

## Property Research Sheet

**Location ID#: 67574**

As of: 09/23/2015

Researched By: Ty McCarthy

Address: 35 S State Route 59

Comp Plan Designation: Commercial

Subdivision: Lot 2 of Turtle Wax

School District: SD 204 - Indian Prairie School District

Parcel Number(s): 07-21-400-014

Park District: FVPD - Fox Valley Park District

Size: 1.327 Acres

Ward: 10

Current Zoning: PDD Planned Development District

Historic District: None

1929 Zoning: Not Applicable

ANPI Neighborhood: None

1957 Zoning: Not Applicable

TIF District: N/A

### Current Land Use

Current Land Use: Commercial

Total Building Area: 9,780 sq. ft.

Number of Buildings: 1

Number of Stories: 1

Building Built In: 1990

Parking Spaces: 30

### Zoning Provisions

#### Setbacks and Other Bulk Standards:

Requirements are pursuant to the Aurora Zoning Ordinance Section(s) 5 and 8.3.

Setbacks and other bulk standards are typically as follows:

**Front Yard Setback:** From Tollway - 75 feet; from Arterial - 30 feet; from other - 15 feet to 20 feet based on building height.

**Interior Side Yard Setback:** From Fox River - 30 Feet; from residential 20 feet to 30 feet based on building height; from other 5 feet.

**Interior Drive Yard Setback:** 5 feet

**Exterior Side Yard Setback:** From Tollway - 75 feet; from Arterial - 30 feet; from other 15 feet to 20 feet based on building height.

**Exterior Rear Yard Setback:** From Tollway - 75 feet; from Arterial - 30 feet; from other 15 feet to 20 feet based on building height.

**Rear Yard Setback:** From Fox River - 30 Feet; from residential 20 feet to 30 feet based on building height; from other - 8 feet.

**Minimum Lot Width and Area:** None.

**Maximum Lot Coverage:** None.

**Maximum Structure Height:** None.

**Floor Area Ratio:** None.

**Minimum Primary Structure Size:** None.

**Minimum Dwelling Unit Size:** The total square footage permitted for the residential use shall not exceed the total first floor square footage that is utilized for the office or business use.

### 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 8.3.

### Permitted Uses:

Permitted Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.2, and 8.3

### Special Uses:

Special Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.3, and 8.3.

### 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 8.3.

## **Legislative History**

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The known legislative history for this Property is as follows:

**073-4315 approved on 7/17/1973:**AN ORDINANCE PROVIDING FOR THE ANNEXATION AGREEMENT WITH THE OWNERS OF RECORD OF TERRITORY WHICH MAY BE ANNEXED TO THE CITY OF AURORA

**073-4326 approved on 8/1/1973:** AN ORDINANCE ANNEXING TERRITORY TO THE CITY OF AURORA, ILLINOIS

**073-4330 approved on 8/1/1973:**AN ORDINANCE ESTABLISHING A PLANNED DEVELOPMENT DISTRICT AND APPROVING A PLAN DESCRIPTION

**089-047 approved on 6/6/1989:**PROVIDING FOR THE EXECUTION OF AN ANNEXATION AGREEMENT WITH LAVERN AND CLARA JACKSON, AS OWNERS OF RECORD, AND THE ARGENT GROUP, AS THE CONTRACT PURCHASER, OF APPROXIMATELY TWO ACRES OF PROPERTY LOCATED NEAR THE SOUTHWEST CORNER OF ROUTE 59 AND SOUTH ROAD, SAID TERRITORIES WHICH MAY BE ANNEXED TO THE CITY OF AURORA.

**089-072 approved on 8/1/1989:**ANNEXING CERTAIN PROPERTY LOCATED NEAR THE SOUTHWEST CORNER OF ROUTE 59 AND SOUTH ROAD TO THE CITY OF AURORA PURSUANT TO AN APPROVED ANNEXATION AGREEMENT- ARGENT CORPORATION.

**089-073 approved on 8/1/1989:** GRANTING A SPECIAL USE PERMIT FOR A CAR WASH AND AUTO MALL AT THE SOUTHWEST CORNER OF ROUTE 59 AND SOUTH ROAD. ARGENT GROUP.

**093-123 approved on 12/7/1993:**AN ORDINANCE PROVIDING FOR THE EXECTUION OF AN AMENDEMNT AND RESTATEMENT OF THE PRINICIPAL ANNEXATION AGREEMENT FOR REGION II OF FOX VALLEY EAST

**093-124 approved on 12/7/1993:**AN ORDINANCE APPROVING A PLAN DESCRIPTION MODIFICATION FOR CERTAIN PORTIONS OF FOX VALLEY EAST REGION II

**PDFNL04-004 approved on 3/25/2004:** RESOLUTION APPROVING THE FINAL PLAT FOR A TWO LOT RESUBDIVISION OF TURTLE WAX SUBDIVISION, BEING VACANT LAND LOCATED AT 35 S. ROUTE 59 IN THE CITY OF AURORA, IL.

**Location Maps Attached:**

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Aerial Overview

Location Map

Zoning Map

Comprehensive Plan Map




McCoy Dr


Argent Ln (pvt)

S State Route 59

Westbrook Dr

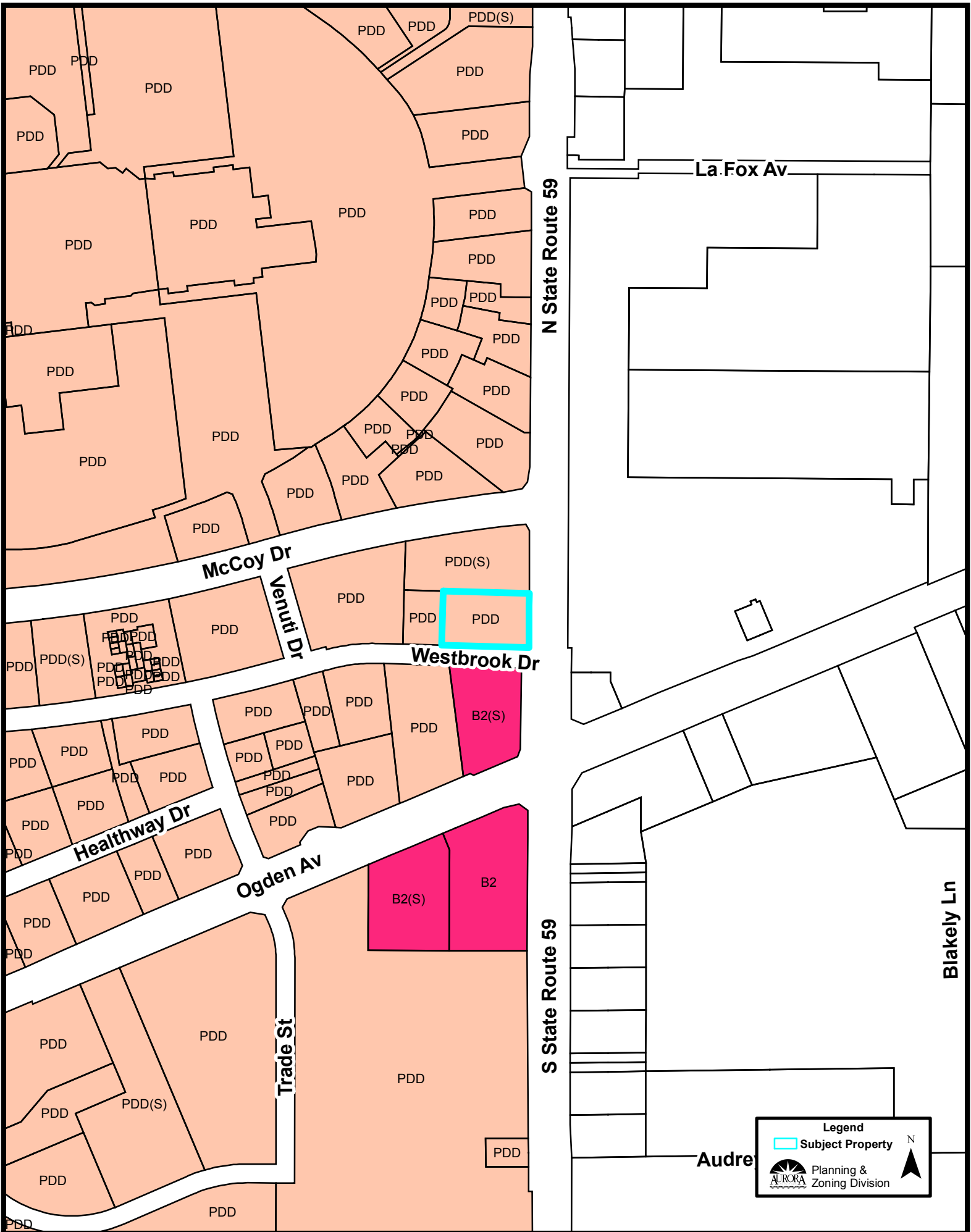
**Legend**  
[Cyan Box] Subject Property

 Planning & Zoning Division

N 



**Zoning Plan (1:5,000):**



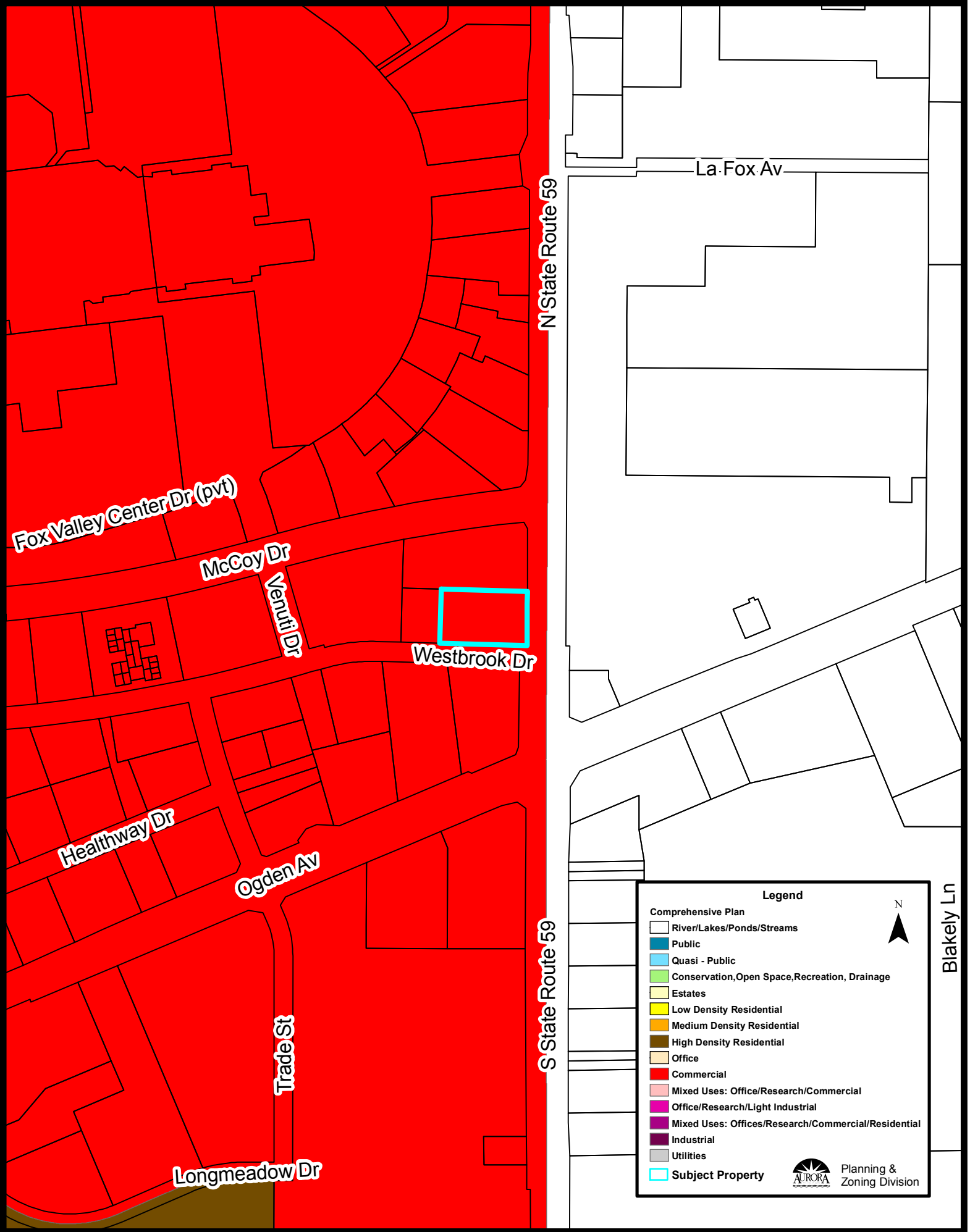
**Legend**

- Subject Property

**AURORA** Planning & Zoning Division

N

Comprehensive Plan (1:5,000):



Location Map (1:1,000):

McCoy Dr


Argent Ln (pvt)





S State Route 59

Westbrook Dr

**Legend**

 Subject Property

 N

 Planning & Zoning Division