

Property Research Sheet

Location ID#(s): 15736

As of: 9/11/2017

Researched By: Alex Minnella

Address: 4430 Fox Valley Center Dr

Current Zoning: PDD Planned Development District

Parcel Number(s): 07-21-401-075

Comp Plan Designation: Commercial

Subdivision: Lot 1 of Fox Valley Center Unit Eight

Size: 2.627 Acres / 114,432 Sq. Ft.

School District: SD 204 - Indian Prairie School District

Park District: FVPD - Fox Valley Park District

Ward: 10

Overall Development Name: Fox Valley East

Current Land Use

Current Land Use: Commercial

AZO Land Use Category: Retail sales or service (2100)

Number of Buildings: 1

Number of Stories: 1

Building Built In: 2005

Parking Spaces: 127

Total Building Area: 15,600 sq. ft.

Non-Residential Area: 15,600 sq. ft.

Zoning Provisions

Setbacks and Other Bulk Standards:

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

Setbacks are typically as follows:

Front Yard Setback: 30 feet
Side Yard Setback: 20 feet
Exterior Side Yard Setback: 30 feet
Exterior Side Yard Reverse Corner Setback: N/A

Rear Yard Setback: 30 feet
Exterior Rear Yard Setback: 30 feet
Setback Exceptions:
Interior Drive Yard Setback:

Other bulk standards are typically as follows:

Building Separations: 30 feet to residential; 20 feet to business area
Minimum Lot Width and Area:
Maximum Lot Coverage: None except for buildings containing dwelling units for which the floor area ratio shall be no more than 40%.

Maximum Structure Height: 4 stories or sixty (60) feet, whichever is the higher
Floor Area Ratio: Pursuant to Section 3.5.b. of the plan description
Minimum Primary Structure Size: None
Minimum Dwelling Unit Size: None
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 --.

Permitted Uses:

Permitted Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.2 and -- Permitted Exceptions: Additional Uses: 1) Auditoriums, stadiums, arenas, armories, gymnasium and other similar places for public events. 2) Bus terminals, railroad passenger stations, freight terminals, and other public transportation terminal facilities. 3) Municipal or privately owned recreation buildings and community centers. 4) Nursery schools and day nurseries. 5) Police stations and fire stations. 6) Public Buildings, including art galleries, museums and similar buildings. 7) Public telephone booths not installed in a building or structure but standing in the open for the general use of the public. 8) Public or private parks and playground. 9) Public utility facilities, i.e. filtration plants, water reservoirs and pumping stations, heat or power plants, transformer stations and other similar facilities. 10) Radio and television transmitting or antenna towers (commercial) and other electronic equipment requiring outdoor structures, and including antenna towers used for the sending of private messages. 11) Rest homes and nursing homes. 12) Schools, elementary, high and college, public or private. 13) Clinics and medical centers. 14) Golf Courses, public or private. 15) Hospitals or sanitariums, public or private. 16) Telephone exchanges, antenna towers and other outdoor equipment essential to the operation of the exchanges.

Special Uses:

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

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 --.

Legislative History

The known legislative history for this Property is as follows:

O1973-4315 approved on 7/17/1973: AN ORDINANCE PROVIDING FOR THE EXECUTION OF AN ANNEXATION AGREEMENT WITH THE OWNERS OF RECORD OF TERRITORY WHICH MAY BE ANNEXED TO THE CITY OF AURORA.

O1973-4319 approved on 7/27/1973: AN ORDINANCE ANNEXING TERRITORY TO THE CITY OF AURORA, ILLINOIS.

O1973-4323 approved on 7/27/1973: AN ORDINANCE ESTABLISHING A PLANNED DEVELOPMENT DISTRICT AND APPROVING A PLAN DESCRIPTION.

O1973-4325 approved on 8/1/1973: AN ORDINANCE REPEALING AN ORDINANCE ANNEXING TERRITORY TO THE CITY OF AURORA, ILLINOIS.

O1973-4326 approved on 8/1/1973: AN ORDINANCE ANNEXING TERRITORY TO THE CITY OF AURORA, ILLINOIS.

O1973-4330 approved on 8/1/1973: AN ORDINANCE ESTABLISHING A PLANNED DEVELOPMENT DISTRICT AND APPROVING A PLAN DESCRIPTION.

O1993-059 approved on 7/27/1993: AN ORDINANCE AUTHORIZING AN EXTENSION OF THE FOX VALLEY EAST PRINCIPAL ANNEXATION AGREEMENT.

O1993-123 approved on 12/7/1993: AN ORDINANCE PROVIDING FOR THE EXECUTION OF AN AMENDMENT AND REINSTATEMENT OF THE PRINCIPAL ANNEXATION AGREEMENT FOR REGION II OF FOX VALLEY EAST.

O1993-124 approved on 12/7/1993: AN ORDINANCE APPROVING A PLAN DESCRIPTION MODIFICATION FOR CERTAIN PORTIONS OF FOX VALLEY EAST REGION II.

PDFNL2004-010 approved on 4/29/2004: A RESOLUTION APPROVING THE FINAL PLAN ON UNIT 8, LOT 1 OF THE FOX VALLEY EAST SUBDIVISION FOR A RETAIL USE LOCATED AT 4430 FOX VALLEY CENTER DRIVE.

R2005-418 approved on 9/27/2005: A RESOLUTION ACCEPTING A PLAT OF EASEMENT FOR UTILITIES AT 4430 FOX VALLEY CENTER DRIVE.

R2012-194 approved on 7/10/2012: A RESOLUTION ESTABLISHING THE MAXIMUM NUMBER OF CITY OF AURORA LIQUOR LICENSES BY CLASS.

Location Maps Attached:

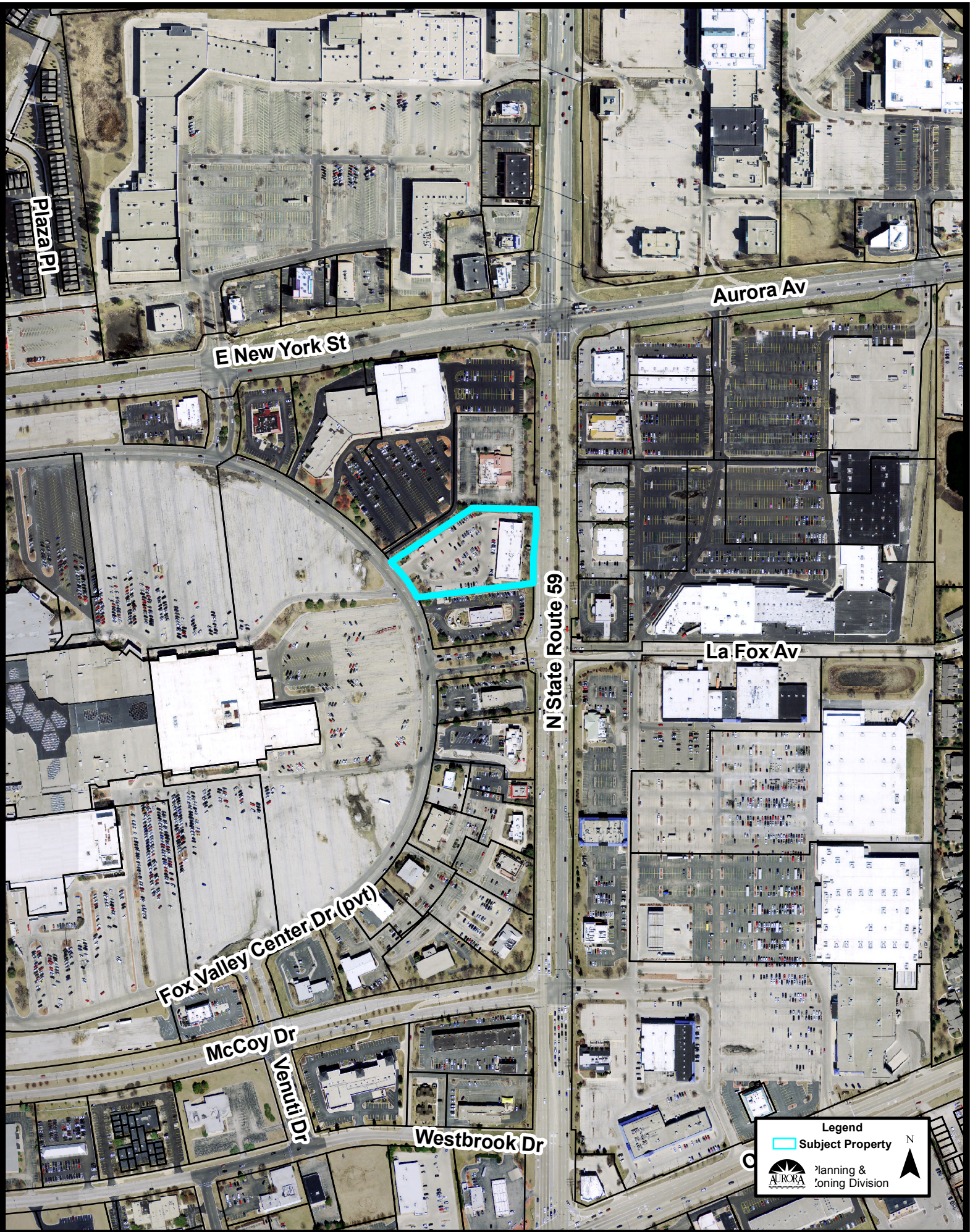
Aerial Overview

Location Map

Zoning Map

Comprehensive Plan Map

Aerial Photo (1:5,000):



Plaza Pl

E New York St

Aurora Av

N State Route 59

La Fox Av

Fox Valley Center Dr. (pvt)

McCoy Dr

Venuti Dr

Westbrook Dr

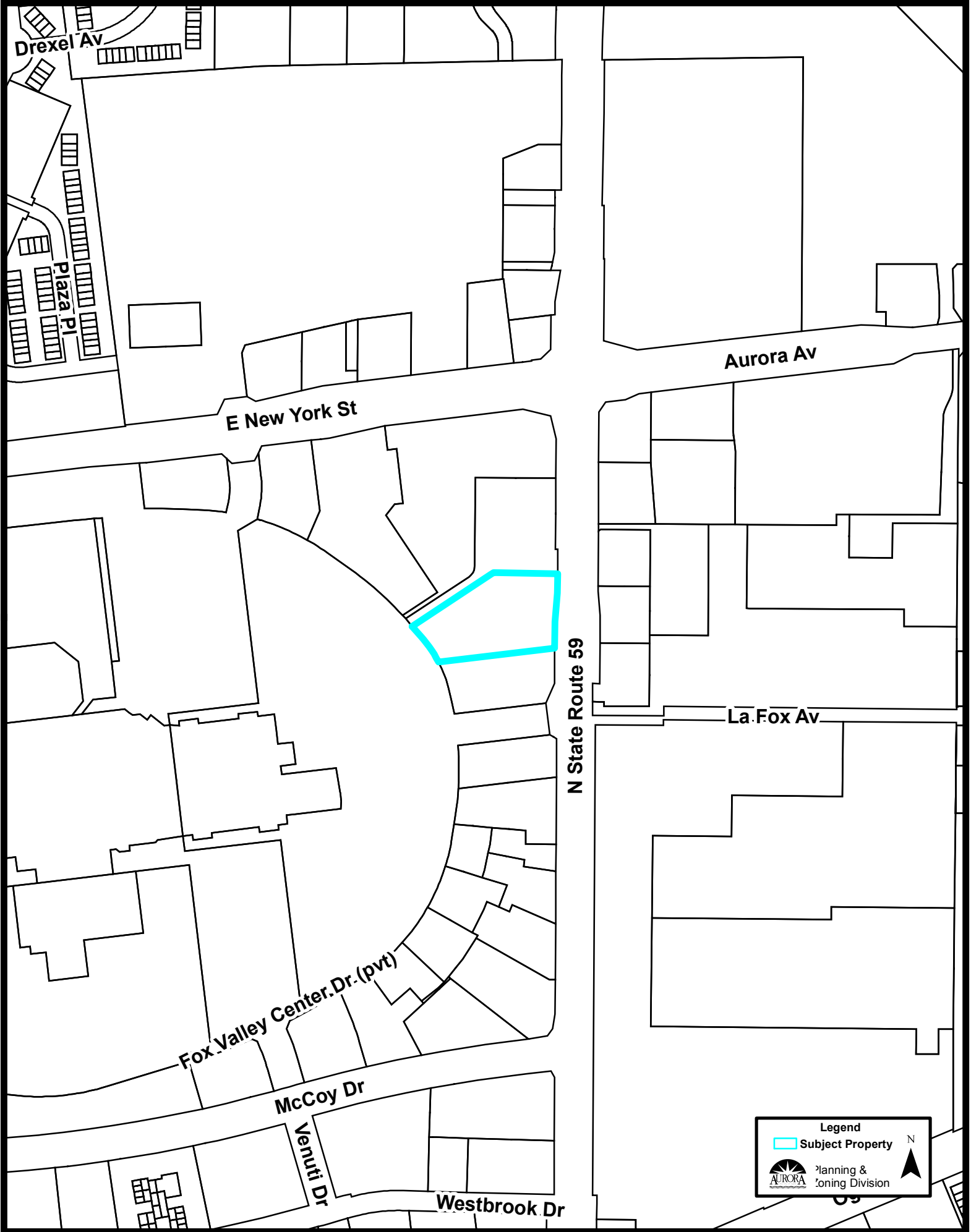
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 Subject Property

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 Planning & Zoning Division

Location Map (1:5,000):



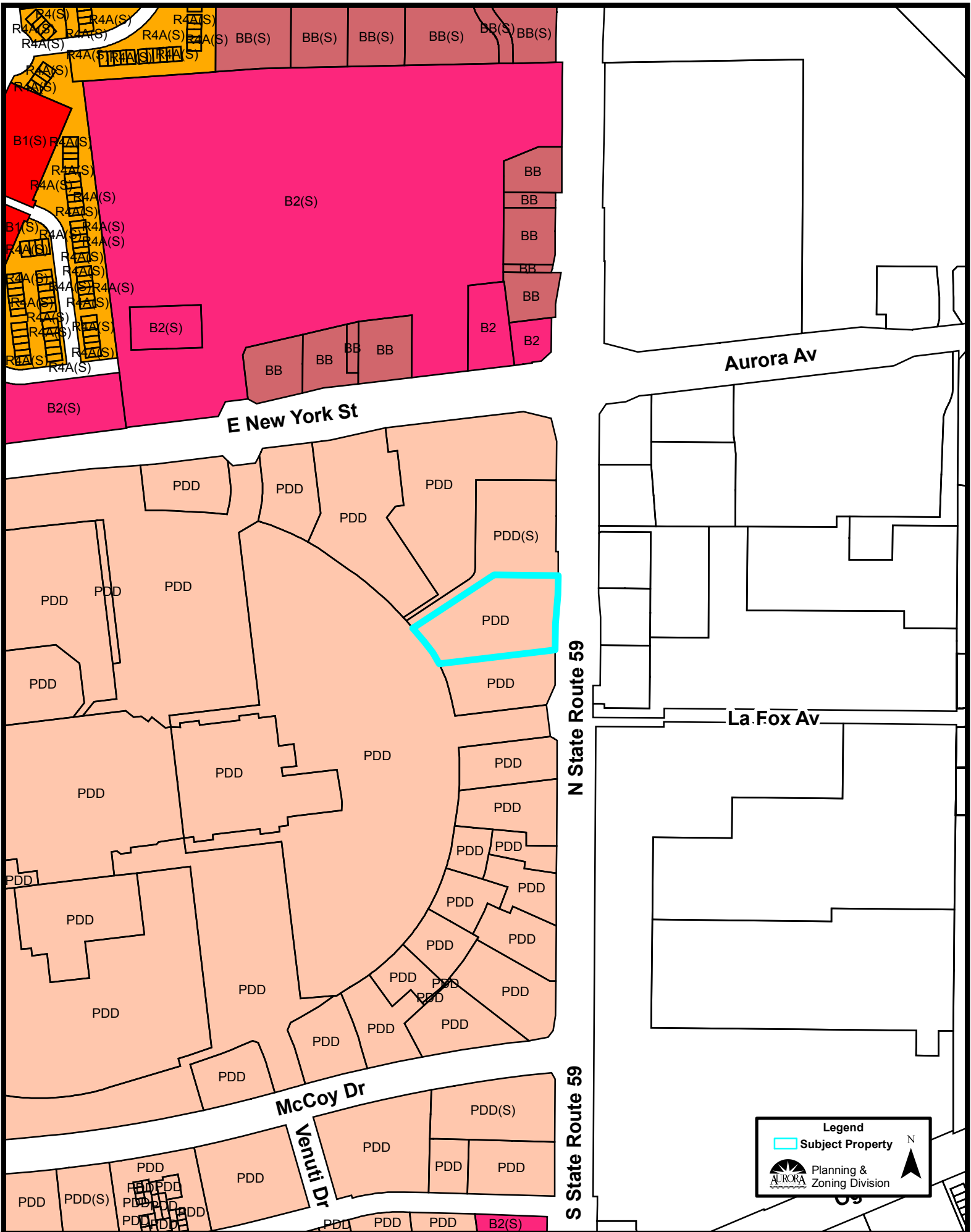
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- Subject Property


Planning & Zoning Division





Zoning Map (1:5,000):



Legend

-  Subject Property

 N

 Planning & Zoning Division

Comprehensive Plan (1:5,000):

