

# Property Research Sheet

**Location ID#(s): 54847**

As of: 2/27/2017

Researched By: Alex Minnella

Address: 716 N State Route 59

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

Parcel Number(s): 07-21-200-047

1929 Zoning: Not Applicable

Subdivision: Lot 4 of Meijer

1957 Zoning: Not Applicable

Size: 1.63 Acres / 71,003 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: 71,003 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**

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None

**Legislative History**

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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:**

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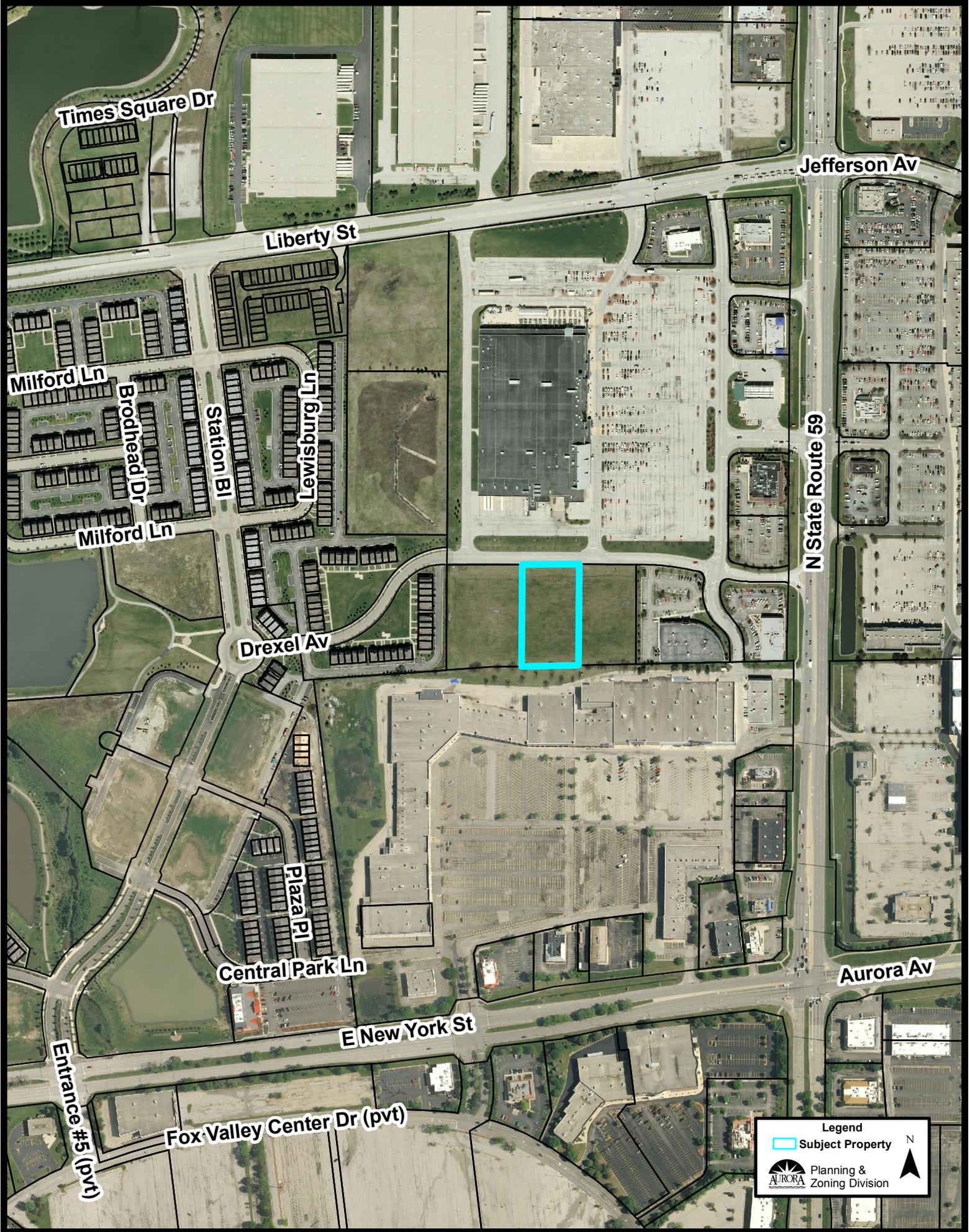
Aerial Overview

Location Map

Zoning Map

Comprehensive Plan Map

Aerial Photo (1:5,000):



Times Square Dr

Jefferson Av

Liberty St

Milford Ln

Brodhead Dr

Station Bl

Lewisburg Ln

Milford Ln

N State Route 59

Drexel Av

Central Park Ln

Plaza Pl

Aurora Av

E New York St

Entrance #5 (pvt)

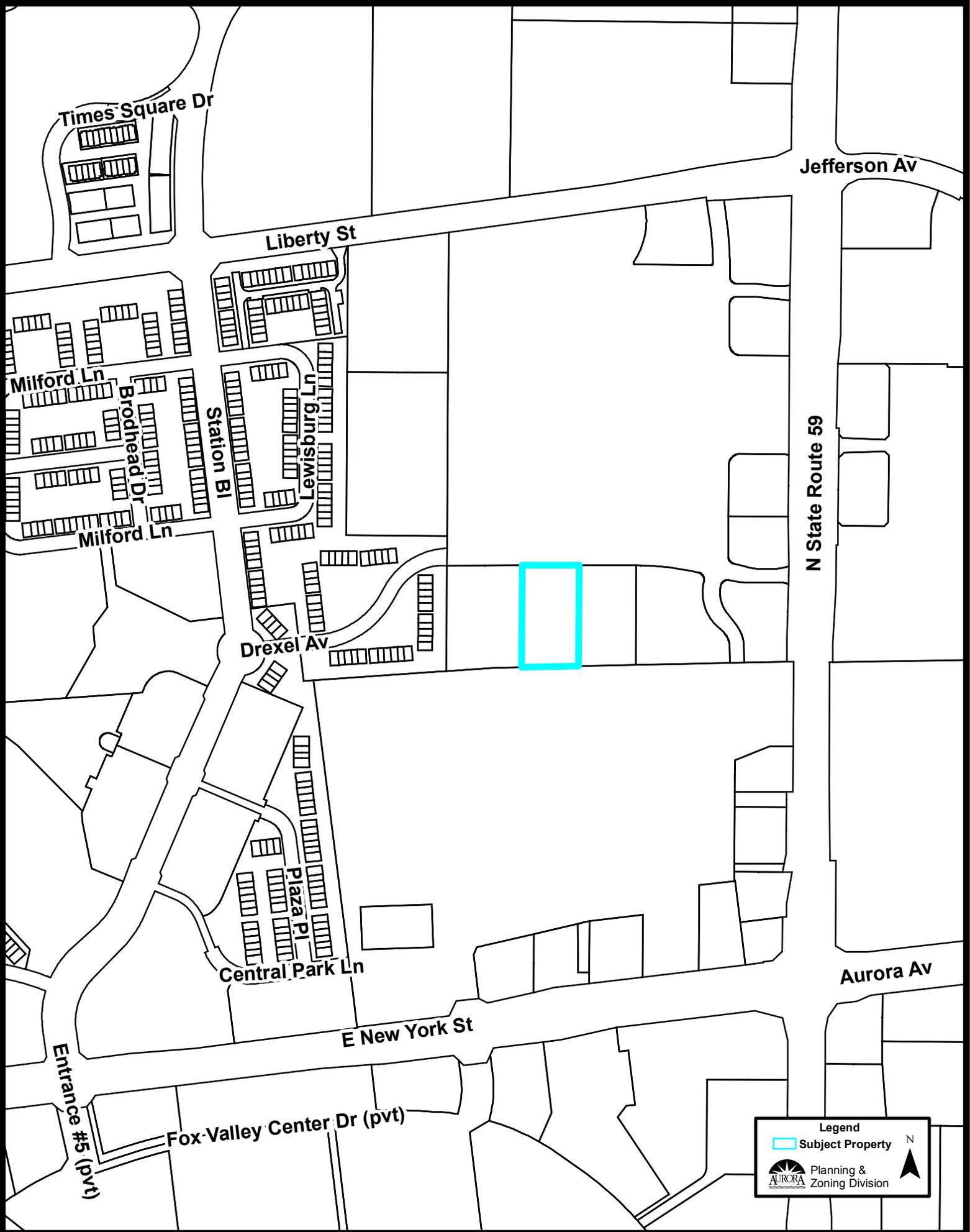
Fox Valley Center Dr (pvt)

Legend

- Subject Property

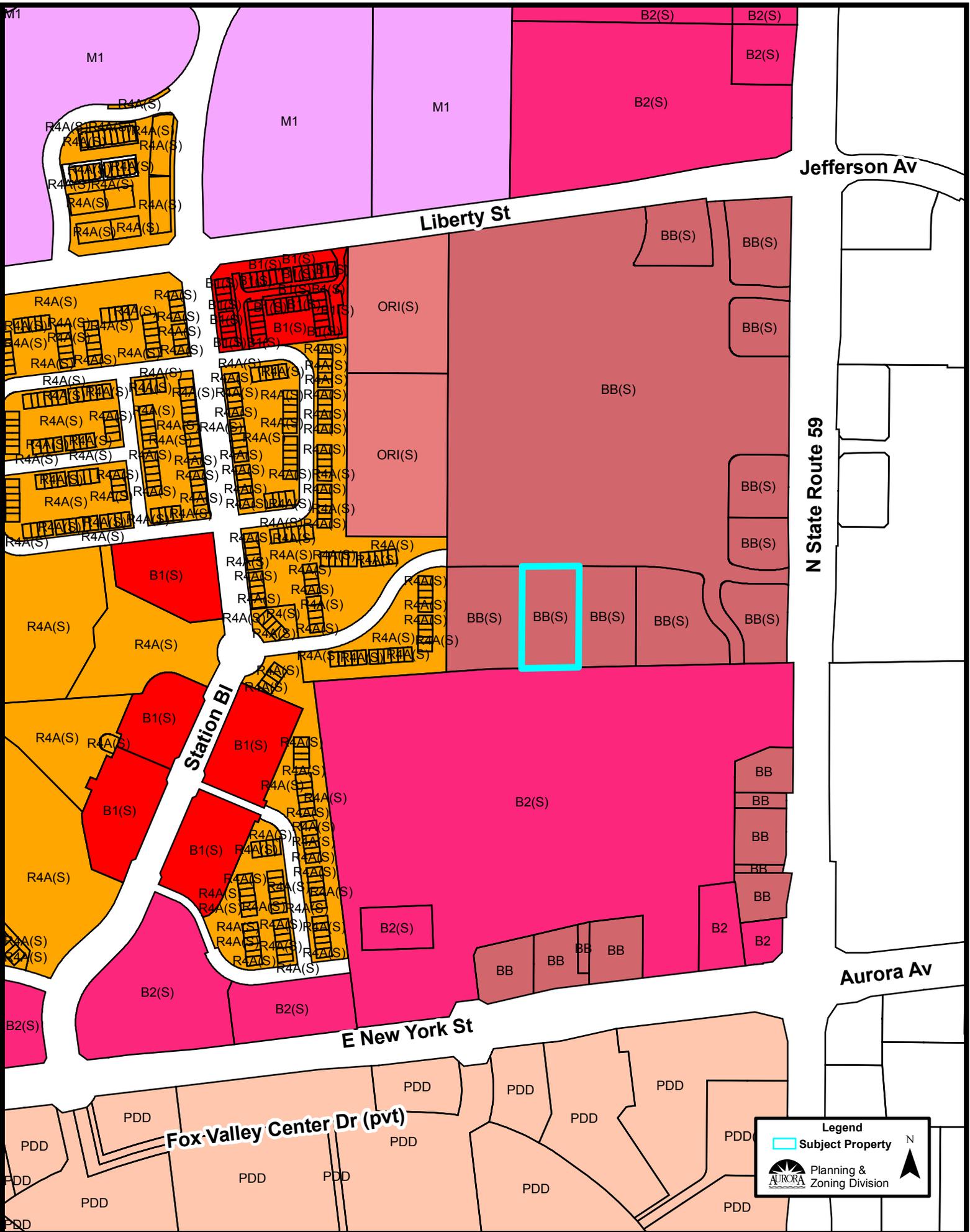
Planning & Zoning Division

Location Map (1:5,000):



**Legend**  
Subject Property  
AURORA Planning & Zoning Division  
N

Zoning Map (1:5,000):



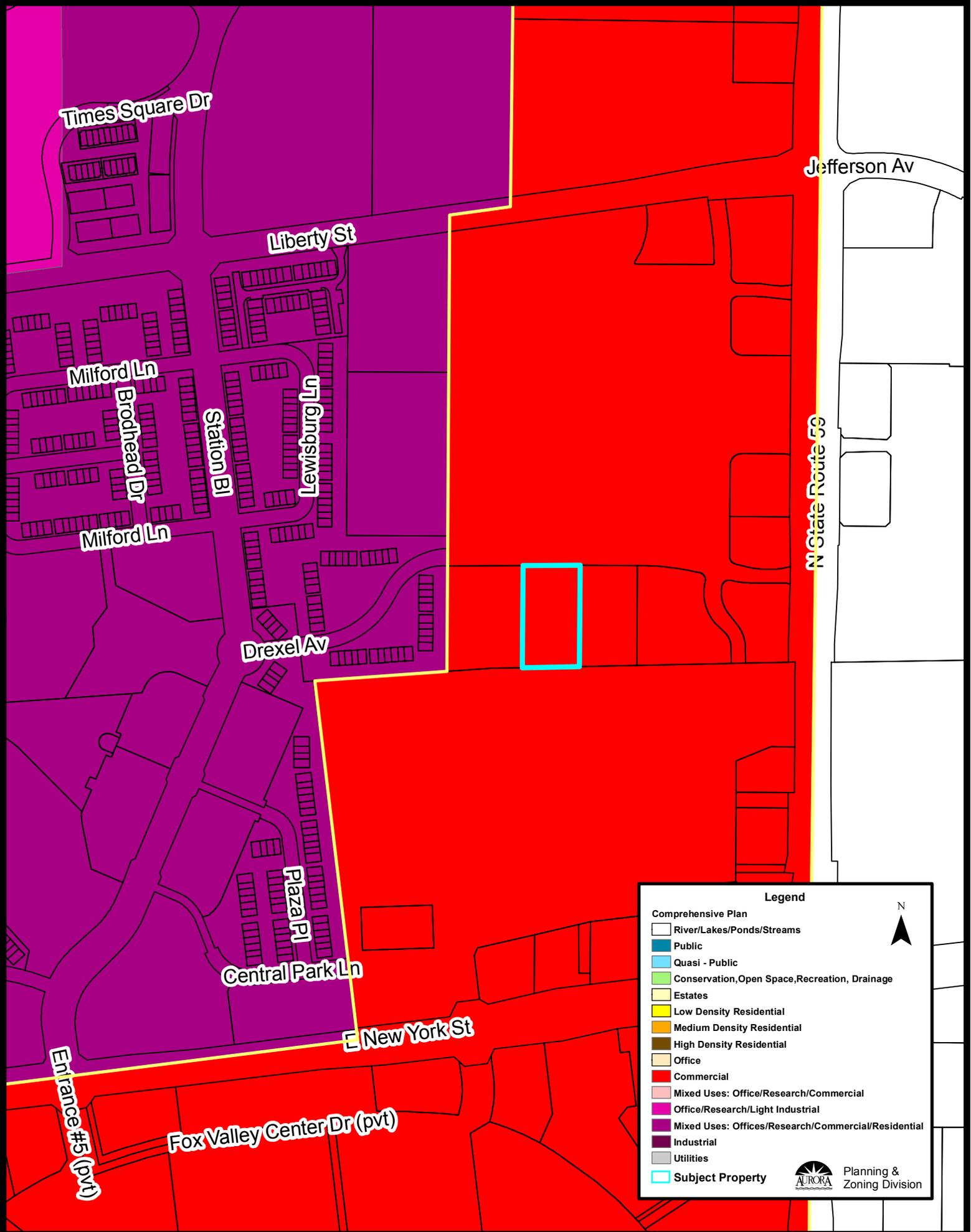
**Legend**

-  Subject Property

 Planning & Zoning Division

N 

Comprehensive Plan (1:5,000):



Times Square Dr

Liberty St

Jefferson Av

Milford Ln

Brodhead Dr

Station Bl

Lewisburg Ln

Milford Ln

Drexel Av

N State Route 59

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

Planning & Zoning Division