

Property Research Sheet

Location ID#(s): 65985

As of: 12/15/2017

Researched By: Jill Morgan

Address: 3055 E New York Street

Current Zoning: PDD(S) Planned Development District with a Special Use

Parcel Number(s): 07-20-302-080

1929 Zoning: Not Applicable

Subdivision: Lot 1 of PDA ReSubdivision

1957 Zoning: Not Applicable

Size: 2.03 Acres / 88,427 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: Non-TIF Eastside Projects

Ward: 10

Historic District: None

Overall Development Name: Prairie Point Center

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 --.

Setbacks are typically as follows:

Front Yard Setback: 35 feet to New York
Side Yard Setback: 15 feet
Exterior Side Yard Setback: 30 feet from Oakhurst
Exterior Side Yard Reverse Corner Setback: N/A

Rear Yard Setback: 20 feet
Exterior Rear Yard Setback: 20 feet
Setback Exceptions:
Interior Drive Yard Setback: 20 feet to the South

Other bulk standards are typically as follows:

Building Separations: 30 feet to residential area; 20 feet to business area
Minimum Lot Width and Area: 150 feet and 1.0 acres
Maximum Lot Coverage: None except for buildings containing dwelling units for which the floor area ratio shall be no more than 40%.

Maximum Structure Height: 4 stories or 60 feet
Floor Area Ratio: Pursuant to Section 3.5.b. of the plan description
Minimum Primary Structure Size: None
Minimum Dwelling Unit Size: None
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.

Permitted Uses:

Permitted Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.2 and permitted in the B-B. Permitted Exceptions: A Car Wash is permitted due to the Special Use

Special Uses:

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

Limited But Permitted Uses:

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

Miscellaneous Notes on History

Related Projects: 2014.217

Legislative History

The known legislative history for this Property is as follows:

O1973-4315 approved on 7/17/1973: 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.

O1973-4319 approved on 7/27/1973: AN ORDINANCE ANNEXING TERRITORY TO THE CITY OF AURORA, ILLINOIS.

O1973-4323 approved on 7/27/1973: AN ORDINANCE ESTABLISHING A PLANNED DEVELOPMENT DISTRICT AND APPROVING A PLAN DESCRIPTION.

O1973-4325 approved on 8/1/1973: AN ORDINANCE REPEALING AN ORDINANCE ANNEXING TERRITORY TO THE CITY OF AURORA, ILLINOIS.

O1973-4326 approved on 8/1/1973: AN ORDINANCE ANNEXING TERRITORY TO THE CITY OF AURORA, ILLINOIS.

O1973-4330 approved on 8/1/1973: AN ORDINANCE ESTABLISHING A PLANNED DEVELOPMENT DISTRICT AND APPROVING A PLAN DESCRIPTION.

R1991-386 approved on 12/4/1991: A RESOLUTION RECEIVING AND ACCEPTING DEDICATION OF ROADWAY RIGHT-OF-WAY FOR THE SOUTH SIDE OF EAST NEW YORK STREET AND EAST OF EOLA ROAD.

O1993-059 approved on 7/27/1993: AN ORDINANCE AUTHORIZING AN EXTENSION OF THE FOX VALLEY EAST PRINCIPAL ANNEXATION AGREEMENT.

O1993-123 approved on 12/7/1993: AN ORDINANCE PROVIDING FOR THE EXECUTION OF AN AMENDMENT AND REINSTATEMENT OF THE PRINCIPAL ANNEXATION AGREEMENT FOR REGION II OF FOX VALLEY EAST.

O1993-124 approved on 12/7/1993: AN ORDINANCE APPROVING A PLAN DESCRIPTION MODIFICATION FOR CERTAIN PORTIONS OF FOX VALLEY EAST REGION II.

PDFNL1994-021 approved on 5/23/1994: A RESOLUTION APPROVING THE FINAL PLAN AND PLAT FOR UNIT NO. 52 OF THE OAKHURST SUBDIVISION.

PDFNL1996-056 approved on 12/12/1996: A RESOLUTION APPROVING THE FINAL PLAT FOR FOX VALLEY EAST REGION II UNIT 52 – OAKHURST 1ST RESUBDIVISION BEING VACANT LAND AT THE SOUTHEAST CORNER OF NEW YORK STREET AND EOLA ROAD IN THE CITY OF AURORA, ILLINOIS 60504.

R1997-203 approved on 5/27/1997: A RESOLUTION APPROVING A PRELIMINARY PLAT FOR FOX VALLEY EAST REGION II UNIT NUMBER 52 – OAKHURST 1ST RESUBDIVISION.

R1998-023 approved on 1/27/1998: A RESOLUTION ACCEPTING A CITY EASEMENT ON THE SOUTH SIDE OF NEW YORK STREET BETWEEN EOLA ROAD AND OAKHURST DRIVE, IN THE CITY OF AURORA, ILLINOIS, 60504.

R2000-360 approved on 8/8/2000: ACCEPTANCE OF IMPROVEMENTS FOR STONEBRIDGE UNIT 44 AND OAKHURST UNITS 52 AND 53 PHASE 1

PDFNL2001-030 approved on 5/24/2001: A RESOLUTION APPROVING THE FINAL PLAN ON LOT 2 OF UNIT 52 WITHIN THE FOX VALLEY REGION II SUBDIVISION FOR A GAS STATION USE LOCATED AT THE SOUTHWEST CORNER OF NEW YORK STREET AND OAKHURST DRIVE.

R2001-343 approved on 6/26/2001: A RESOLUTION APPROVING THE FINAL PLAN ON LOT 2 OF UNIT 52 WITHIN THE FOX VALLEY EAST REGION II SUBDIVISION FOR A GAS STATION USE LOCATED AT THE SOUTHWEST CORNER OF NEW YORK STREET AND OAKHURST DRIVE.

PDFNL2002-027 approved on 5/16/2002: A RESOLUTION APPROVING THE FINAL PLAT FOR UNIT 52 OF OAKHURST SUBDIVISION, BEING VACANT LAND LOCATED AT THE SOUTHWEST CORNER OF NEW YORK STREET AND OAKHURST DRIVE IN THE CITY OF AURORA, ILLINOIS.

O2004-089 approved on 9/28/2004: AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR A CAR WASH USE LOCATED AT THE SOUTHWEST CORNER OF NEW YORK STREET AND OAKHURST DRIVE, AURORA, ILLINOIS.

Location Maps Attached:

Aerial Overview

Location Map

Zoning Map

Comprehensive Plan Map


Aerial Photo (1:1,000):




E New York St

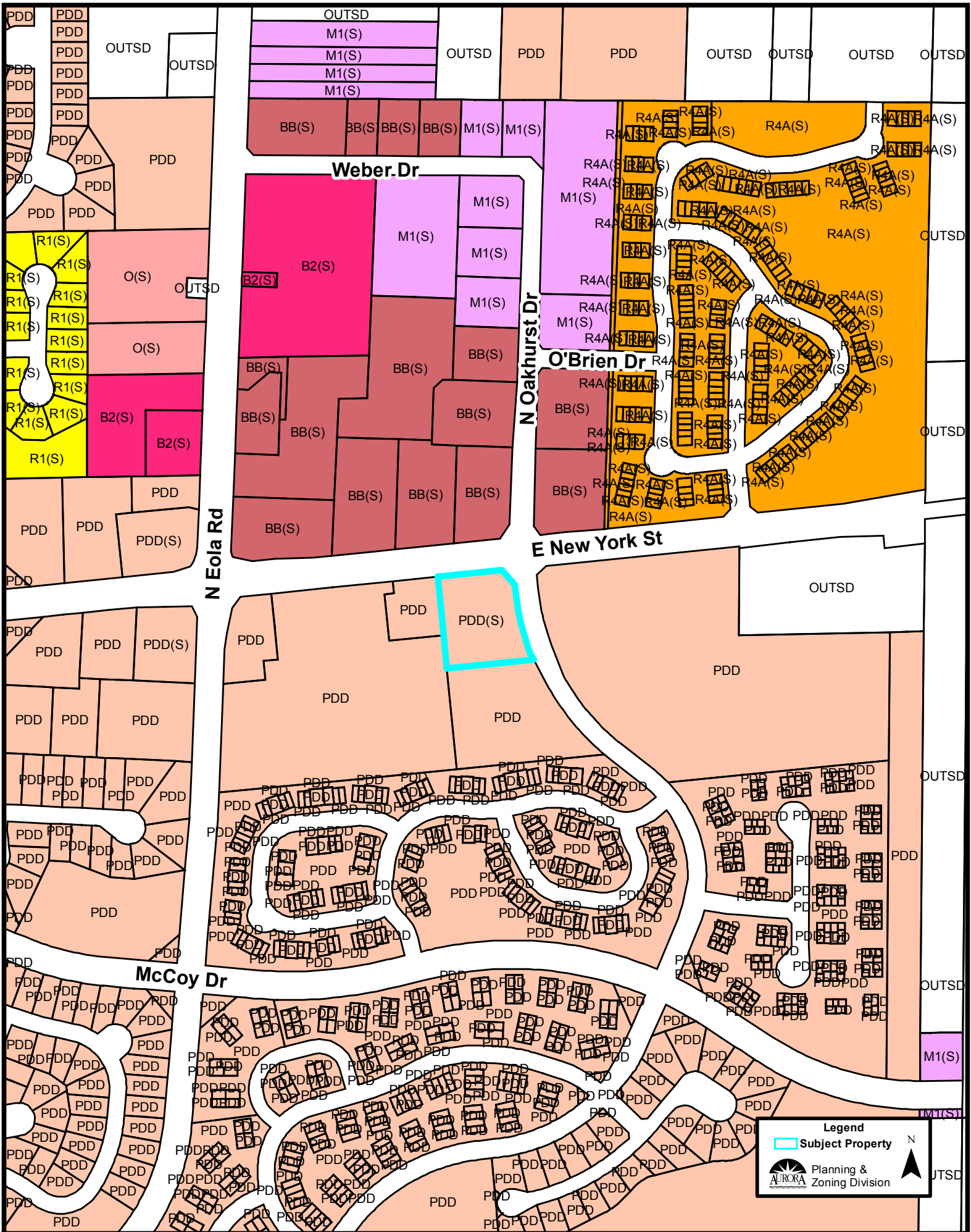
N Oakhurst Dr

Legend
[Cyan Outline] Subject Property

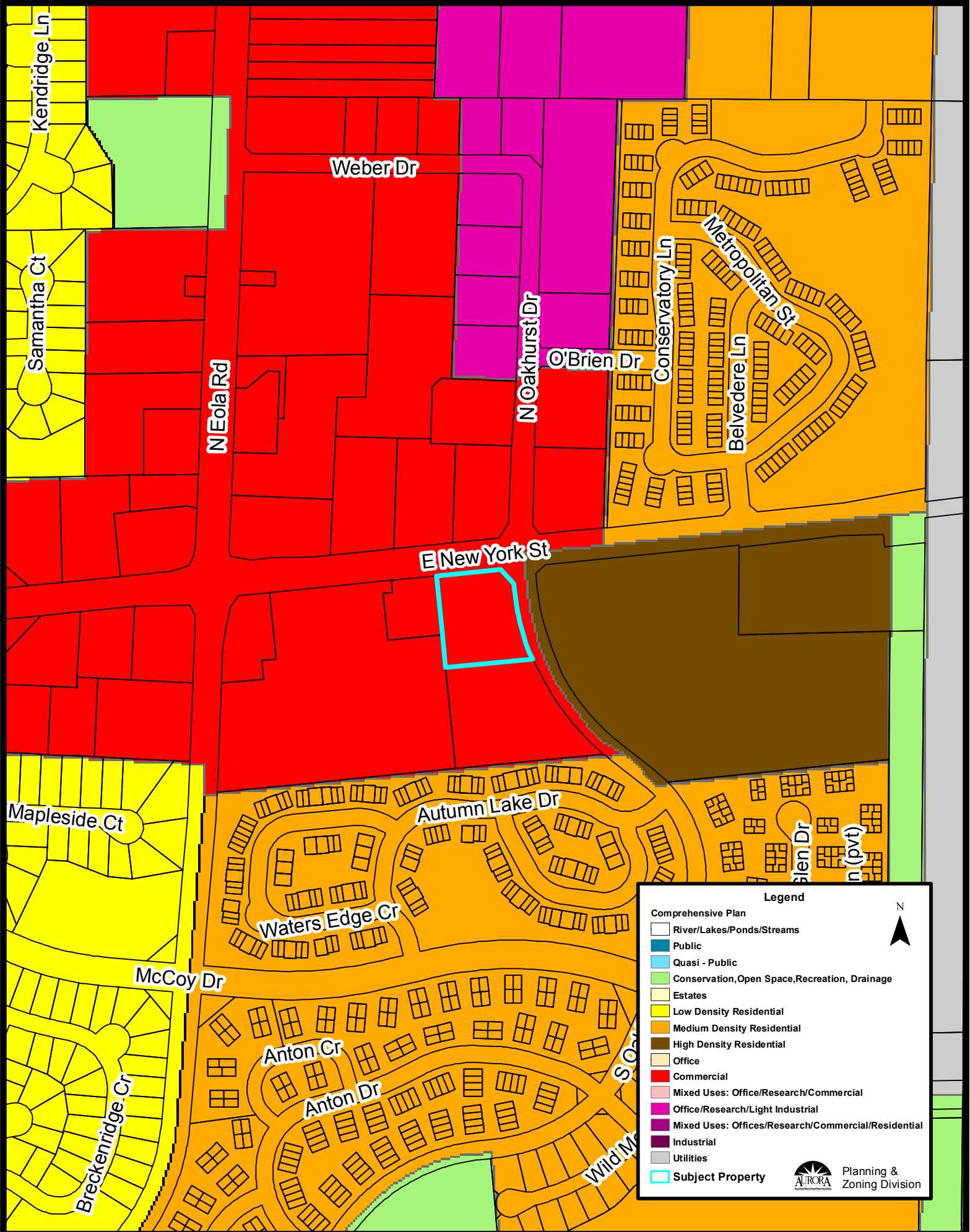


 Planning & Zoning Division

Zoning Plan (1:5,000):



Comprehensive Plan (1:5,000):



Legend

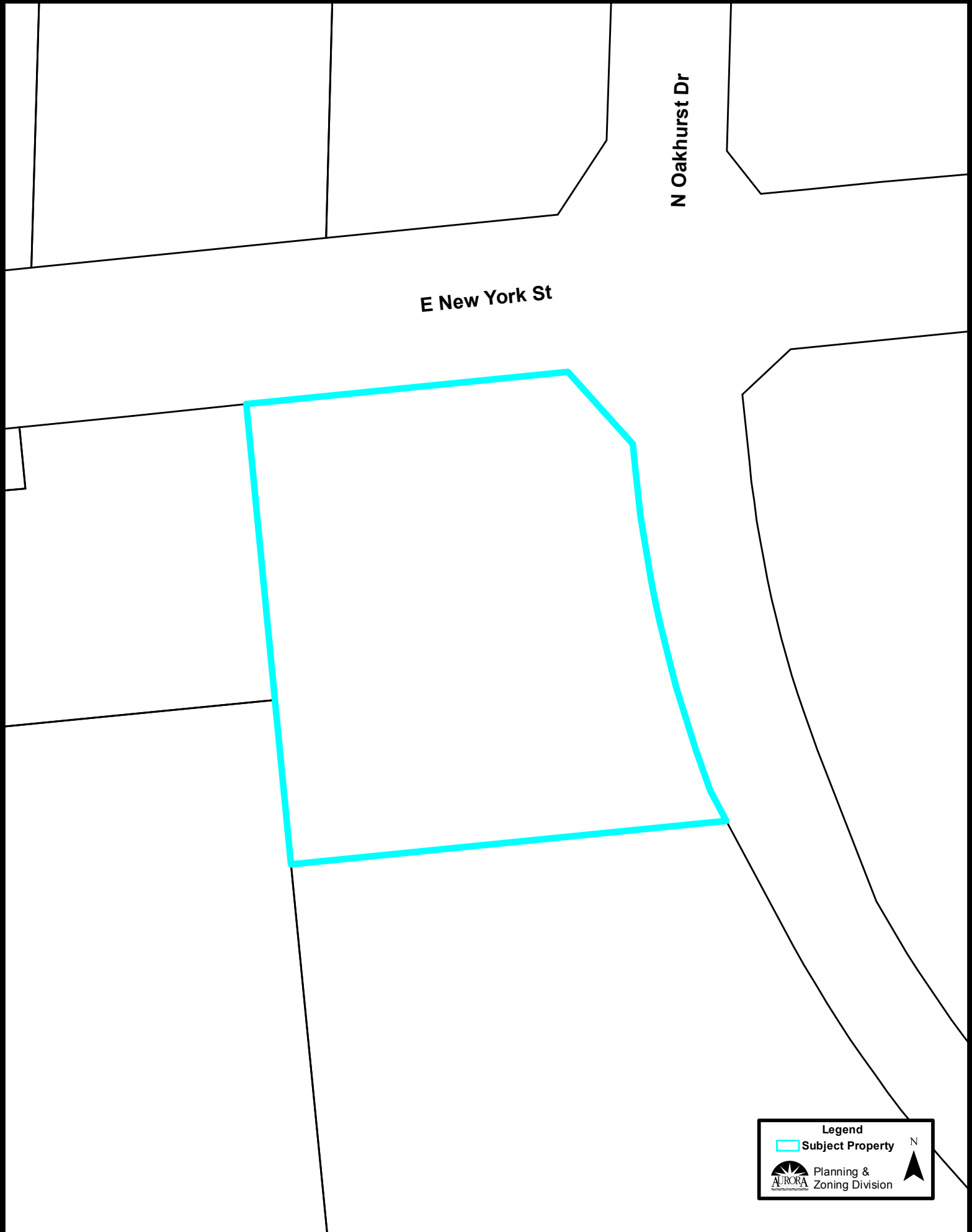
Comprehensive Plan

- 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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Location Map (1:1,000):





E New York St

N Oakhurst Dr

Legend

-  Subject Property

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