

Property Research Sheet

Location ID#: 69390

As of: 12/8/2014

Researched By: Tracey Vacek

Address: Vacant

Comp Plan Designation: Mixed Uses: Office / Research / Commercial / Residential

Subdivision: Lot 2 of River Street Plaza, Phase One

School District: SD 129 - West Aurora School District

Parcel Number(s): 15-21-480-020

Park District: FVPD - Fox Valley Park District

Size: 0.202 Acres

Ward: 4

Current Zoning: DF(S)

Historic District: None

1929 Zoning: F Industrial Districts

ANPI Neighborhood: None

1957 Zoning: B-3 Business and Wholesale District

TIF District: TIF #3

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 8.8. Setbacks and other bulk standards are typically as follows:

Front Yard Setback: 10 feet; Pocus Building - 0 feet

Interior Side Yard Setback: 10 feet; Pocus Building - 10 feet

Exterior Side Yard Setback: 10 feet; Pocus Building - 0 feet

Exterior Side Yard Reverse Corner Setback: 10 feet; Pocus Building - 0 feet

Exterior Rear Yard Setback: 10 feet; Pocus Building - 0 feet

Rear Yard Setback: River Yard – New and Existing Structure - There shall be a minimum separation of 50 feet between any building and the Fox River 100-Year Flood Elevation as delineated at the time of Final Plan and Plat approval. However, a separation of 40 feet shall be allowed at the closest point between the structures and the 100-Year Flood Elevation line as long as the average separation is 50 feet. The area starting one foot east of the Pocus Building and extending

to the 100-Year Flood line is to be dedicated to a public entity for park purposes, with the minimum building setback from the new property line being 10 feet, but 0 feet for the Pocus Building. A Public Access Easement a minimum of 20 feet in width shall be dedicated from the River Street right-of-way eastward between Buildings I & II for access to the land to be dedicated to a public entity along the river. None

Building Separation: None

Minimum Lot Width and Area: None

Maximum Lot Coverage: None

Maximum Structure Height: Maximum Building Height within 200 feet of the Fox River 100-Year Flood Elevation - 60 feet

Floor Area Ratio: None

Minimum Primary Structure Size: None

Minimum Dwelling Unit Size: One bedroom
- 800 sq ft, with no more than 2 units per floor
at a minimum.

Two bedroom - 900 sq ft

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, 7.108.8.

Permitted Uses:

Permitted Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.2, 7.108.8. Permitted Exceptions: The Subject Property shall be limited to those specifically permitted as follows:

- a. Condominim Units
- b. Office/Proffessional uses
- c. Bookstore
- d. Underground Parking
- e. Outdoor eateries, restaurants and cafes.
- f. Coffee Houses and Shops.
- g. Ice Cream Parlors.
- h. Candy and Cookie Shops.
- i. Bakeries and Donut Shops.
- J. Wall Mounted Automated Teller Machines (ATM's).
- k. Delicatessens.
- l. Food and fruit stor
- m. Grocery Store, not in excess of 12,500 square feet (including those that sell liquor).

Special Uses:

Special Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.3, 7.108.8.

Limited But Permitted Uses:

Limited But Permitted Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.3, 7.108.8.

Legislative History

This is the known legislative history for this Property:

006-019 approved on 3/28/2006: AN ORDINANCE AMENDING ORDINANCE NUMBER 3100, BEING THE AURORA ZONING ORDINANCE AND THE ZONING MAP ATTACHED THERETO, BY REZONING PROPERTY FROM B-3 BUSINESS AND WHOLESALE TO DF DOWNTOWN FRINGE DISTRICT SPECIAL USE PLANNED DEVELOPMENT, AND APPROVING A PLAN DESCRIPTION AND PRELIMINARY PLAN AND PLAT FOR 5.86 ACRES LOCATED ON RIVER STREET BETWEEN CROSS STREET AND BENTON STREET

R06-128 approved on 3/28/2006: A RESOLUTION APPROVING A PRELIMINARY PLAT AND PLAN FOR PROPERTY LOCATED ON RIVER STREET BETWEEN CROSS STREET AND BENTON STREET

R06-129 approved on 3/28/2006: RESOLUTION AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT WITH RIVER & BENTON, LLC (JOSEPH VAN TREESE)

PDFNL06-014 approved on 4/27/2006: RESOLUTION APPROVING THE FINAL PLAT AND PLAN FOR OF RIVER STREET PLAZA SUBDIVISION BEING VACANT LAND LOCATED FINAL PLAT AND PLAN FOR UPPER SCALE MIXED USE RESIDENTIAL AND COMMERCIAL ON RIVER STREET BETWEEN CROSS STREET AND BENTON STREET IN THE CITY OF AURORA, IL. 60506

PDFNL07-011 approved on 3/15/2007: RESOLUTION APPROVING A FINAL PLAN WAIVER ON 3.49 ACRES FOR A LANDSCAPE PLAN FOR RIVER STREET PLAZA PHASE ONE LOCATED ON THE EAST SIDE OF RIVER STREET BETWEEN BENTON AND CROSS STREETS

R08-424 approved on 9/10/2008: RESOLUTION AUTHORIZING THE EXECUTION OF FIRST AMENDMENT TO THE REDEVELOPMENT AGREEMENT - RIVER & BENTON, LLC

R09-179 approved on 4/28/2009: RESOLUTION AUTHORIZING SECOND AMENDMENT TO THE REDEVELOPMENT AGREEMENT – RIVER AND BENTON, LLC

PDFNL12-018 approved on 8/16/2012: RESOLUTION APPROVING A REVISION TO THE FINAL PLAN ON PHASE 1 OF THE RIVER STREET PLAZA SUBDIVISION LOCATED AT 140 AND 160 S. RIVER STREET

R12-245 approved on 9/11/2012: A RESOLUTION APPROVING A REDEVELOPMENT AGREEMENT BETWEEN THE CITY OF AURORA, CENTRUE BANK AND RIVER & BENTON LLC (RIVER STREET PLAZA, TIF #3)

Location Maps Attached:

Aerial Overview
Aerial Map
Zoning Map
Comprehensive Plan Map
Water Atlas
Sewer Atlas

Property Research Sheet

Location ID#: 70285

As of: 12/8/2014

Researched By: Tracey Vacek

Address: Vacant

Comp Plan Designation: Mixed Uses: Office / Research / Commercial / Residential

Subdivision: Lot 2 of Rive Street Plaza, Phase One

School District: SD 129 - West Aurora School District

Parcel Number(s): 15-22-312-012

Park District: FVPD - Fox Valley Park District

Size: 0.426 Acres

Ward: 4

Current Zoning: DF(S)

Historic District: None

1929 Zoning: F Industrial Districts

ANPI Neighborhood: None

1957 Zoning: B-3 Business and Wholesale District

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Building Separation: None

Minimum Lot Width and Area: None

Maximum Lot Coverage: None

Maximum Structure Height: Maximum Building Height within 200 feet of the Fox River 100-Year Flood Elevation - 60 feet

Floor Area Ratio: None

Minimum Primary Structure Size: None

Minimum Dwelling Unit Size: One bedroom
- 800 sq ft, with no more than 2 units per floor
at a minimum.

Two bedroom - 900 sq ft

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STREET BETWEEN CROSS STREET AND BENTON STREET IN THE CITY OF AURORA, IL.
60506

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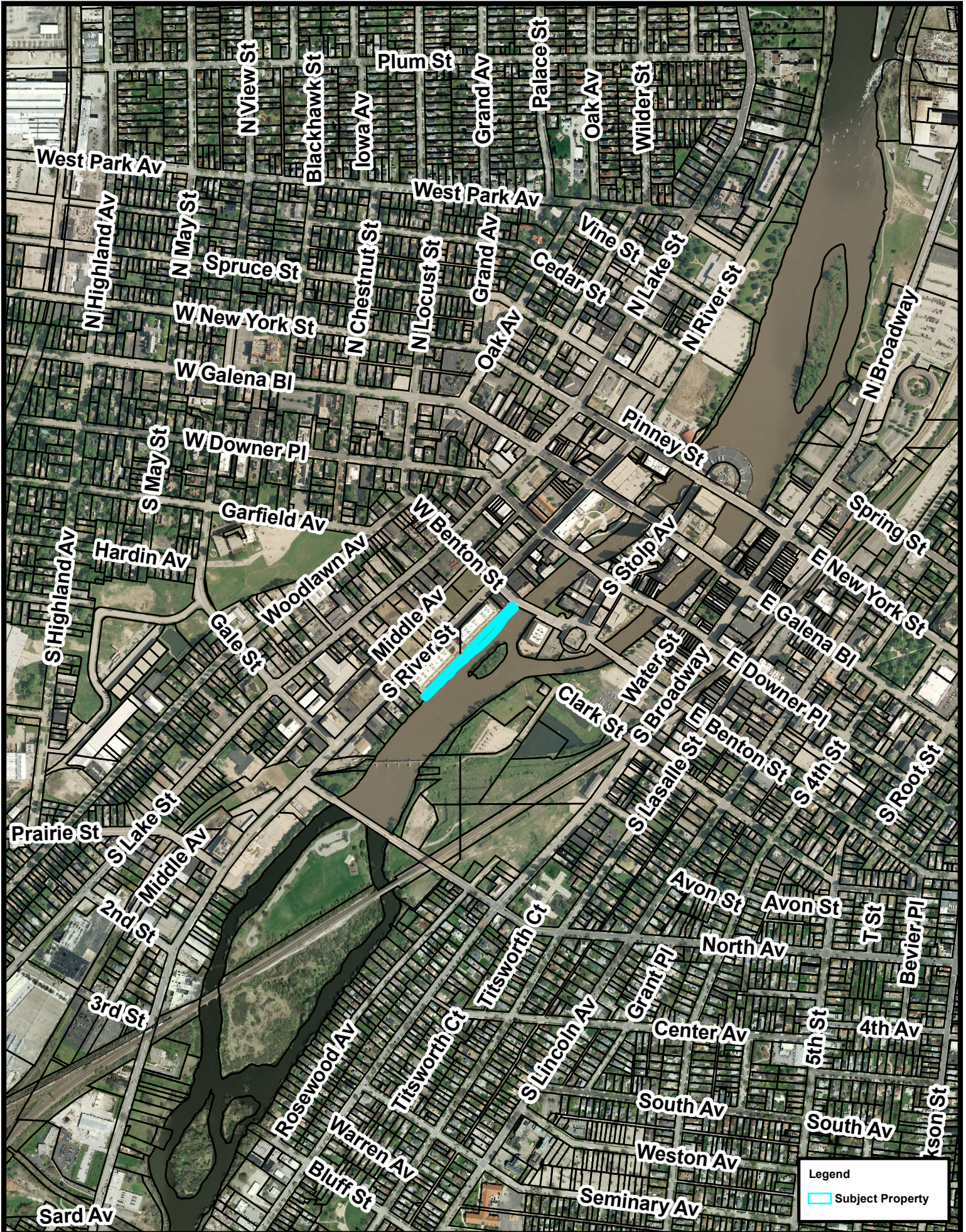
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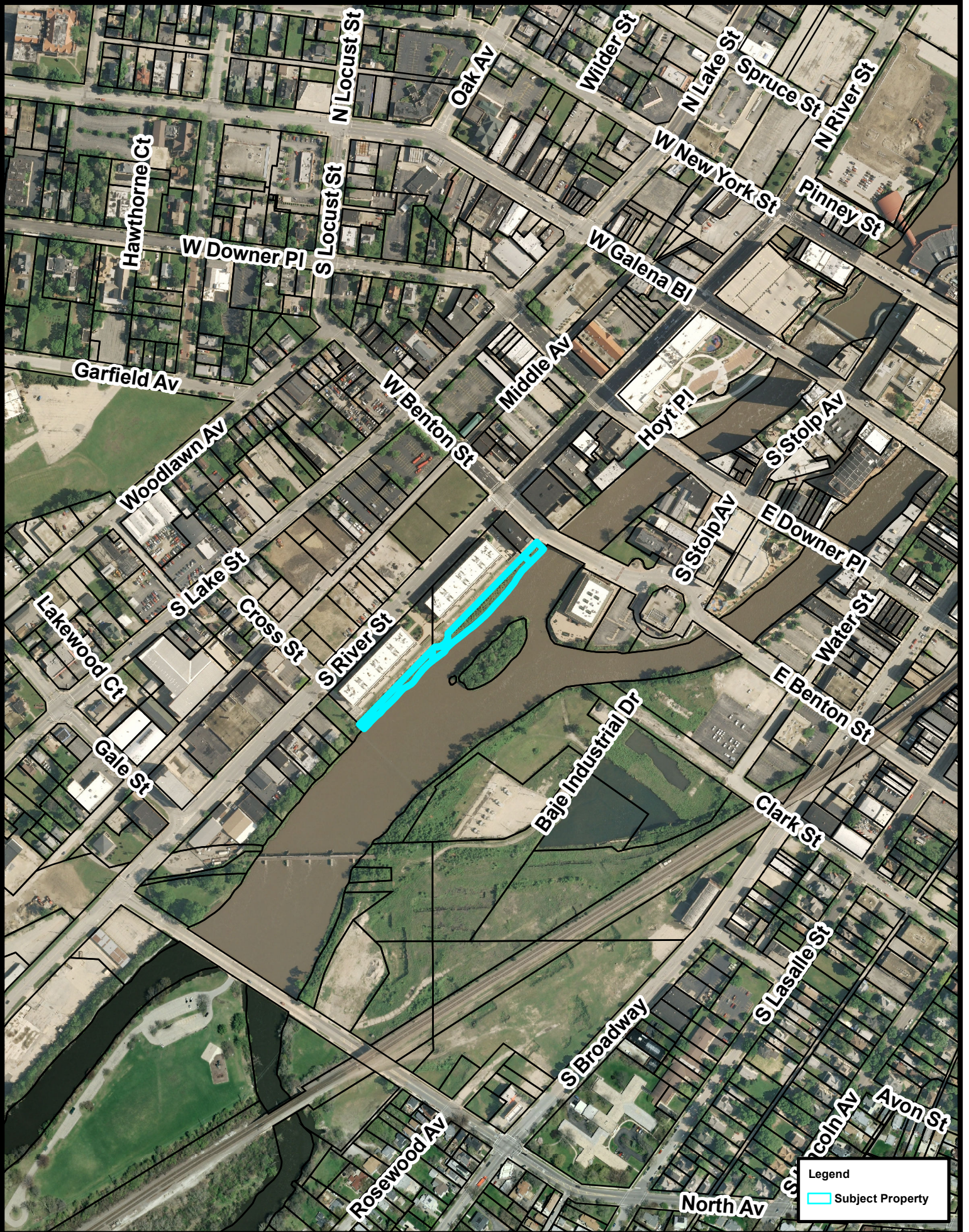
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Location Maps Attached:

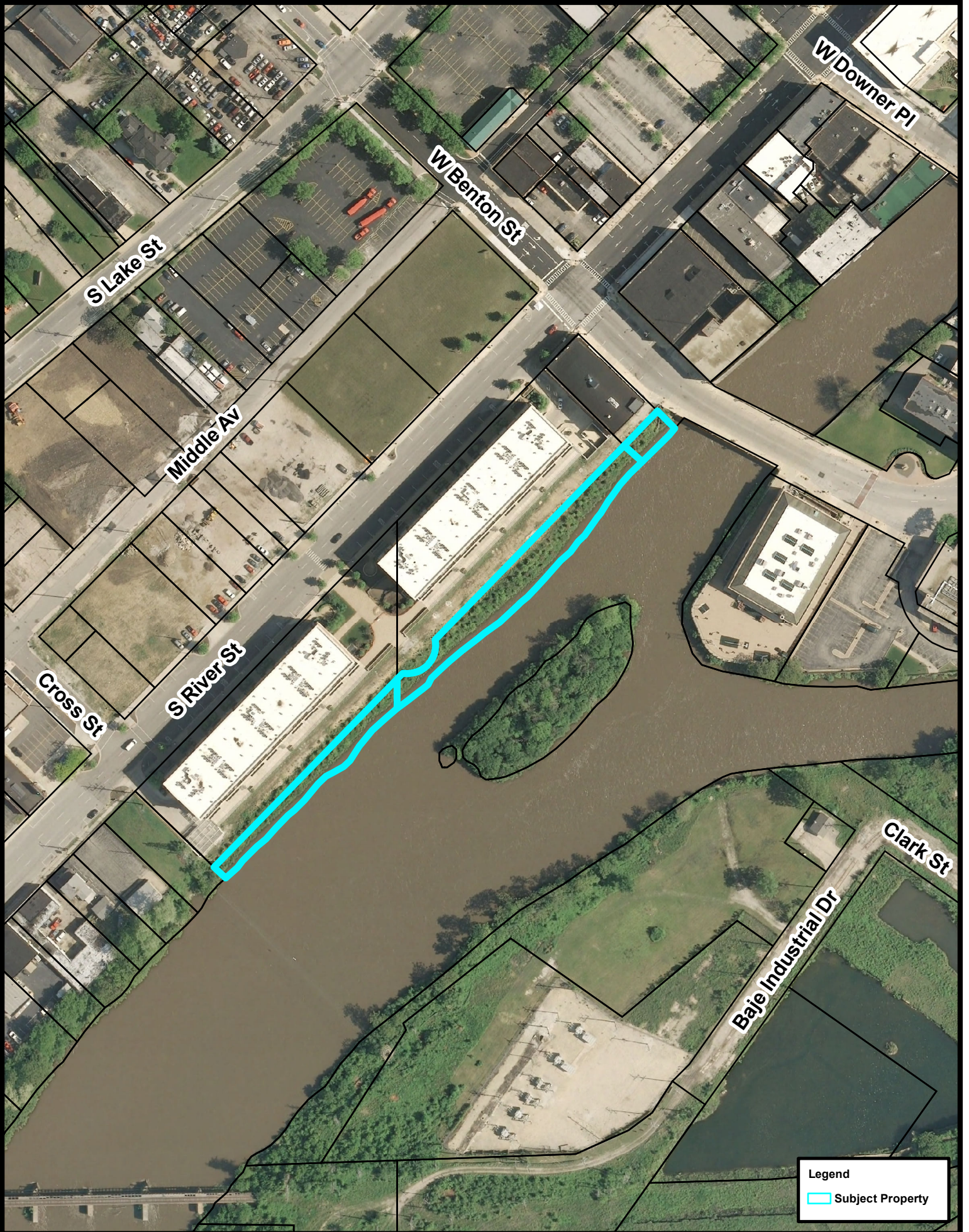
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Aerial Overview Photo (1: 10,000):



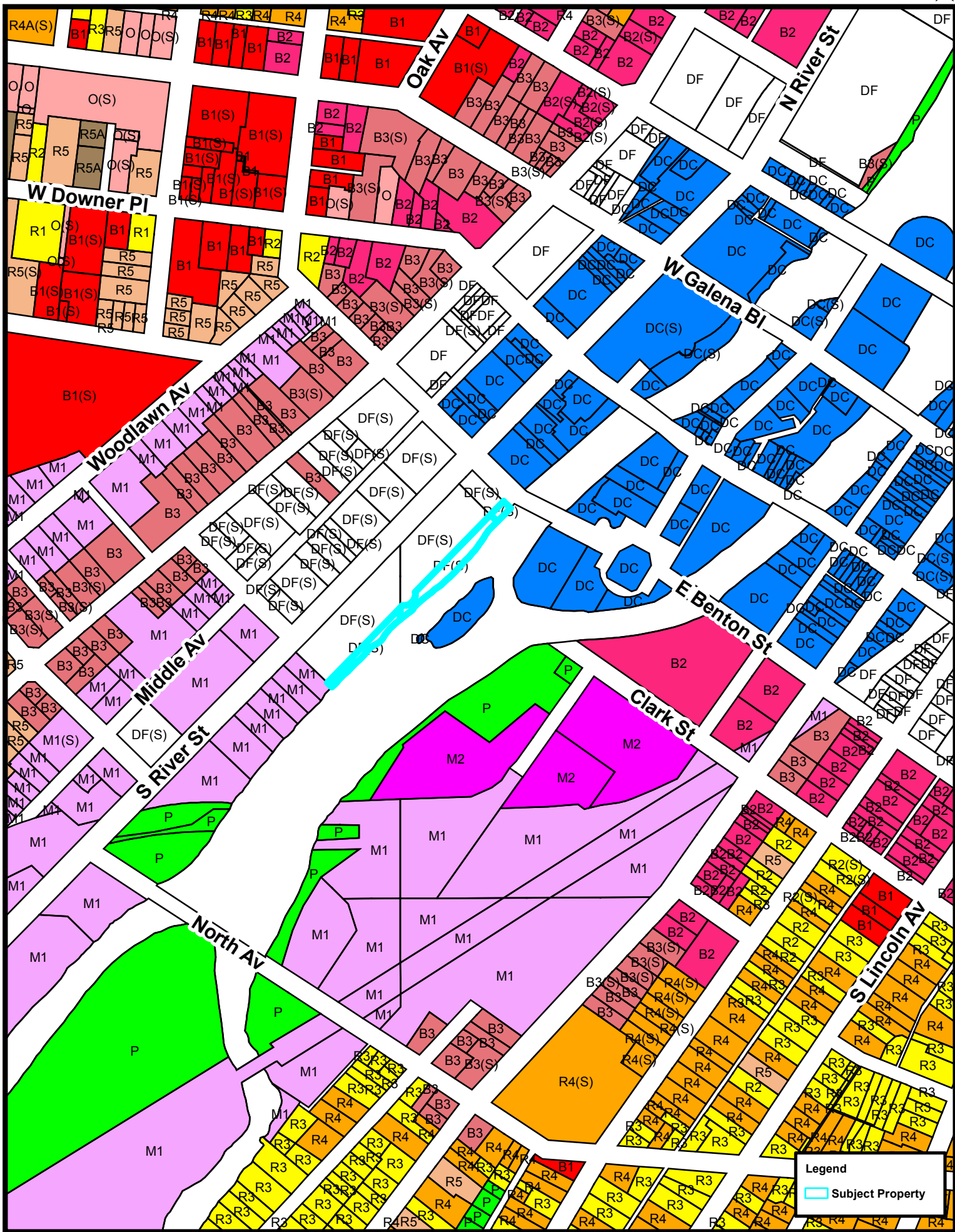


Legend
Subject Property




Legend
Subject Property

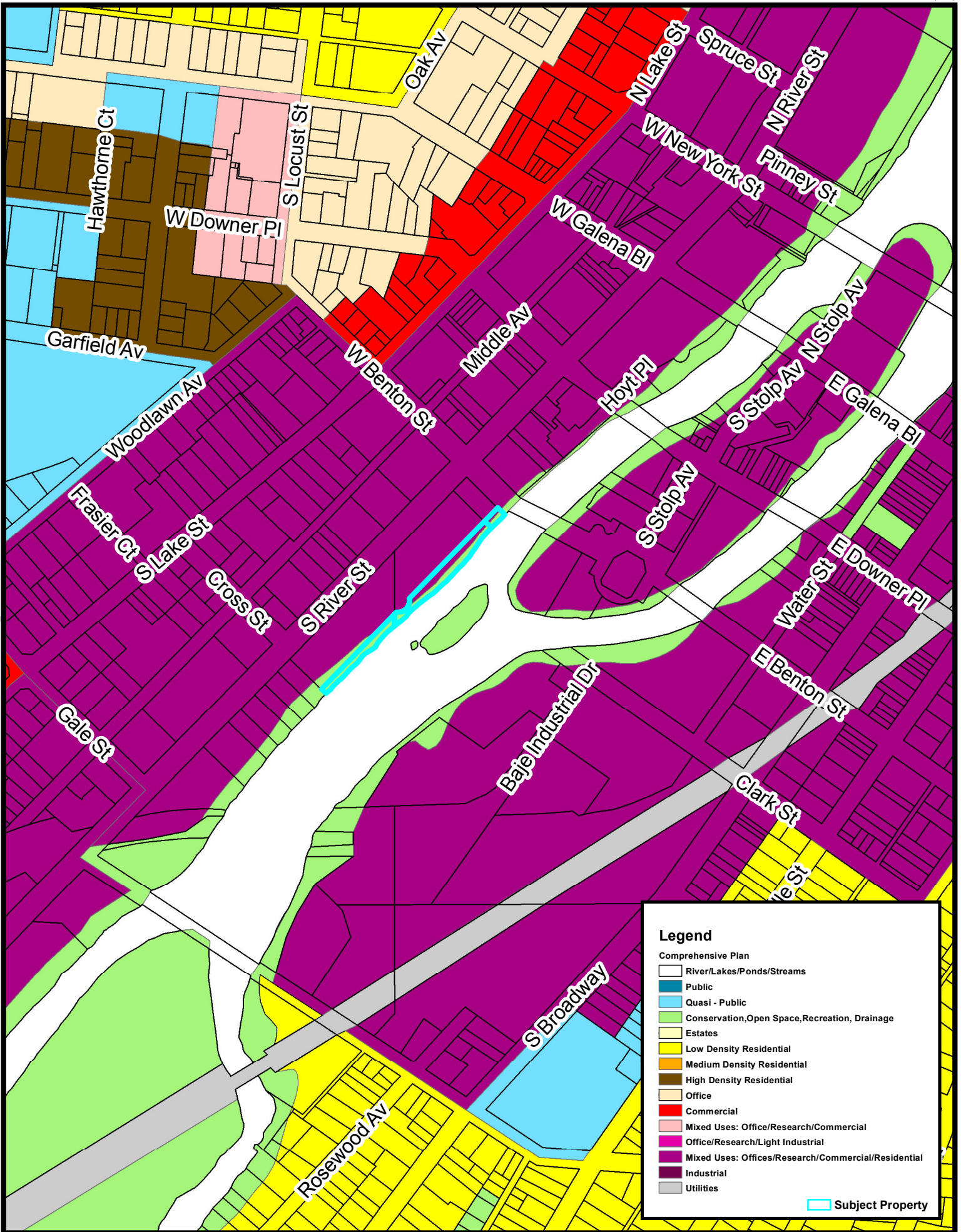
Zoning Plan (1:5,000):

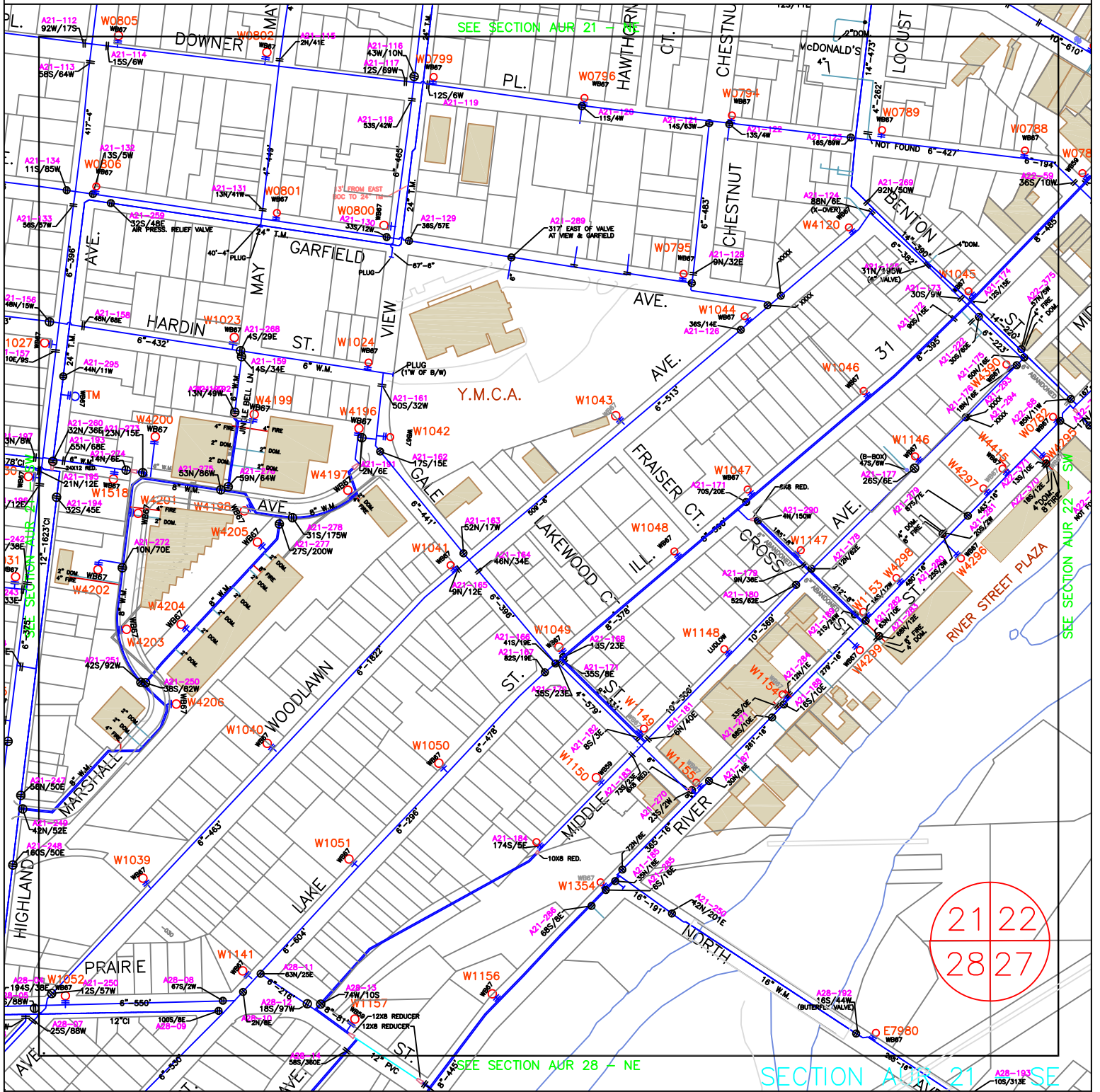


Legend

-  Subject Property

Comprehensive Plan (1:5,000):





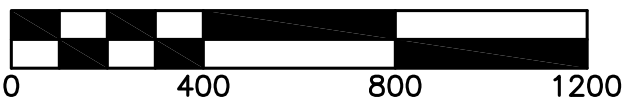
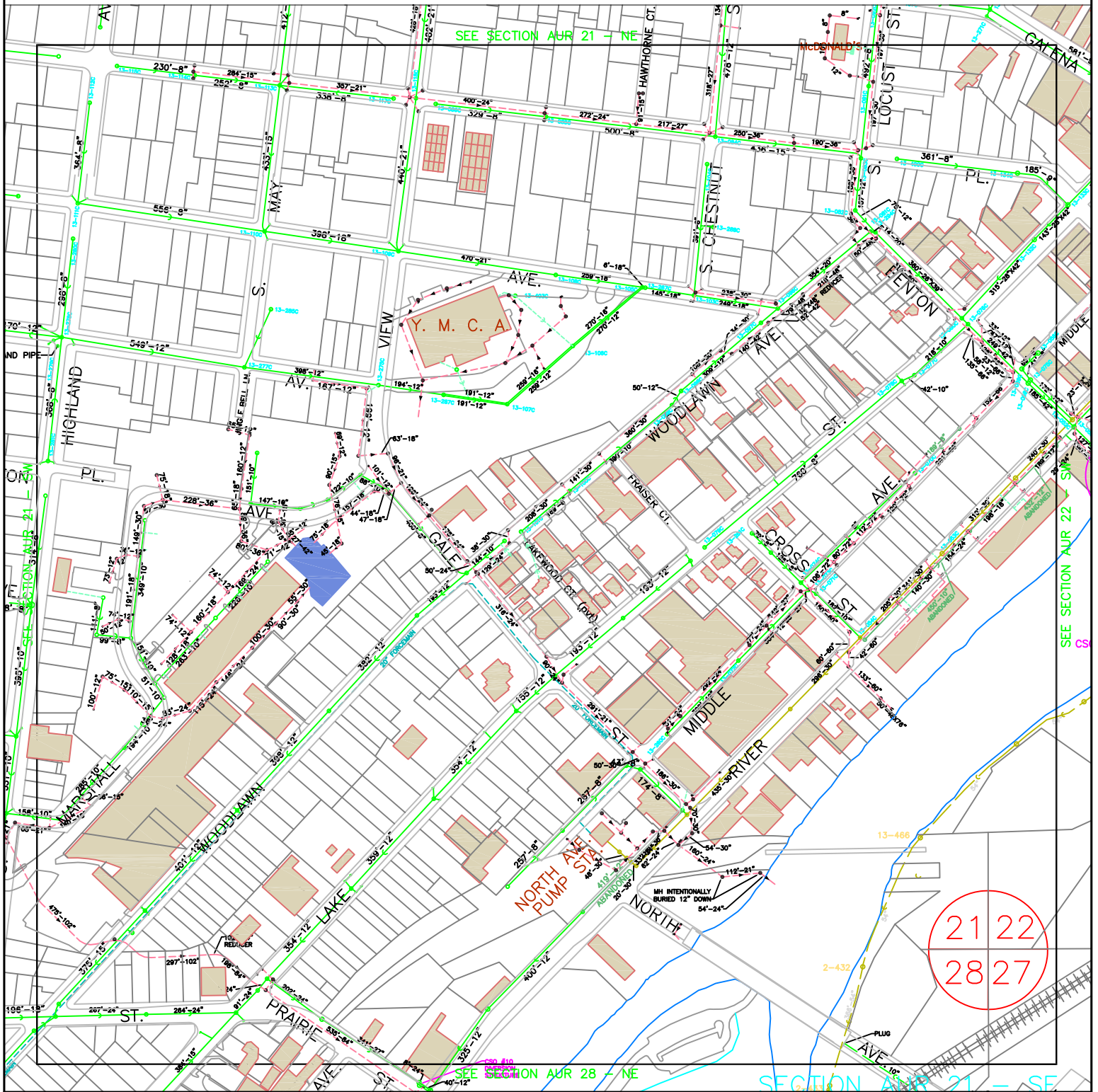
CITY OF AURORA
ENGINEERING
44 E. DOWNER, AURORA, IL

DRAWN BY: JJ
DATE: 12/2013

APPROVED BY: LES
FILE NAME: WATER ATLAS

SEWER ATLAS

AUR 21 SE



CITY OF AURORA
ENGINEERING
44 E. DOWNER PLACE

DRAWN BY:	JJ	APPROVED BY:	LES
DATE:	3/2014	FILE NAME:	SEWER ATLAS