

1531 E New York St



E New York St

Edgewood Av

Legend

 Subject Property

**Zoned BB Business
Boulevard District**

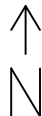
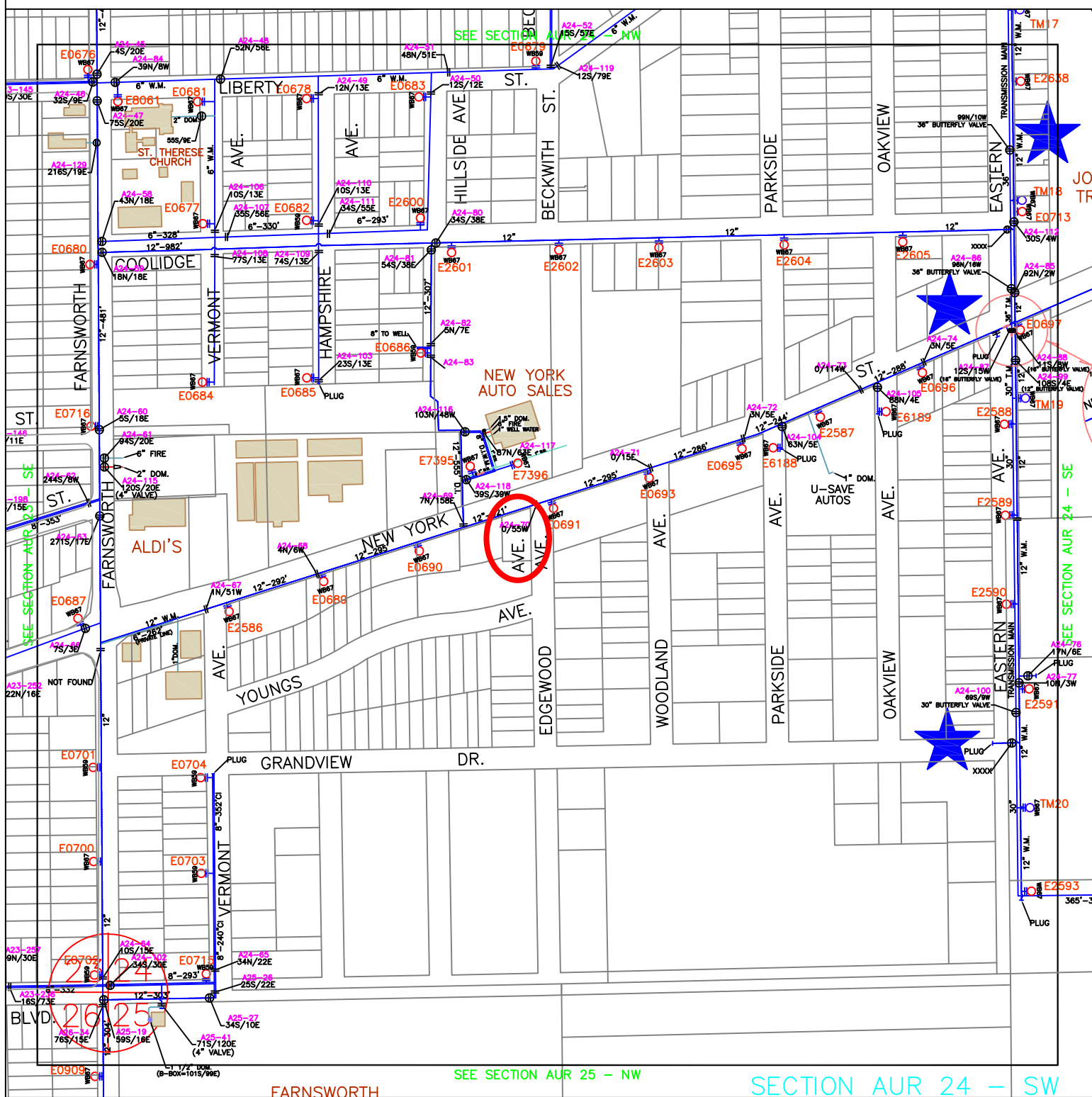


City of Aurora
44 E Downer Pl



WATER ATLAS

AUR 24 SW



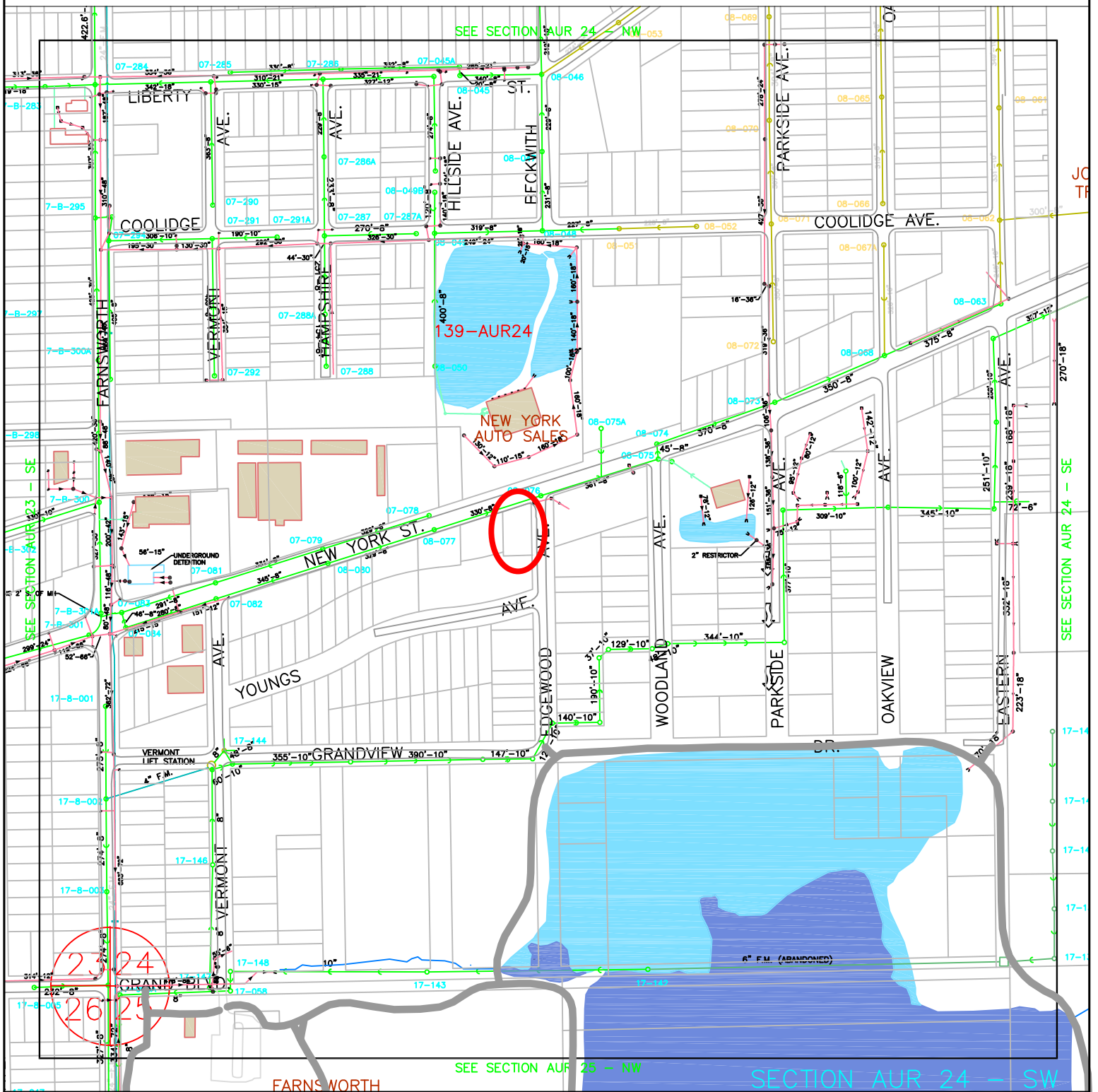
CITY OF AURORA
ENGINEERING
44 E. DOWNER, AURORA, IL

DRAWN BY: JJ
DATE: 10/2015

APPROVED BY: LES
FILE NAME: WATER ATLAS

SEWER ATLAS

AUR 24 SW



CITY OF AURORA
ENGINEERING
44 E. DOWNER PLACE

DRAWN BY:	JJ	APPROVED BY:	LES
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PROPERTY SHEET FOR 1531 E. NEW YORK STREET

PROPERTY INFORMATION

Parcel Number: 15-24-352-011

Zoning: B-B Business Boulevard District

Historic District: No

Approximately Lot Size: 12,050 sq ft

ZONING REQUIREMENTS

Setbacks:

Front Yard: 35 feet

Side Yard: 15feet (25feet if building is greater than 40feet in height)

Rear Yard: 20 feet

Exterior Side Yard: 20 feet

Exterior Rear Yard: N/A

Infill Guidelines:

Not applicable

PROPOSED USE:

Desire Use:

Commercial building. Need to meet parking requirements For some setback relief may rezoning to B-2.

MISCELLANEOUS INFORMATION

Enviromental Disclosure:

No known environmental site assessment on records

Utilities:

Overhead

Engineering:

Existing watermain and sanitary sewer available on E New York Street . Stormwater management will be required for this commercial site. An engineered site plan, prepared by a licensed professional engineer will be required. ROW dedication will be required. Approximately 22' of ROW dedication may be required.