

Property Research Sheet

Location ID#(s): 56443

As of: 9/2/2016

Researched By: Steve Broadwell

Address: 0 Vacant

Comp Plan Designation: Office / Research / Light Industrial

Parcel Number(s): 15-24-451-033

School District: SD 131 - East Aurora School District

Size: 14.266 Acres

Park District: FVPD - Fox Valley Park District

Current Zoning: B-3(S)

Ward: 7

ANPI Neighborhood: Light of the Community

Current Land Use

Current Land Use: Vacant Land/Open Space

Non-Residential Area: 621,445.938

AZO Land Use Category: General sales, services or office (2000)

Zoning Provisions

Setbacks and Other Bulk Standards:

Requirements are pursuant to the Aurora Zoning Ordinance Section(s) 5 and Section 8.4.

Setbacks and other bulk standards are typically as follows:

Front Yard Setback: 40 feet: With mature trees planted on 5' line and 30' line, about 50' apart.

Interior Side Yard Setback: From Fox River - 30 Feet; from residential - 20 feet; from manufacturing - 8 feet; from other - 10 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 Side Yard Reverse Corner Setback:

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: 7 foot wall must be placed between Parcel 1 and Parcel 2.

Setback Exceptions:

Building Separations:

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:

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 8.4.

Permitted Uses:

Permitted Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.2 and Section 8.4 Permitted Exceptions: A 5.5' bike path must run through the front yard at the 17.5' line and meander between the double row of trees.

Special Uses:

Special Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.3 and Section 8.4.

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 8.4.

Miscellaneous Notes on History

Legislative History

The known legislative history for this Property is as follows:

O1967-3862 approved on 7/11/1967:AN ORDINANCE ANNEXING CERTAIN TERRITORY TO THE CITY OF AURORA AND AMENDING ORDINANCE NO. 3100 TO ZONE SAID PREMISES

O1975-4475 approved on 8/5/1975: AN ORDINANCE AMENDING ORDINANCE NO. 3100 BEING THE AURORA ZONING ORDINANCE AND THE ZONING MAP ATTACHED THERETO TO REZONE PROPERTY TO B-3(S) AND R-5(S) WITH A SPECIAL USE PLANNED DEVELOPMENT

Location Maps Attached:

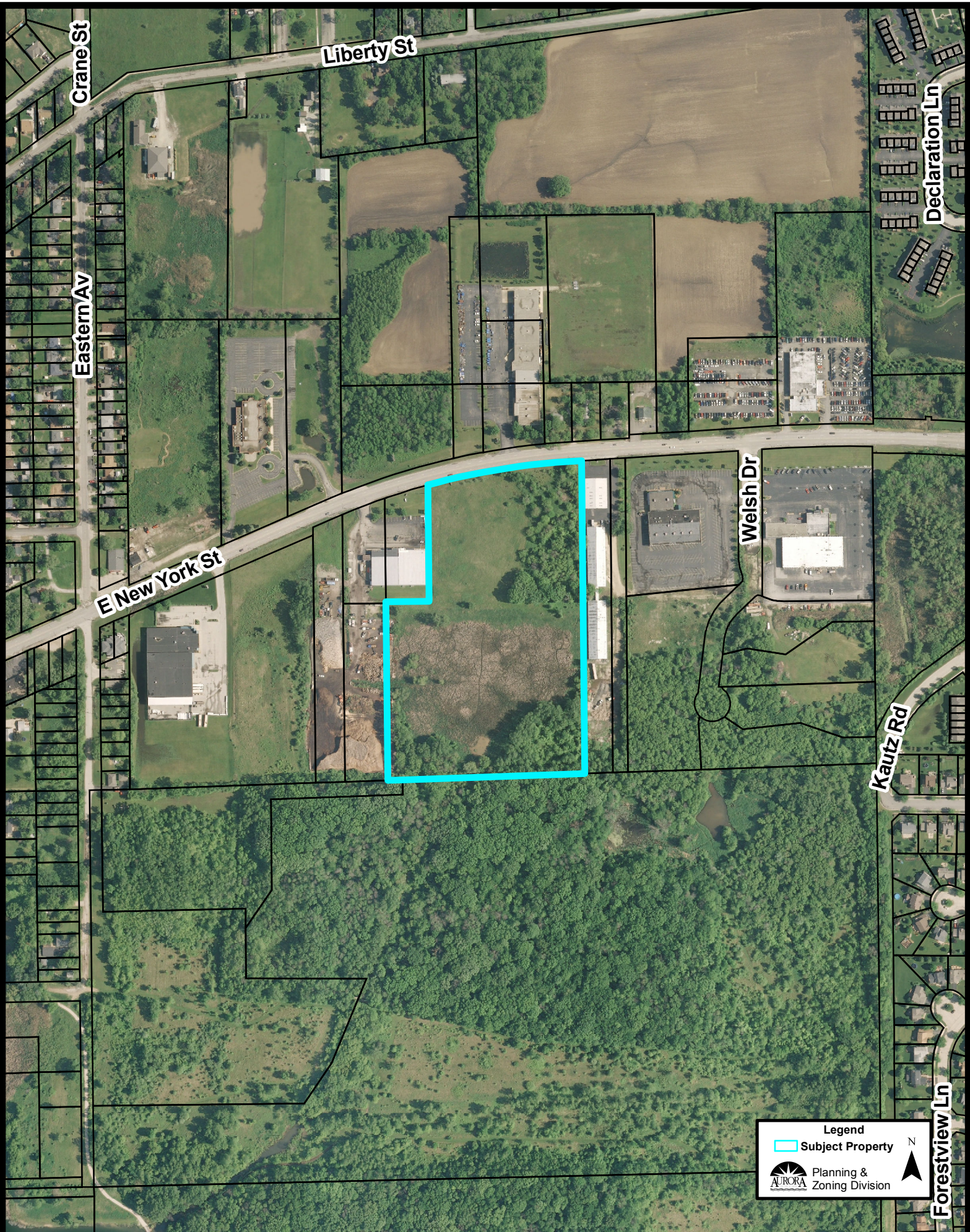
Aerial Overview

Location Map

Zoning Map

Comprehensive Plan Map

Aerial Photo (1:5,000):



Crane St

Eastern Av

Liberty St

Declaration Ln

E New York St

Welsh Dr



Kautz Rd

Forestview Ln

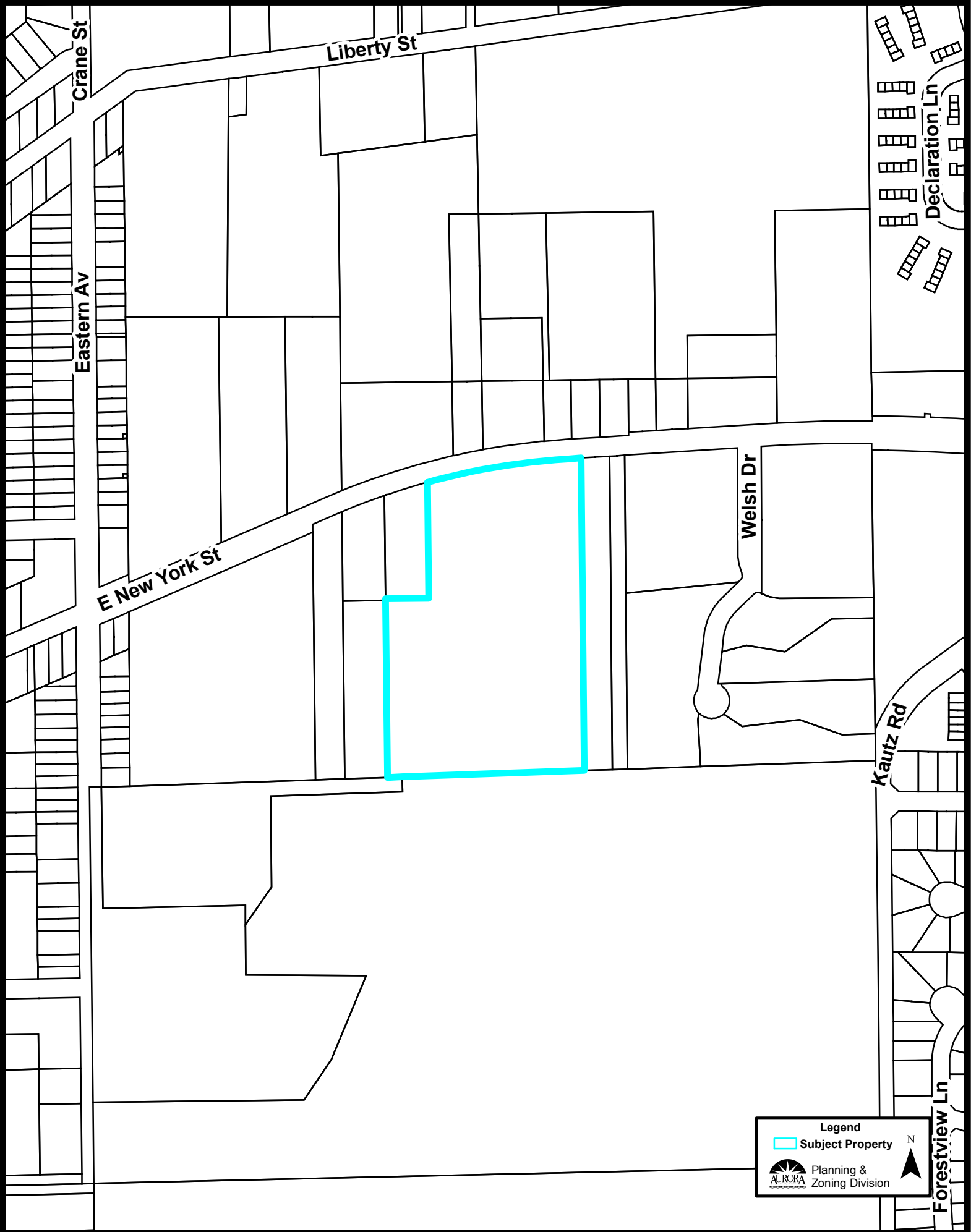
Legend

- Subject Property

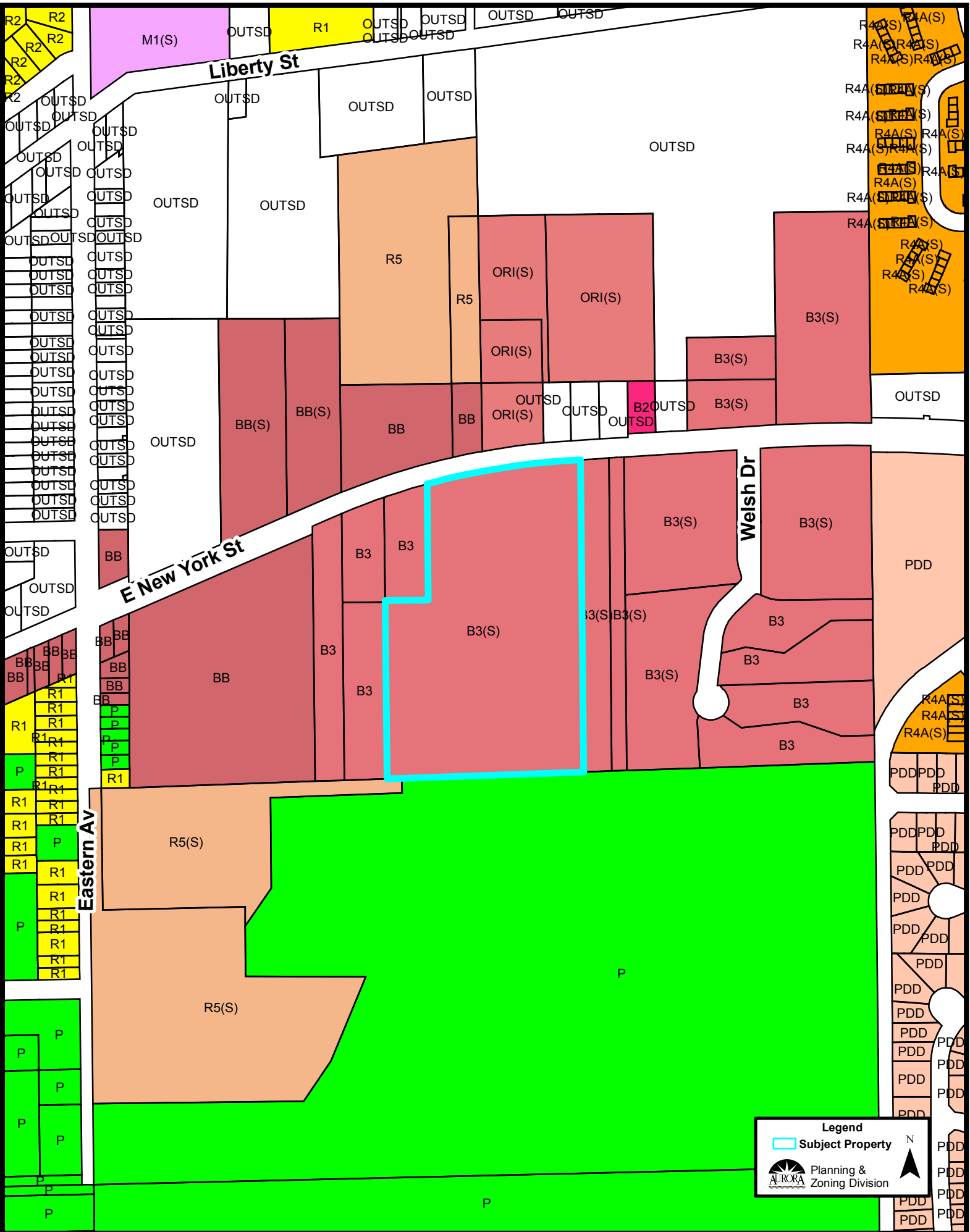
Planning & Zoning Division




Location Map (1:1,000):





Zoning Plan (1:4,000):



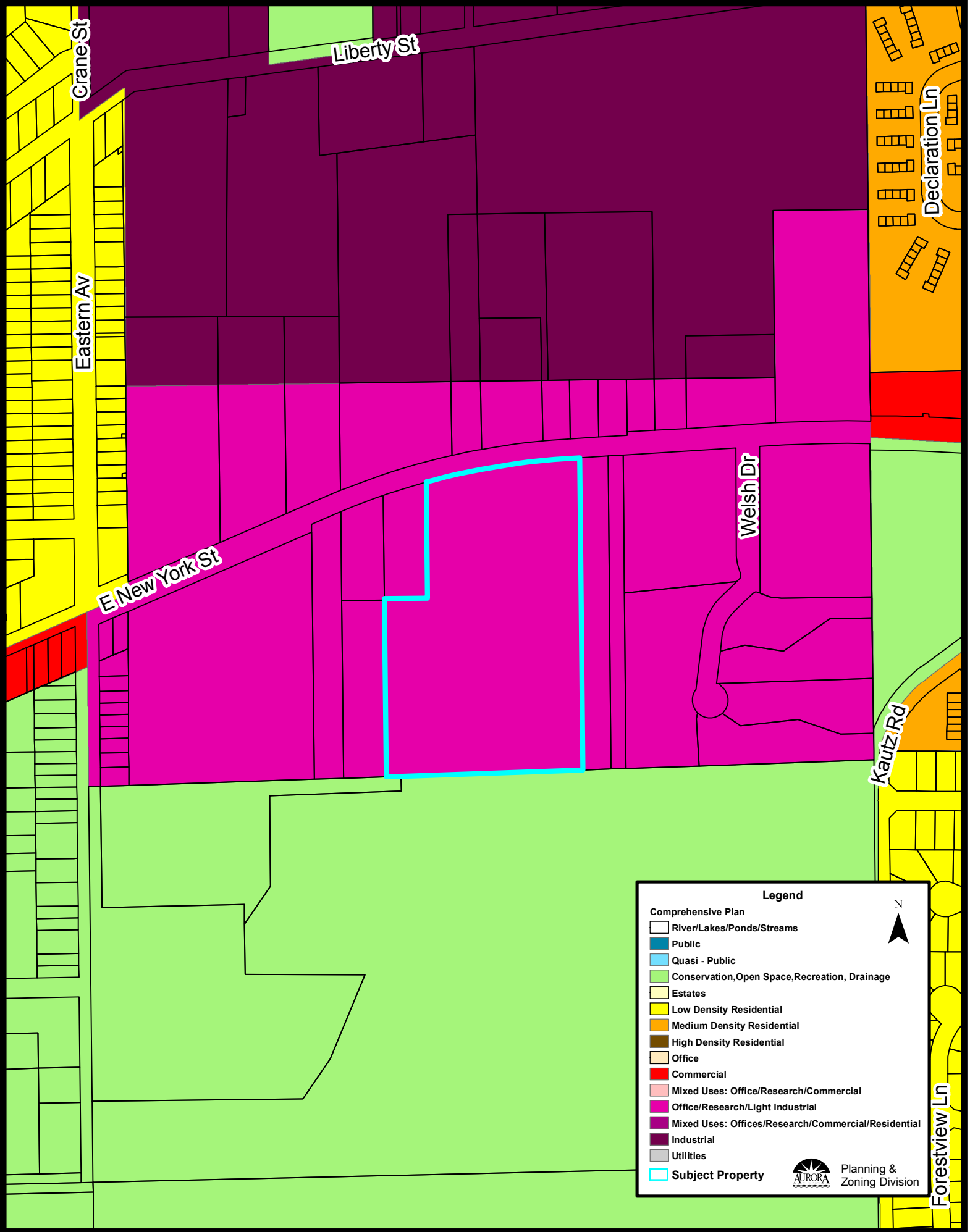
Legend

-  Subject Property

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Comprehensive Plan (1:400):



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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Forestview Ln