

Property Research Sheet

Location ID#(s): 69692

As of: 8/1/2016

Researched By: Tracey Vacek

Address: 170 E. Indian Tr

School District: SD 131 - East Aurora School District

Parcel Number(s): 15-15-127-008

Park District: FVPD - Fox Valley Park District

Size: 0.75 Acres

Ward: 1

Current Zoning: B-3 Business and Wholesale

Historic District: None

1929 Zoning: Not Applicable

ANPI Neighborhood: None

1957 Zoning: Not Applicable

TIF District: N/A

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

Current Land Use

Current Land Use: Commercial

Building Built In: 1980

AZO Land Use Category:

Total Building Area: 6,428 sq. ft.

Number of Buildings: 1

Number of Stories: 1

Zoning Provisions

Setbacks and Other Bulk Standards:

Requirements are pursuant to the Aurora Zoning Ordinance Section(s) 5 and Section 8.4.

Setbacks and other bulk standards are typically as follows:

Front Yard Setback: From Tollway - 75 feet; from Arterial - 30 feet; from other - 15 feet.

Interior Side Yard Setback: From Fox River - 30 Feet; from residential - 20 feet; from manufacturing - 8 feet; from other - 10 feet.

Interior Drive Yard Setback: 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:

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

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

Minimum Lot Width and Area: None.

Maximum Lot Coverage: None.

Maximum Structure Height: None.

Floor Area Ratio: None.

Minimum Primary Structure Size: None.

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 8.4.

Permitted Uses:

Permitted Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.2 and Section 8.4 Permitted Exceptions:

Special Uses:

Special Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.3 and Section 8.4.

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 8.4.

Legislative History

The known legislative history for this Property is as follows:

O1973-4309 approved on 6/19/1973:AN ORDINANCE ANNEXING TERRITORY TO THE CITY OF AURORA, COUNTY OF KANE, AND STATE OF ILLINOIS, AND PLACING THE SME IN A PROPER ZONING CATEGORY

Location Maps Attached:

Aerial Overview

Location Map

Zoning Map

Comprehensive Plan Map

Aerial Photo (1:2,500):



State Route 25

Aurora Avenue Ln

E Indian Tr

Aurora Av

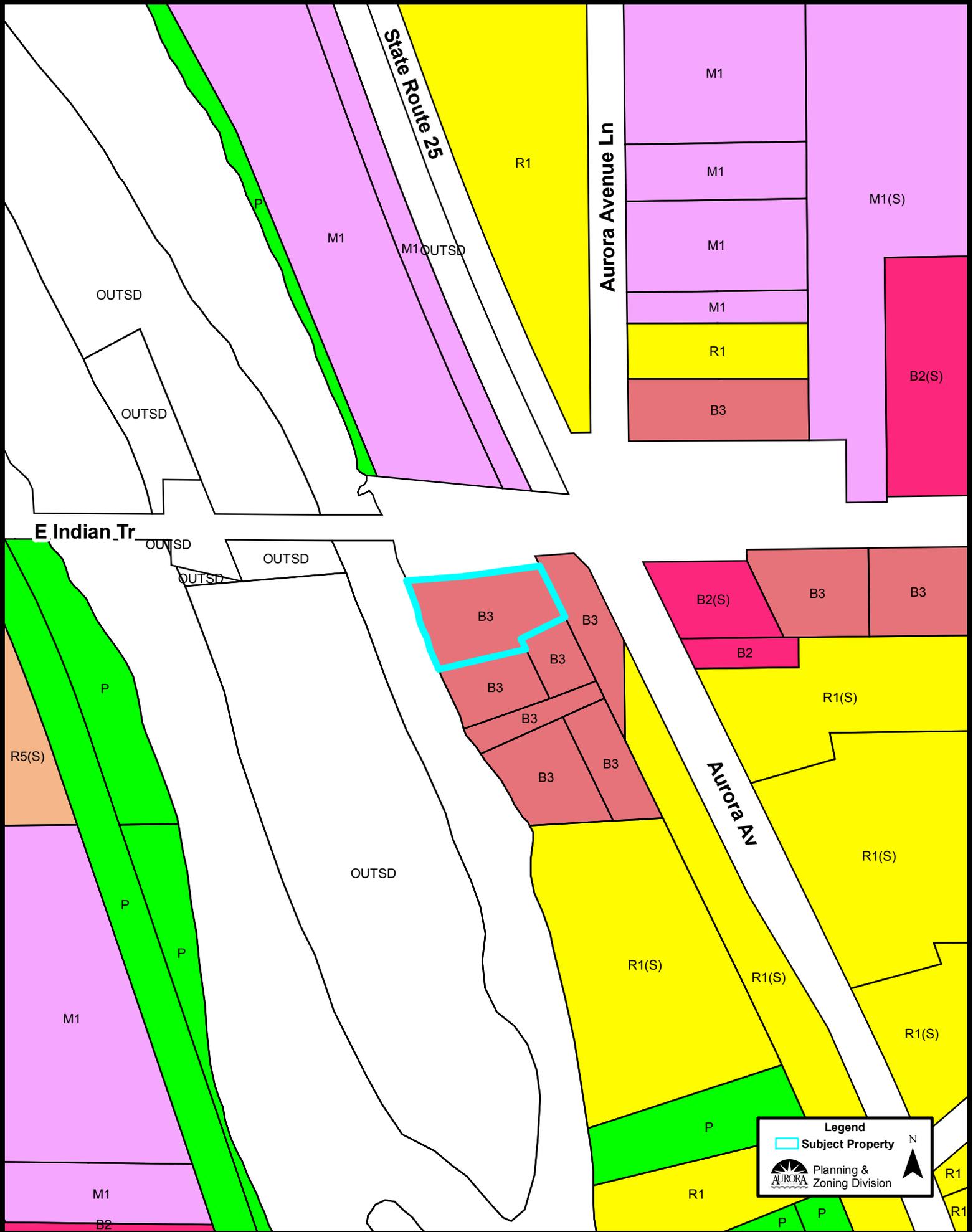
Legend

 Subject Property

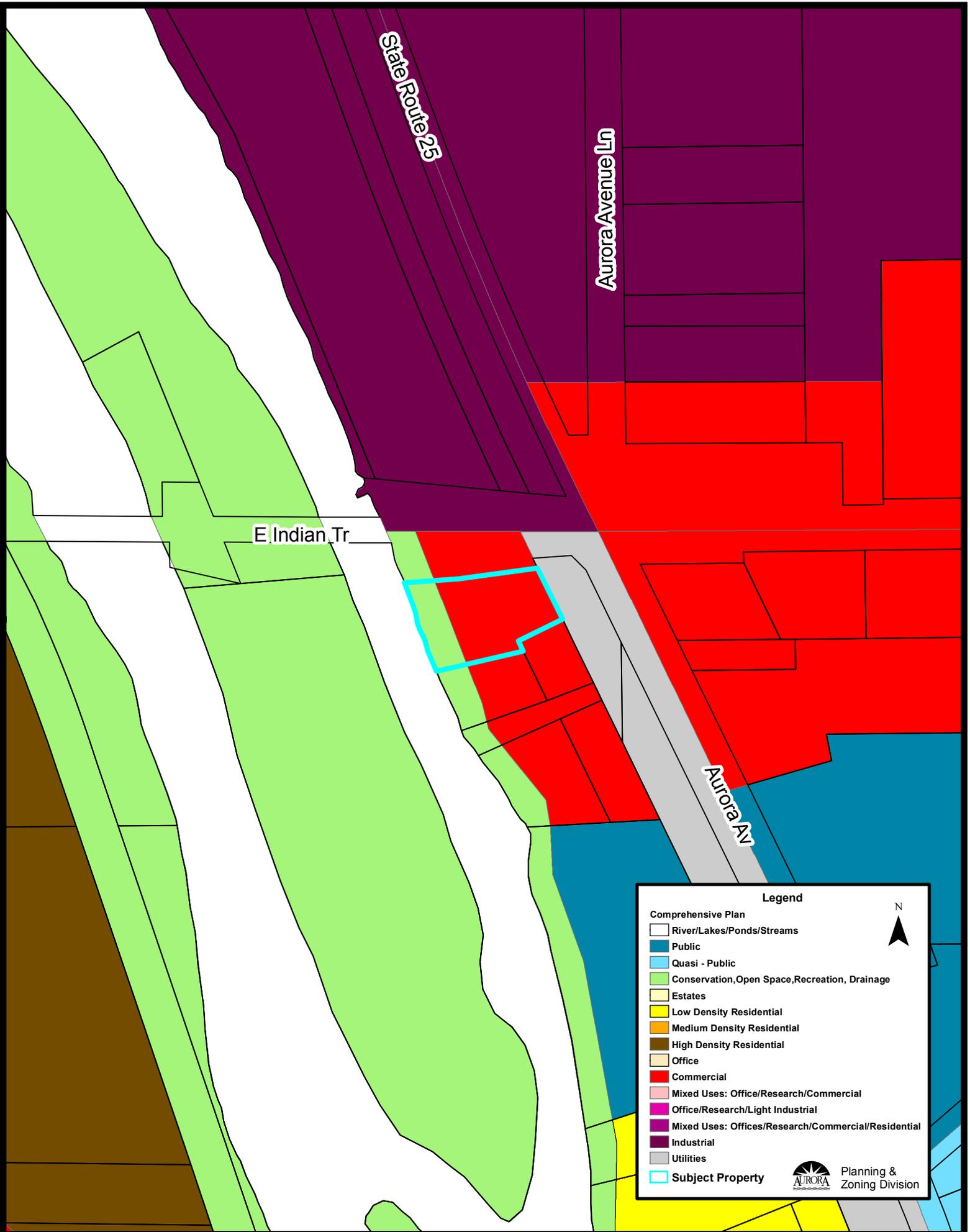
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 Planning & Zoning Division

Zoning Plan (1:2,500):



Comprehensive Plan (1:2,500):



Legend

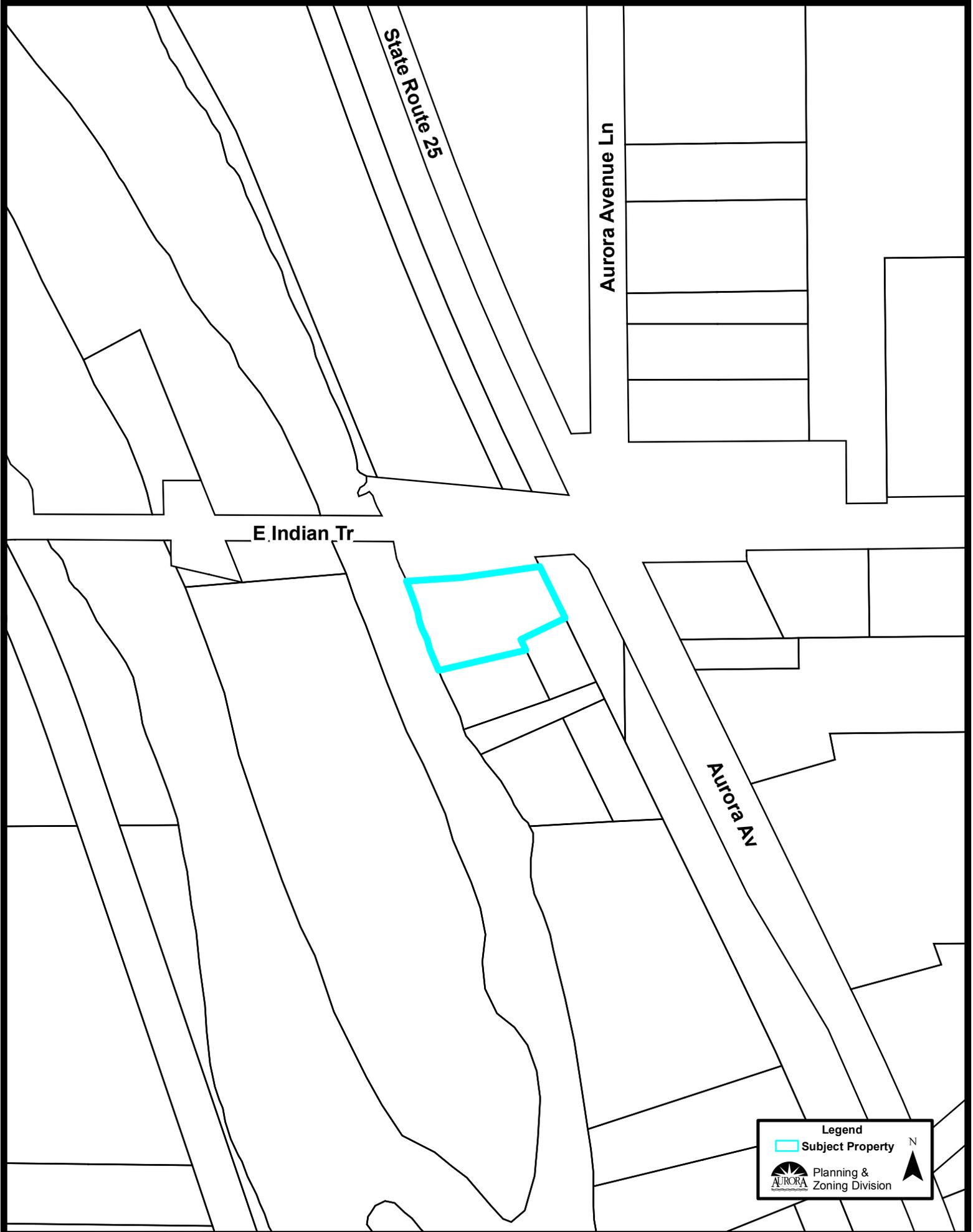
Comprehensive Plan

- 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 (1:2,500):



State Route 25

Aurora Avenue Ln

E Indian Tr

Aurora Av

Legend
Subject Property



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