

Property Research Sheet

Location ID#(s): 69252

As of: 4/27/2018

Researched By: Jill Morgan

Address: 0 Vacant

Current Zoning: R-4(S) Two Family Dwelling District with a Special Use, OS-1(S) Conservation, Open Space, and Drainage District with a Special Use and P(S) Park and Recreation District with a Special Use

Parcel Number(s): 07-28-400-010

Subdivision: Lot 1-47 of Gramercy Square Unit One, Unit Two, and Unit Three

1929 Zoning: Not Applicable

Size: 25 Acres / 1,089,000 Sq. Ft.

1957 Zoning: Not Applicable

School District: SD 204 - Indian Prairie School District

Comp Plan Designation: Medium Density Residential

Park District: FVPD - Fox Valley Park District

ANPI Neighborhood: None

Ward:

Overall Development Name: Gramercy Square

Current Land Use

Current Land Use: Vacant Land/Open Space AZO Land Use Category:

Zoning Provisions

Setbacks and Other Bulk Standards:

Requirements are pursuant to the Aurora Zoning Ordinance Section(s) 5 and Section 7.8, Section 6.4 and Section 6.6.

Setbacks are typically as follows:

Front Yard Setback: R-4A(S): 25 feet, except for rear-loaded garage buildings which shall be 20 feet

Side Yard Setback: R-4A(S): 20 feet

Exterior Side Yard Setback: R-4A(S): 20 feet

Exterior Side Yard Reverse Corner Setback: R-4A(S): 20 feet

Rear Yard Setback: R-4A(S): 40 feet; except for building that are along Commons Drive which shall be 45 feet

Exterior Rear Yard Setback: R-4A(S): 40 feet; except for building that are along Commons Drive which shall be 45 feet

Setback Exceptions: R-4A(S): Minimum Neighborhood setbacks from the property line, if not located along a public right of way, shall be 10 feet

Interior Drive Yard Setback:

Other bulk standards are typically as follows:

Building Separations: R-4A(S):

Front to Rear – 80 feet

Front to Side – 50 feet

Side to Side – 20 feet

Rear to Side – 60 feet

Rear to Rear – 60 feet (driveway access area)

Front to Front – there shall be a minimum separation of 50 feet. However, if the structures are arranged in any way other than a parallel arrangement, a separation of 40 feet shall be allowed at the closest point between the structures as long as the average separation between the structures is 50 feet.

Additional Minimum separations between "Rear-loaded Garage" buildings (meaning the garage is located on the opposite side as the front door):

Additional Minimum separations between “Front-loaded Garage” buildings (meaning the garage is located on the same side as the front door):

Rear to Side – 30 feet

Rear to Rear – there shall be a minimum separation of 50 feet. However, if the structures are arranged in any way other than a parallel arrangement, a separation of 40 feet shall be allowed at the closest point between the structures as long as the average separation between the structures is 50 feet.

Front to Front – 60 feet

Minimum Lot Width and Area:

Maximum Lot Coverage: R-4A(S): 60%

Maximum Structure Height: R-4A(S): 35 feet

Floor Area Ratio: 1.0

Minimum Primary Structure Size:

Minimum Dwelling Unit Size: R-4A(S):

900 sq.ft. 1-story; 1200 ft 2-story;

2200 sq.f 3-story and 6 units per building

Maximum Density: R-4A(S): 6.84 dwelling units per acre

Parking and Loading:

The Parking and Loading requirements are pursuant to the Aurora Zoning Ordinance Table Two: Schedule of Off-street Parking Requirements and R-4A(S): Minimum parking – 2.0 enclosed garage spaces and 2.0 driveway spaces per dwelling unit and if development roadways are less than 31 foot back to back then an additional 0.75 individually accessible guest spaces per dwelling unit are required in bays and/or on the street, and must be evenly distributed throughout the neighborhood..

Permitted Uses:

Permitted Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.2 and Section 7.8, Section 6.4 and Section 6.6.

Special Uses:

Special Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.3 and Section 7.8, Section 6.4 and Section 6.6.

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 7.8, Section 6.4 and Section 6.6.

Miscellaneous Notes on History

None

Legislative History

The known legislative history for this Property is as follows:

O2018-020 approved on 2/27/2018: AN ORDINANCE PROVIDING FOR THE EXECUTION OF AN ANNEXATION AGREEMENT WITH THE OWNERS OF RECORD PROVIDING FOR R-4A(S) TWO-FAMILY DWELLING DISTRICT WITH A SPECIAL USE, OS-1(S) CONSERVATION, OPEN SPACE, AND DRAINAGE DISTRICT WITH A SPECIAL USE, AND P(S) PARK AND RECREATION DISTRICT WITH A SPECIAL USE ZONING FOR THE TERRITORY WHICH MAY BE ANNEXED TO THE CITY OF AURORA LOCATED ON THE EAST SIDE OF COMMONS DRIVE SOUTH OF 75TH STREET BEING VACANT LAND IN DUPAGE COUNTY, AURORA ILLINOIS 60504

O2018-021 approved on 2/27/2018: AN ORDINANCE ANNEXING CERTAIN PROPERTY BEING VACANT LAND LOCATED ON THE EAST SIDE OF COMMONS DRIVE SOUTH OF 75TH STREET TO THE CITY OF AURORA, ILLINOIS, PURSUANT TO AN APPROVED ANNEXATION AGREEMENT

O2018-022 approved on 2/27/2018: AN ORDINANCE ESTABLISHING A SPECIAL USE PLANNED DEVELOPMENT, APPROVING THE DISTRICT 204 PLAN DESCRIPTION AND AMENDING ORDINANCE NUMBER 3100, BEING THE AURORA ZONING ORDINANCE AND THE ZONING MAP ATTACHED THERETO, TO AN UNDERLYING ZONING OF R-4A(S) TWO-FAMILY DWELLING DISTRICT WITH A

SPECIAL USE, OS-1(S) CONSERVATION, OPEN SPACE, AND DRAINAGE DISTRICT WITH A SPECIAL USE, AND P(S) PARK AND RECREATION DISTRICT WITH A SPECIAL USE FOR THE PROPERTY LOCATED ON THE EAST SIDE OF COMMONS DRIVE SOUTH OF 75TH STREET

R2018-045 approved on 2/27/2018: A RESOLUTION APPROVING A PRELIMINARY PLAN AND PLAT FOR LOT 1-43 OF DISTRICT 204 SUBDIVISION BEING VACANT LAND LOCATED ON THE EAST SIDE OF COMMONS DRIVE SOUTH OF 75TH STREET

R2018-047 approved on 2/27/2018: A RESOLUTION AUTHORIZING THE EXECUTION OF A ROADWAY AGREEMENT FOR COMMONS DRIVE FROM THE TERMINUS AT THATCHER DRIVE TO THE TERMINUS AT STONEHAVEN SUBDIVISION UNIT 1 IN DUPAGE COUNTY, AURORA, ILLINOIS 60504

Location Maps Attached:

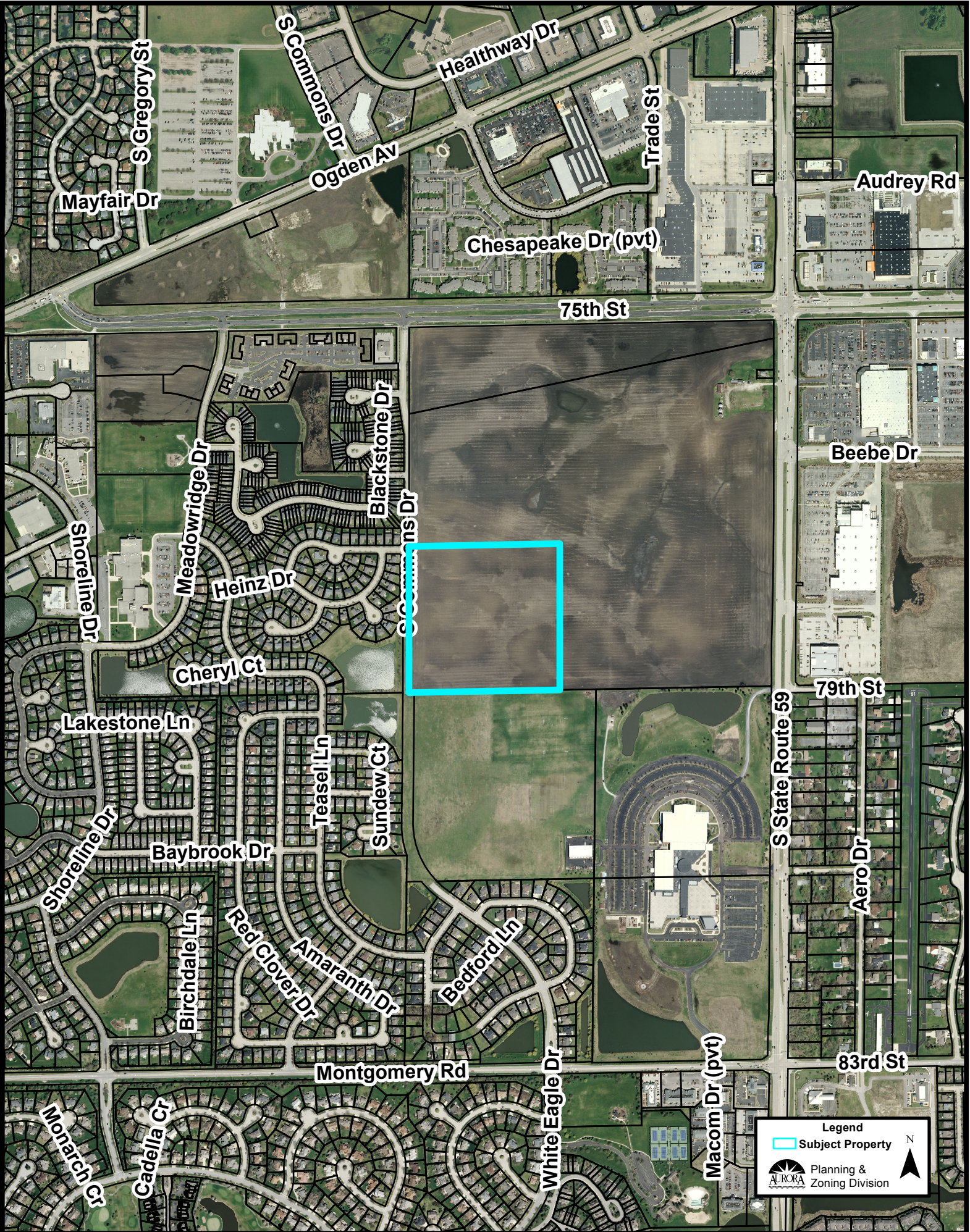
Aerial Overview

Location Map

Zoning Map

Comprehensive Plan Map



Aerial Photo (1:10,000):



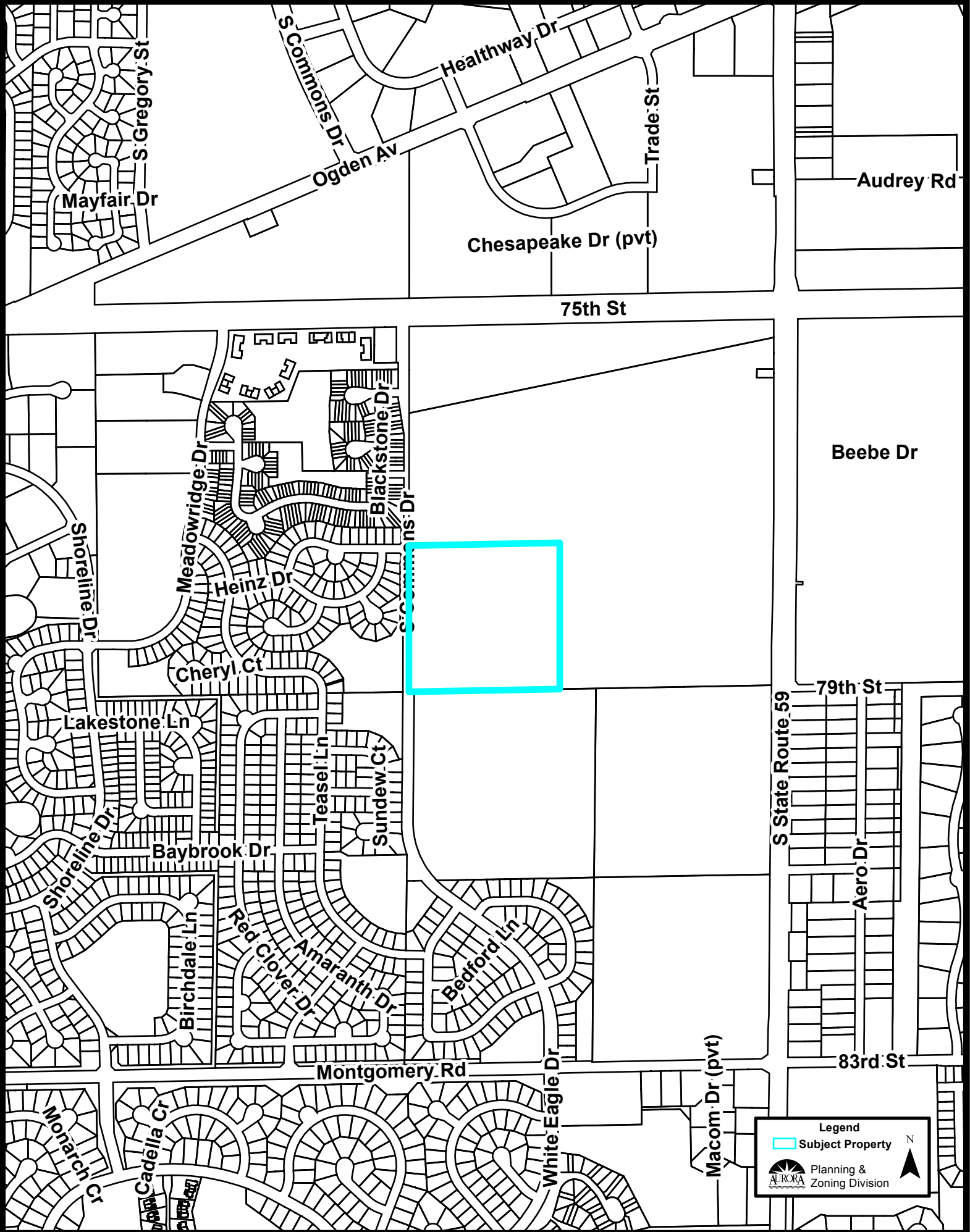
Legend

- Subject Property

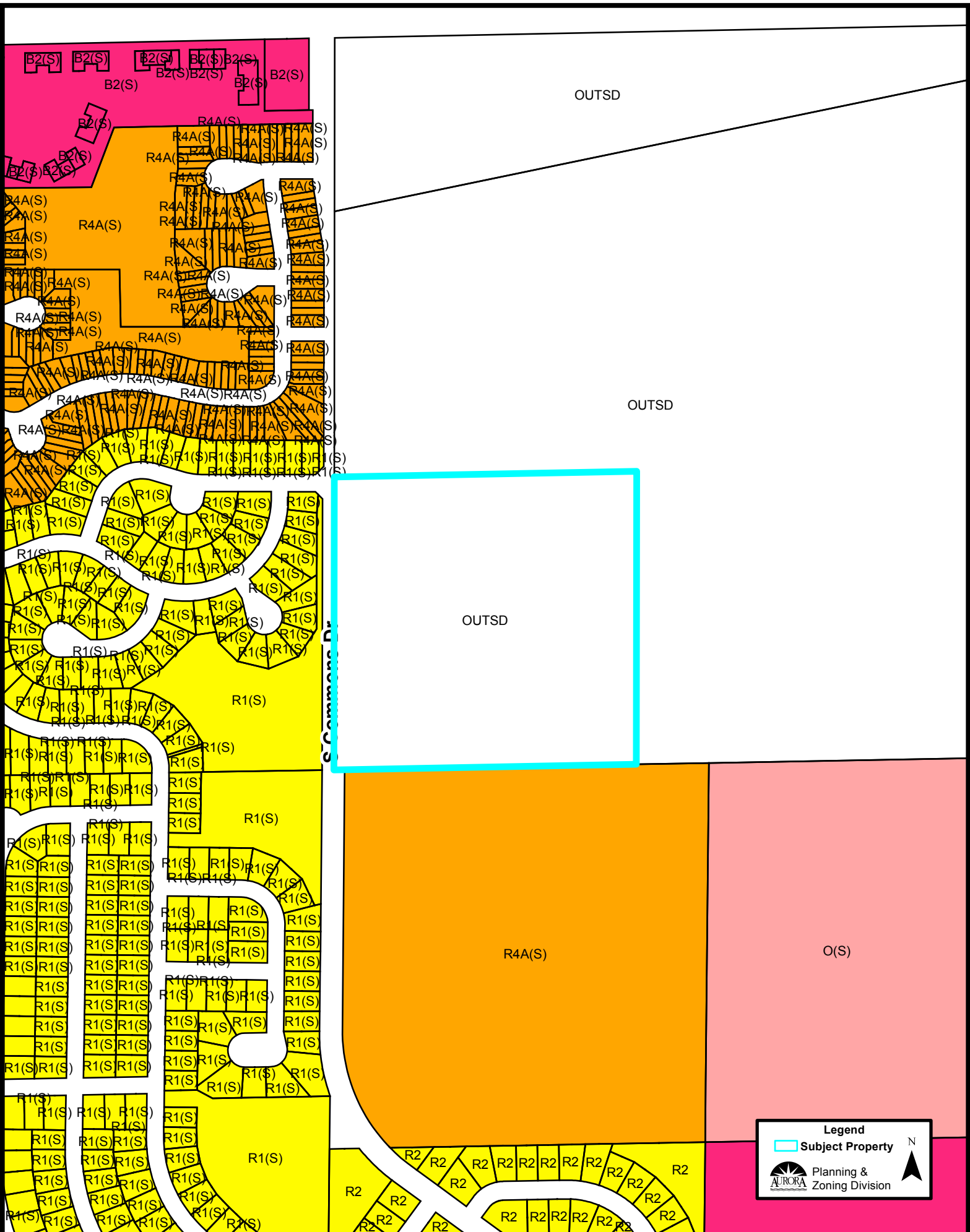
Planning & Zoning Division




Location Map (1:10,000):





Zoning Map (1:5,000):



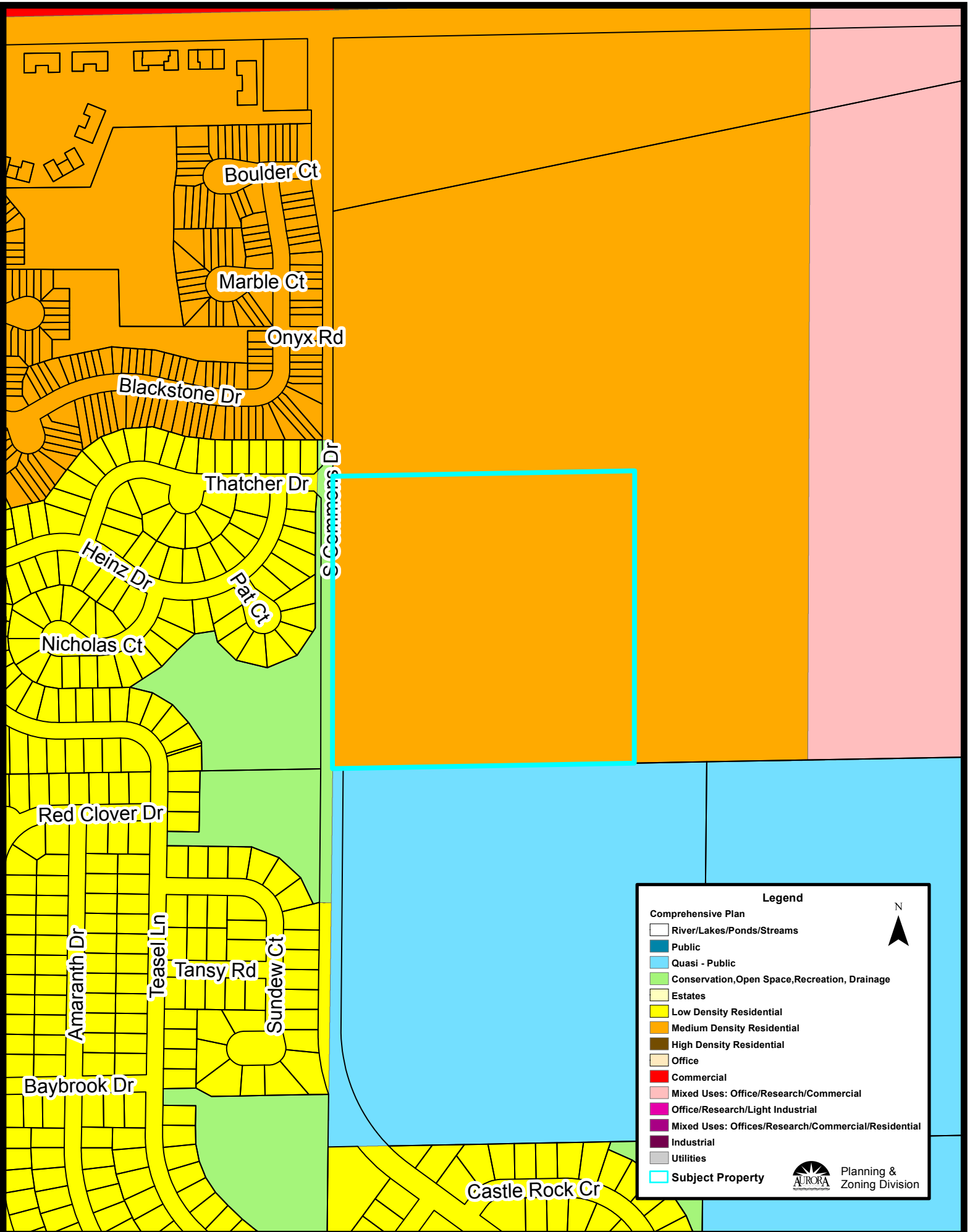
Legend

-  Subject Property

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Comprehensive Plan (1:5,000):



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

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