

Property Research Sheet

Location ID#(s): 47074-62888

As of: 2/28/2020

Researched By: Jacob Sodaro

Address: 1340 Molitor Road

Ward: 1

Parcel Number(s): 15-11-228-010, 15-11-229-007

Current Zoning: B-2(S) General Retail

Subdivision: Lots 119 & 127 / Lot 5 of Diehl's Marywood Acres / Marywood Estates Unit 5

1929 Zoning: Not Applicable

Size: 3.6 Acres / 156,816 Sq. Ft.

1957 Zoning: Not Applicable

School District: SD 131 - East Aurora School District

Comp Plan Designation: Commercial and Conservation / Open Space / Recreation / Drainage

Park District: FVPD - Fox Valley Park District

ANPI Neighborhood: None

Overall Development Name: Estate of Adeline Diehl

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 Section 8.3.

Setbacks are typically as follows:

Front Yard Setback: From Tollway - 75 feet; from Arterial - 30 feet; from other - 15 feet to 20 feet based on building height.

Side Yard Setback: From Fox River - 30 Feet; from residential 20 feet to 30 feet based on building height; from other 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:

Rear Yard Setback: From Fox River - 30 Feet; from residential 20 feet to 30 feet based on building height; from other - 8 feet.

Exterior Rear Yard Setback: From Tollway - 75 feet; from Arterial - 30 feet; from other 15 feet to 20 feet based on building height.

Setback Exceptions:

Interior Drive Yard Setback: 5 feet

Other bulk standards are typically as follows:

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: The total square footage permitted for the residential use shall not exceed the total first floor square footage that is utilized for the office or business use.

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 8.3.

Permitted Uses:

Permitted Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.2 and Section 8.3 Permitted Exceptions: The following uses are prohibited: a. Used Clothes Store (2120); b. Pawn Shop (2160); Laundromat (2610); Tattoo Parlors; Banks, Financial Institutions and Insurance - this prohibition is limited to pay day loans and currency exchange uses (2200); Special Purpose Recreational Institutions - this prohibition is limited to a roller skating rink use (5200); Gasoline Station (2831)

Special Uses:

Special Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.3 and Section 8.3.

Limited But Permitted Uses:

Limited but Permitted Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.3 and Section 8.3.

Miscellaneous Notes on History

None

Legislative History

The known legislative history for this Property is as follows:

R2013-059 approved on 3/12/2013: RESOLUTION INITIATING A PUBLIC HEARING TO CONSIDER THE REVISIONS TO AURORA'S COMPREHENSIVE PLAN TO CHANGE THE LAND USE DESIGNATION FOR THE PROPERTY LOCATED AT THE NORTHWEST CORNER OF MOLITOR ROAD AND N. FARNSWORTH AVENUE, AURORA TOWNSHIP, ILLINOIS

O2013-020 approved on 5/14/2013: AN ORDINANCE APPROVING REVISIONS TO AURORA'S COMPREHENSIVE PLAN TO CHANGE THE LAND USE DESIGNATION FROM LOW DENSITY RESIDENTIAL TO COMMERCIAL AND CONSERVATION/OPEN SPACE/RECREATION/DRAINAGE FOR PROPERTY LOCATED AT THE NORTHWEST CORNER OF MOLITOR ROAD AND N. OF FARNSWORTH AVENUE, AURORA TOWNSHIP, IL

O2013-069 approved on 10/22/2013: AN ORDINANCE PROVIDING FOR THE EXECUTION OF AN ANNEXATION AGREEMENT PROVIDING FOR B-2(S) BUSINESS DISTRICT, GENERAL WITH A SPECIAL USE PLANNED DEVELOPMENT ZONING WITH THE OWNERS OF RECORD OF TERRITORY WHICH MAY BE ANNEXED TO THE CITY OF AURORA AND WHICH I

O2013-070 approved on 10/22/2013: AN ORDINANCE ANNEXING CERTAIN PROPERTY BEING 3.63 ACRES OF VACANT LAND LOCATED AT THE NORTHWEST CORNER OF MOLITOR ROAD AND N. FARNSWORTH AVENUE TO THE CITY OF AURORA, ILLINOIS, PURSUANT TO AN APPROVED ANNEXATION AGREEMENT (IF MOVED FORWARD BY THE PLANNIN

O2013-071 approved on 10/22/2013: AN ORDINANCE ESTABLISHING A PLANNED DEVELOPMENT DISTRICT FOR B-2(S) ZONING, APPROVING A PLAN DESCRIPTION AND A CONCEPT PLAN PURSUANT TO THE TERMS OF THE PLAN DESCRIPTION FOR PROPERTY LOCATED AT THE NORTHWEST CORNER OF MOLITOR ROAD N. FARNSWORTH AVENUE, BE

Location Maps Attached:

Aerial Overview

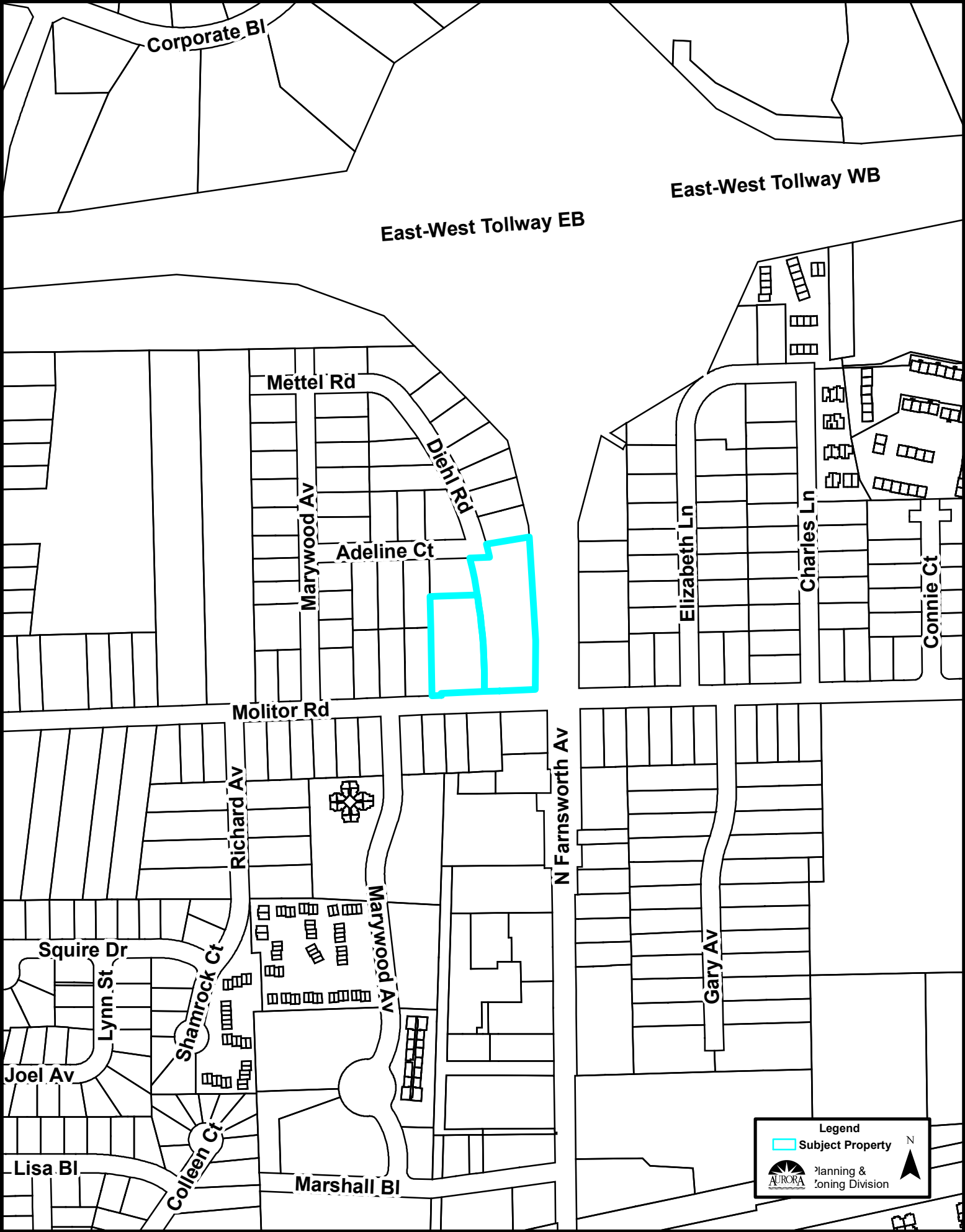
Location Map

Zoning Map

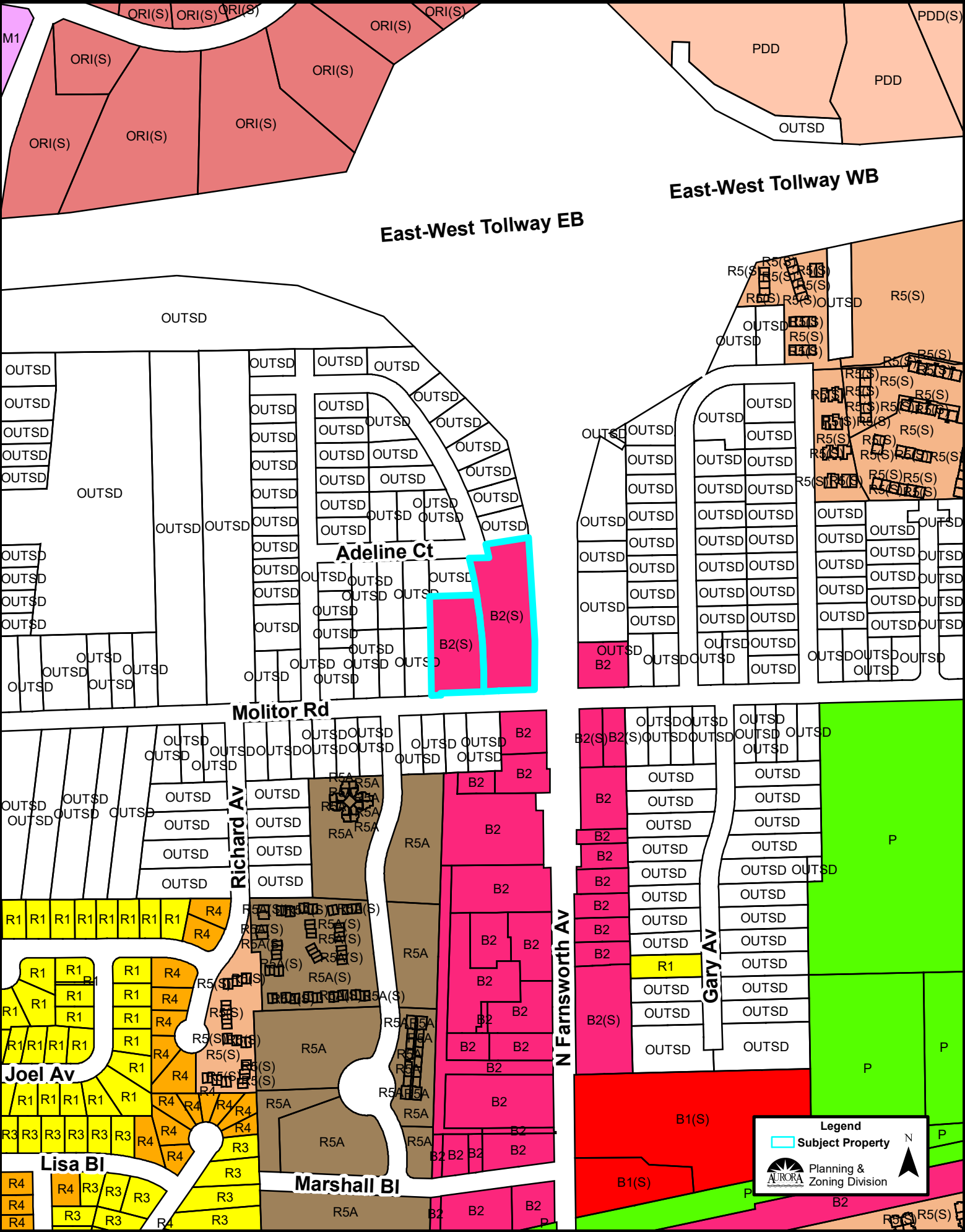
Comprehensive Plan Map



Location Map (1:5,000):



Zoning Map (1:5,000):



Comprehensive Plan (1:5,000):

