

Property Research Sheet

Location ID#(s): 56453

As of: 3/30/2020

Researched By: Steve Broadwell

Address: 3050 E NEW YORK ST

Current Zoning: B-B(S) Business-Boulevard District
with a Special Use

Parcel Number(s): 07-20-315-003

Comp Plan Designation: Commercial

Subdivision: Lot 18 of Fox Valley Properties Phase
Two

Size: 1.73 Acres / 75,359 Sq. Ft.

School District: SD 204 - Indian Prairie School
District

Park District: FVPD - Fox Valley Park District

Ward: 10

Overall Development Name: Fox Valley Properties

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 Section 8.6.

Setbacks are typically as follows:

Front Yard Setback: 35 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:

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

Maximum Lot Coverage:

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.

Legislative History

The known legislative history for this Property is as follows:

O1981-5014 approved on 9/15/1981: 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

O1987-5713 approved on 9/1/1987: AN ORDINANCE ANNEXING CERTAIN PROPERTY TO THE CITY OF AURORA PURSUANT TO AN APPROVED ANNEXATION AGREEMENT

O1990-125 approved on 11/20/1990: AN ORDINANCE AMENDING ORDINANCE NO. 3100 BEING THE AURORA ZONING ORDINANCE AND THE ZONING MAP ATTACHED THERETO, BY REZONING AND GRANTING A SPECIAL USE TO THE PROPERTY LOCATED NEAR THE NORTHEAST CORNER OF NEW YORK AND EOLA FROM PDD, M-1 AND BB TO M-1(S) AND BB(S)

R1994-252 approved on 6/21/1994: RESOLUTION APPROVING A PRELIMINARY PLAN AND PLAT FOR FOX VALLEY PROPERTIES SUBDIVISION

O1995-036 approved on 6/20/1995: AN ORDINANCE 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

O1996-055 approved on 5/14/1996: AN ORDINANCE PROVIDING FOR THE REVISION OF AN ANNEXATION AGREEMENT PROVIDING FOR BB(S) AND M-1(S) ZONING WITH THE OWNERS OF RECORD OF TERRITORY WHICH MAY BE ANNEXED TO THE CITY OF AURORA AND WHICH IS LOCATED ON THE NORTH SIDE OF NEW YORK STREET AT OAKHURST DRIVE

O1996-057 approved on 5/14/1996: AN ORDINANCE APPROVING A REVISED PLAN DESCRIPTION FOR FOX VALLEY PROPERTIES LTD., SURROUNDING THE NORTHEAST CORNER OF EOLA AND NEW YORK STREET, AND APPROVING A PRELIMINARY PLAN AND PLAT PURSUANT TO THE TERMS OF SAID PLAN DESCRIPTION

PDFNL1996-026 approved on 5/30/1996: RESOLUTION APPROVING THE FINAL PLAT FOR FOX VALLEY PROPERTIES PHASE II, BEING VACANT LAND NORTH OF EAST NEW YORK STREET AT OAKHURST DRIVE, IN THE CITY OF AURORA, IL., 60504

O1999-055 approved on 7/27/1999: AN ORDINANCE APPROVING A REVISED PLAN DESCRIPTION FOR FOX VALLEY PROPERTIES, LTD., SURROUNDING THE AREA NORTH OF WEBER DRIVE EAST OF EOLA ROAD AND APPROVING A FINAL PLAN PURSUANT TO TERMS OF SAID PLAN DESCRIPTION

O2003-026 approved on 3/11/2003: AN ORDINANCE APPROVING REVISIONS TO AURORA'S COMPREHENSIVE PLAN FOR PROPERTY LOCATED NORTH OF NEW YORK STREET, WEST OF THE EJ&E RAILROAD, AND SOUTH OF THE BURLINGTON NORTHERN RAILROAD

Location Maps Attached:

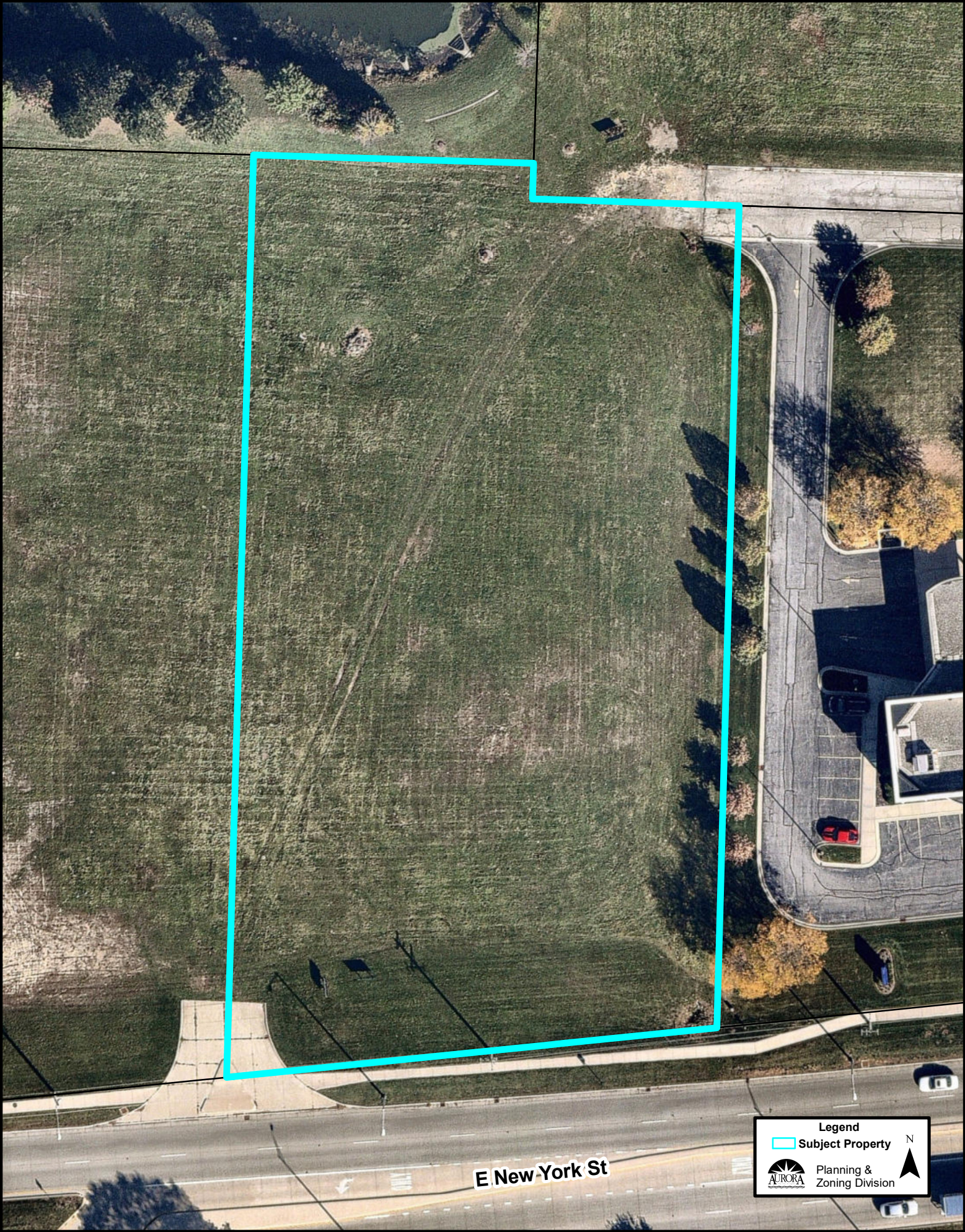
Aerial Overview

Location Map


Zoning Map


Comprehensive Plan Map


Aerial Map (1:1,500):

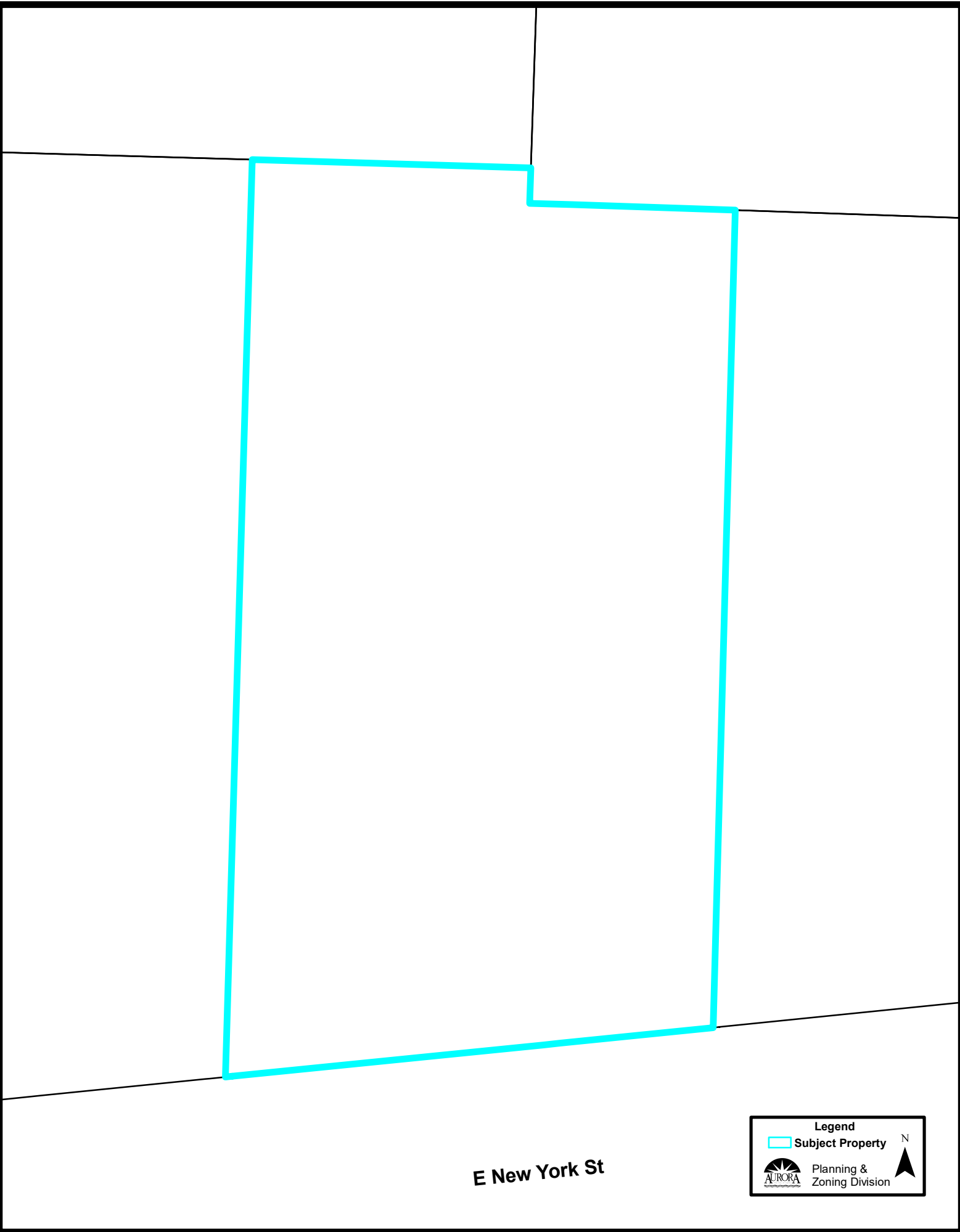


Legend

 Subject Property

 Planning & Zoning Division

N 



E New York St

Legend

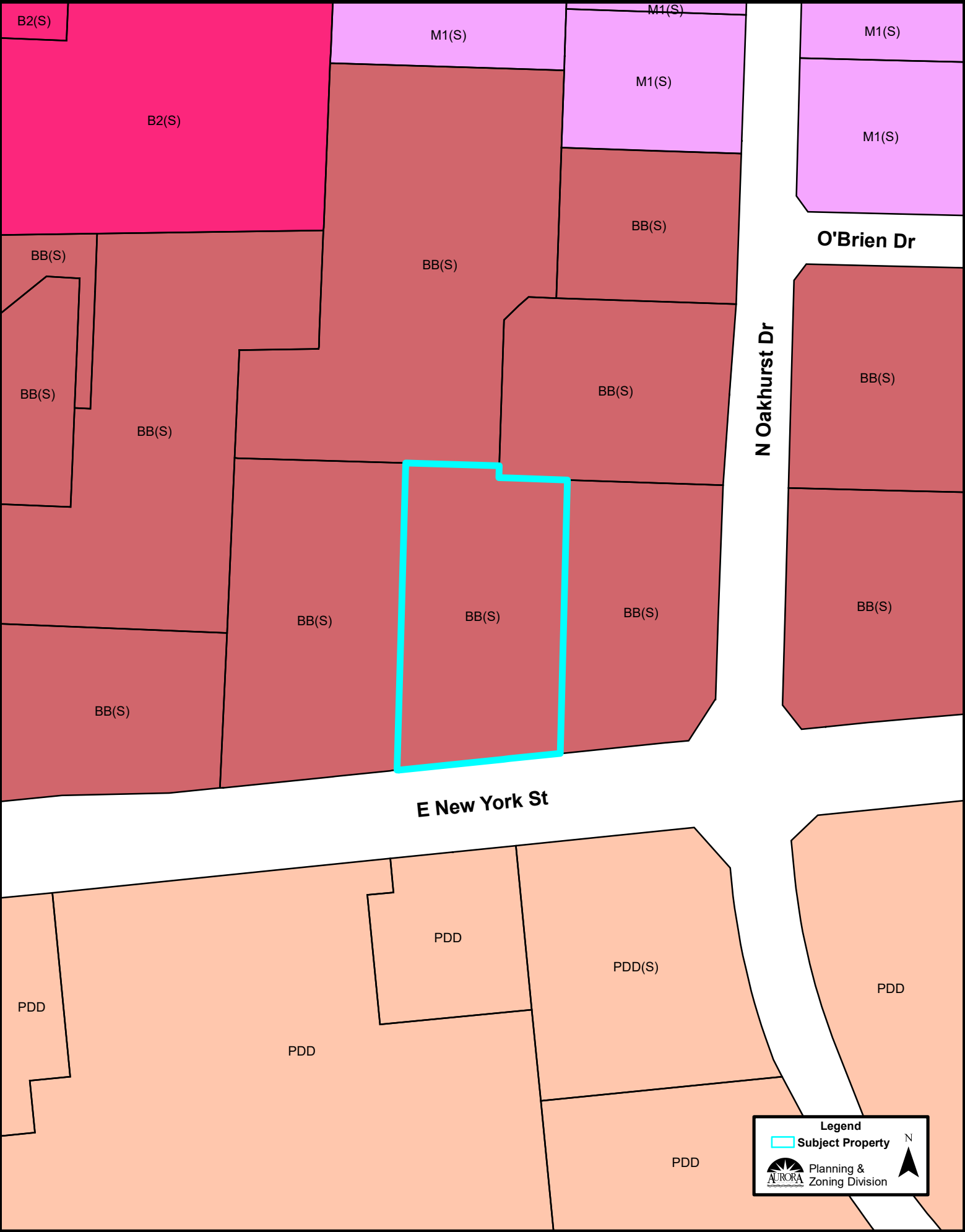
 **Subject Property**

 **Planning & Zoning Division**

N



Zoning Map (1:5,000):



Comprehensive Plan (1:5,000):

