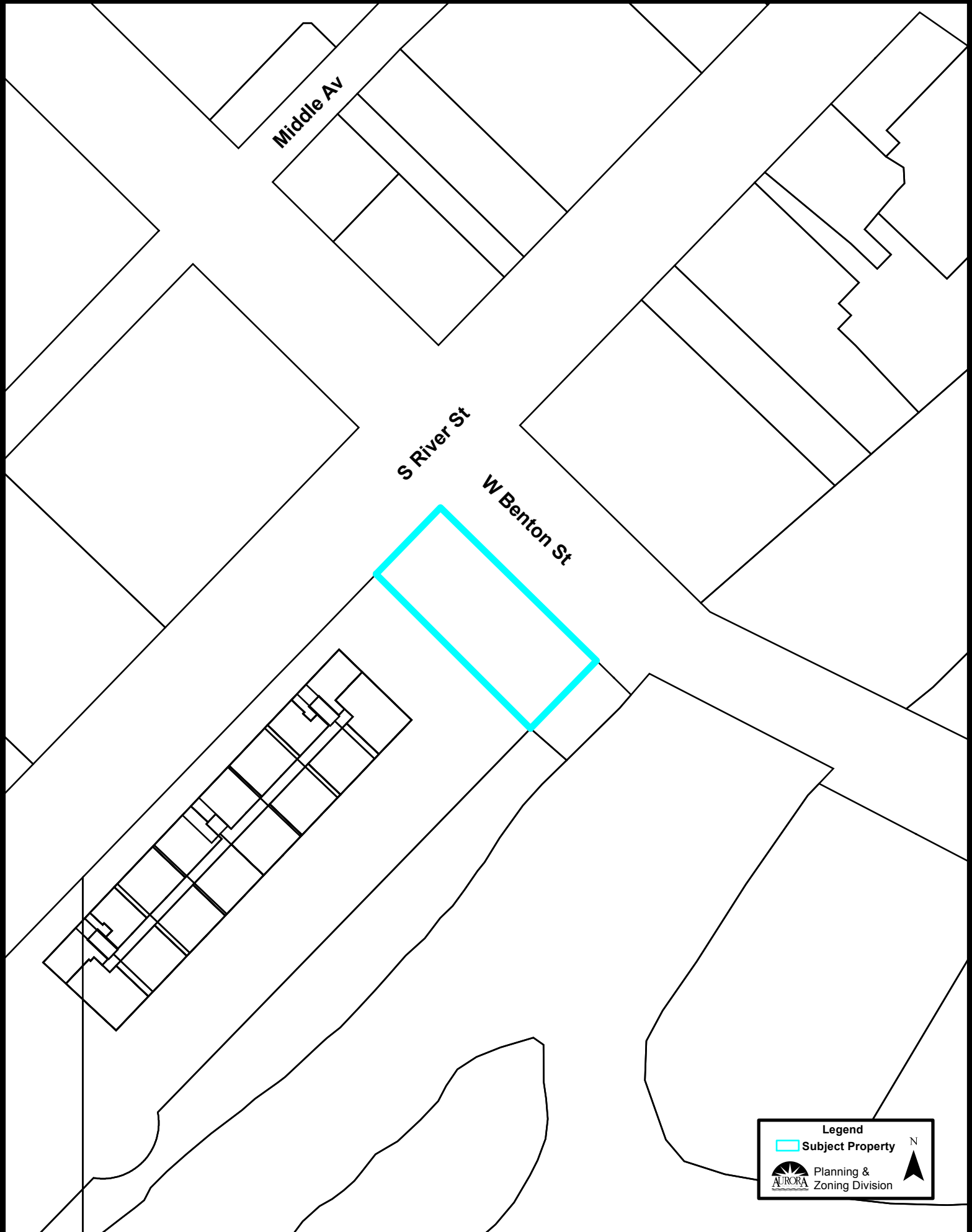
Legend

 Subject Property

 N

 Planning & Zoning Division

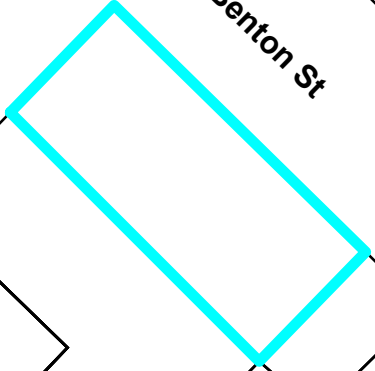
Location Map (1:1,000):




Middle Av


S River St


W Benton St



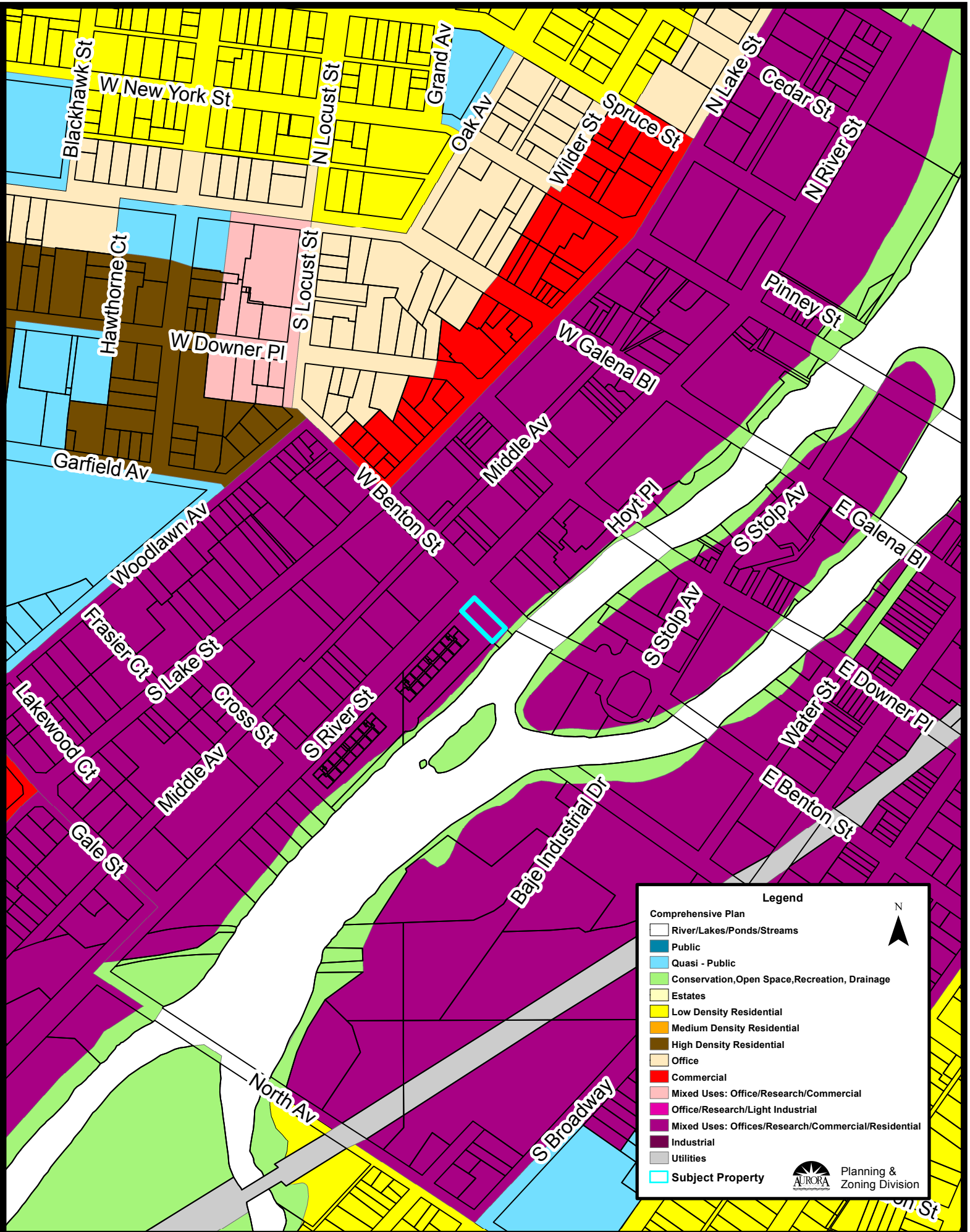
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 Subject Property

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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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