

Property Research Sheet

Location ID#(s): 54848

As of: 3/7/2017

Researched By: Jill Morgan

Address: 724 N State Route 59

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

Parcel Number(s): 07-21-200-046

1929 Zoning: Not Applicable

Subdivision: Lot 5 of Meijer

1957 Zoning: Not Applicable

Size: 1.61 Acres / 70,132 Sq. Ft.

Comp Plan Designation: Commercial

School District: SD 204 - Indian Prairie School District

ANPI Neighborhood: None

Park District: FVPD - Fox Valley Park District

TIF District: N/A

Ward: 10

Historic District: None

Overall Development Name: Meijer Outlots

Current Land Use

Current Land Use: Vacant Land/Open Space (2400) AZO Land Use Category: Business and professional, office

Non-Residential Area: 70,132 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.

Miscellaneous Notes on History

None

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

PDFNL2004-003 approved on 2/26/2004: RESOLUTION APPROVING THE FINAL PLAN ON LOTS 4 AND 5 OF THE MEIJER SUBDIVISION FOR A RETAIL STRIP CENTER LOCATED WEST OF ROUTE 59 AND SOUTH OF LIBERTY STREET IN AURORA, ILLINOIS.

Location Maps Attached:

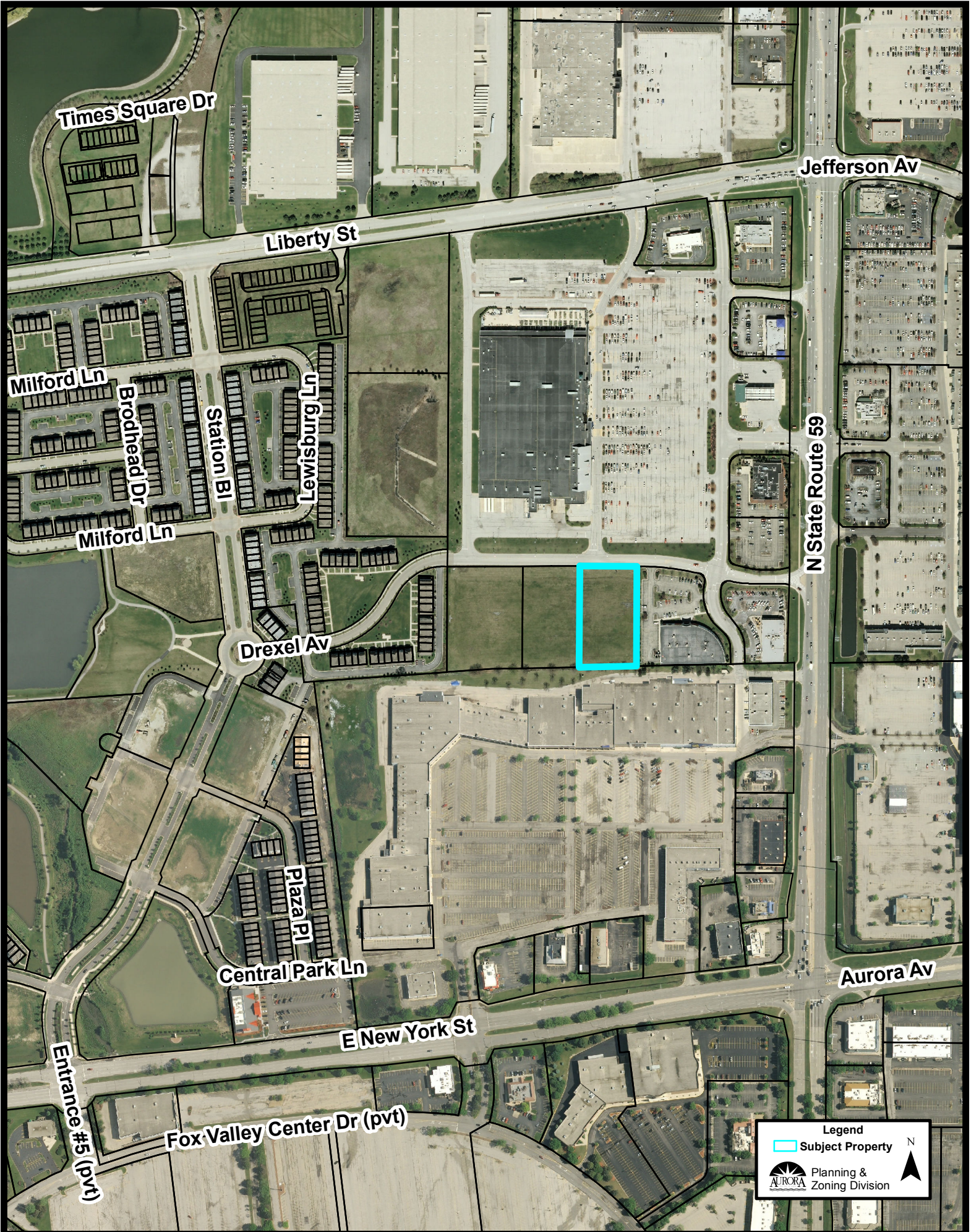
Aerial Overview

Location Map

Zoning Map

Comprehensive Plan Map


Aerial Photo (1:5,000):



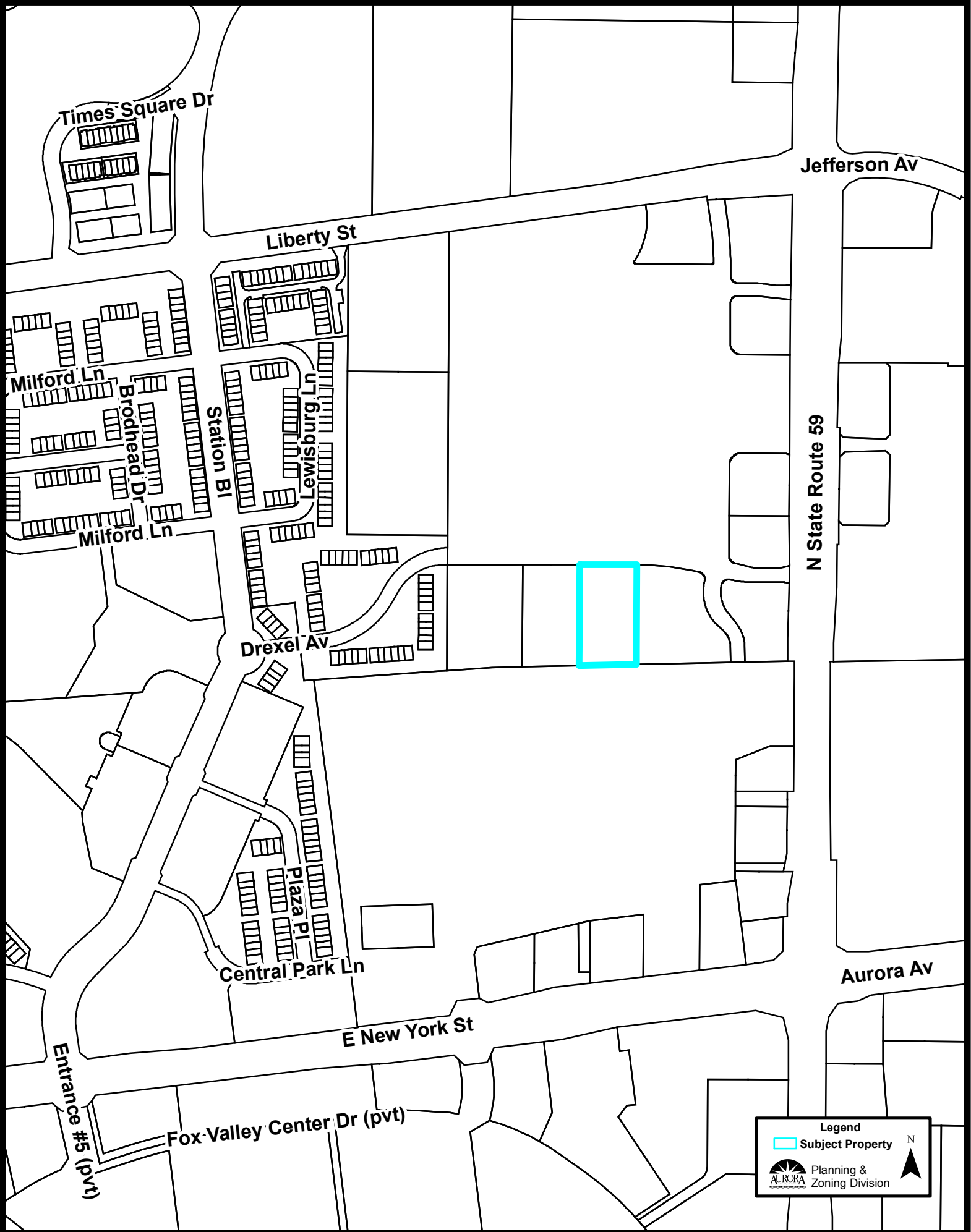
Legend

- Subject Property

Planning & Zoning Division

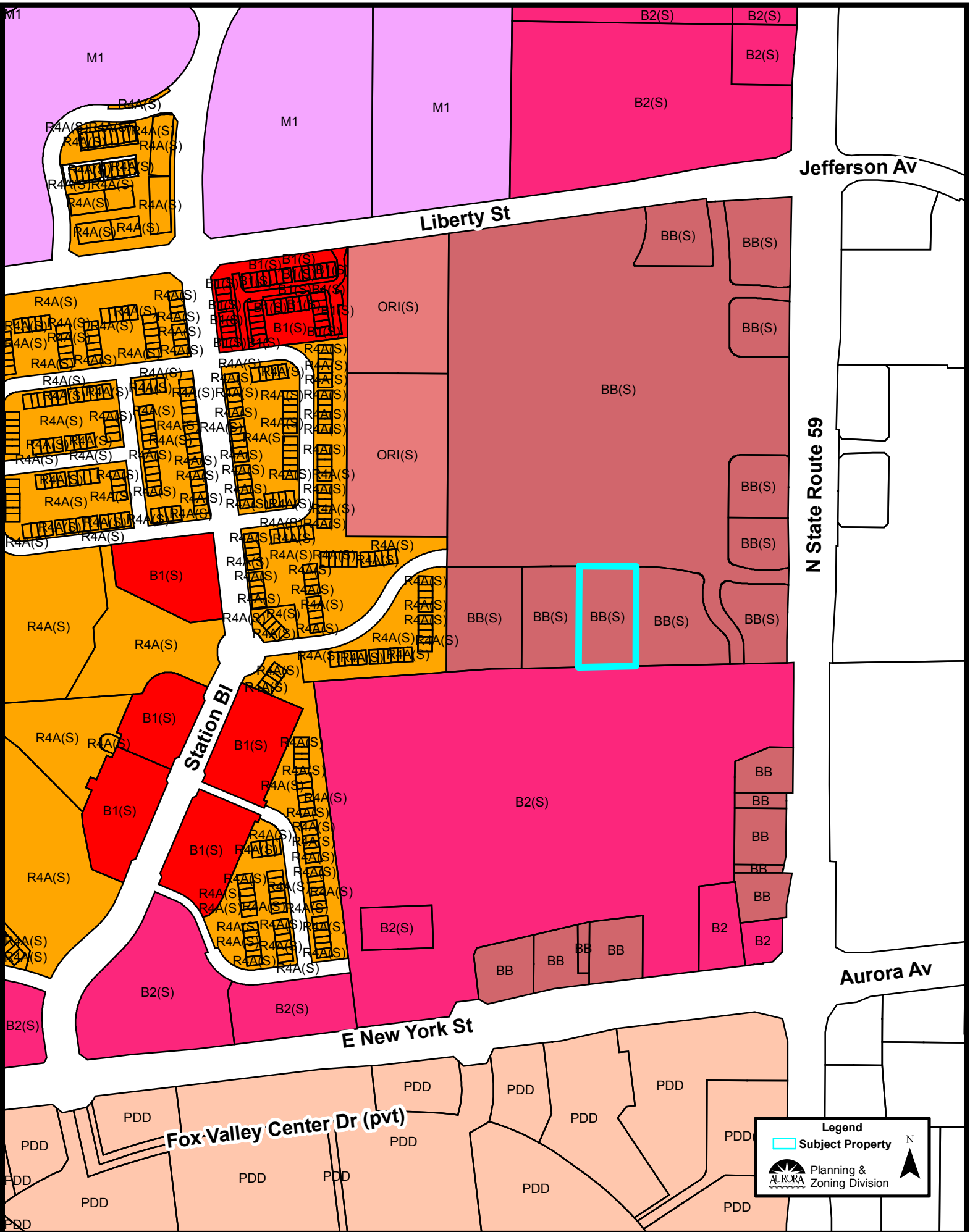


Location Map (1:5,000):





Legend
Subject Property
AURORA Planning & Zoning Division
N


Zoning Map (1:5,000):



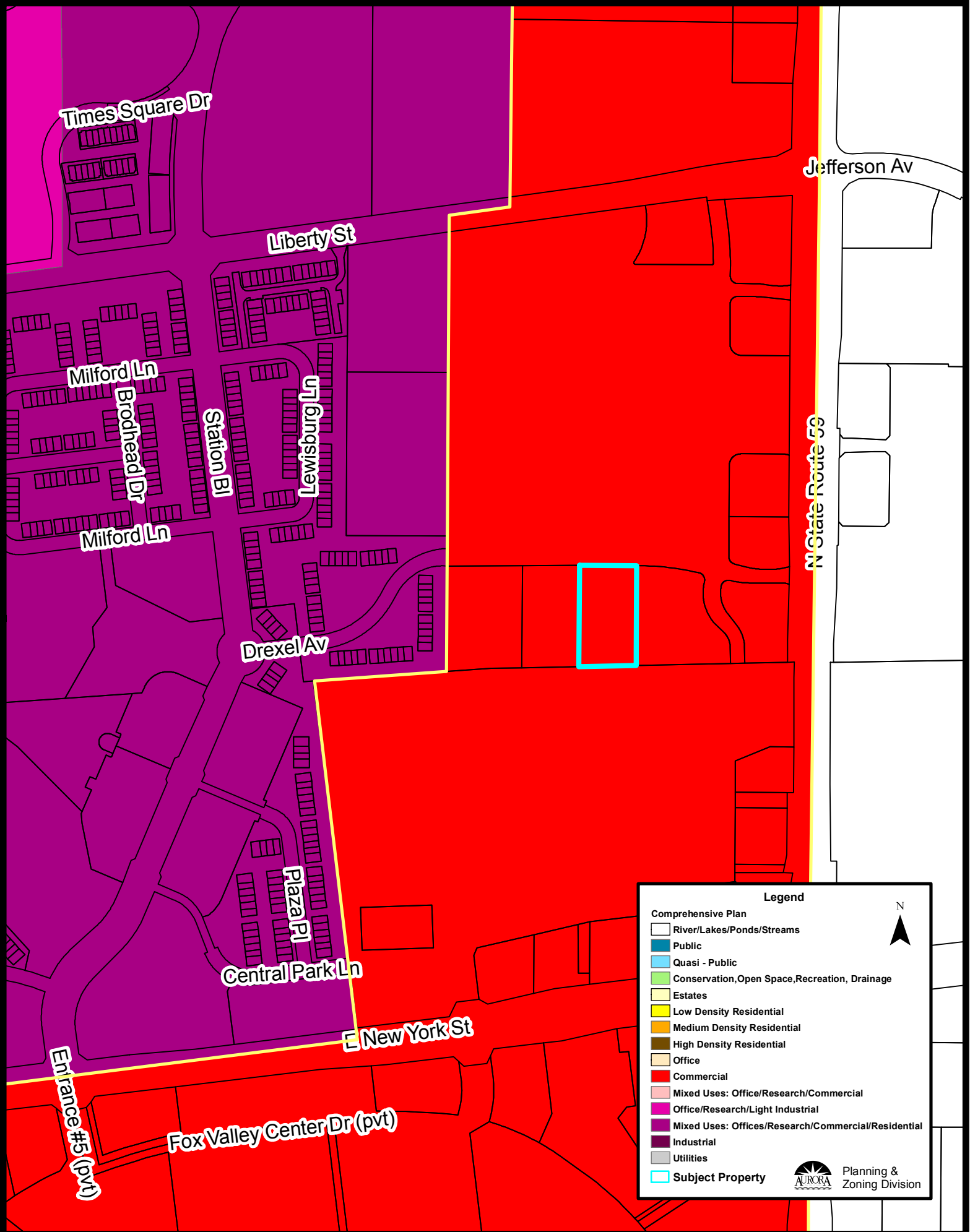
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-  Subject Property

 Planning & Zoning Division



Comprehensive Plan (1:5,000):



Times Square Dr

Liberty St

Jefferson Av

Milford Ln

Brodhead Dr

Station Bl

Lewisburg Ln

N State Route 59

Milford Ln

Drexel Av

Plaza Pl

Central Park Ln

E New York St

Entrance #5 (pvt)

Fox Valley Center Dr (pvt)

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

N

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