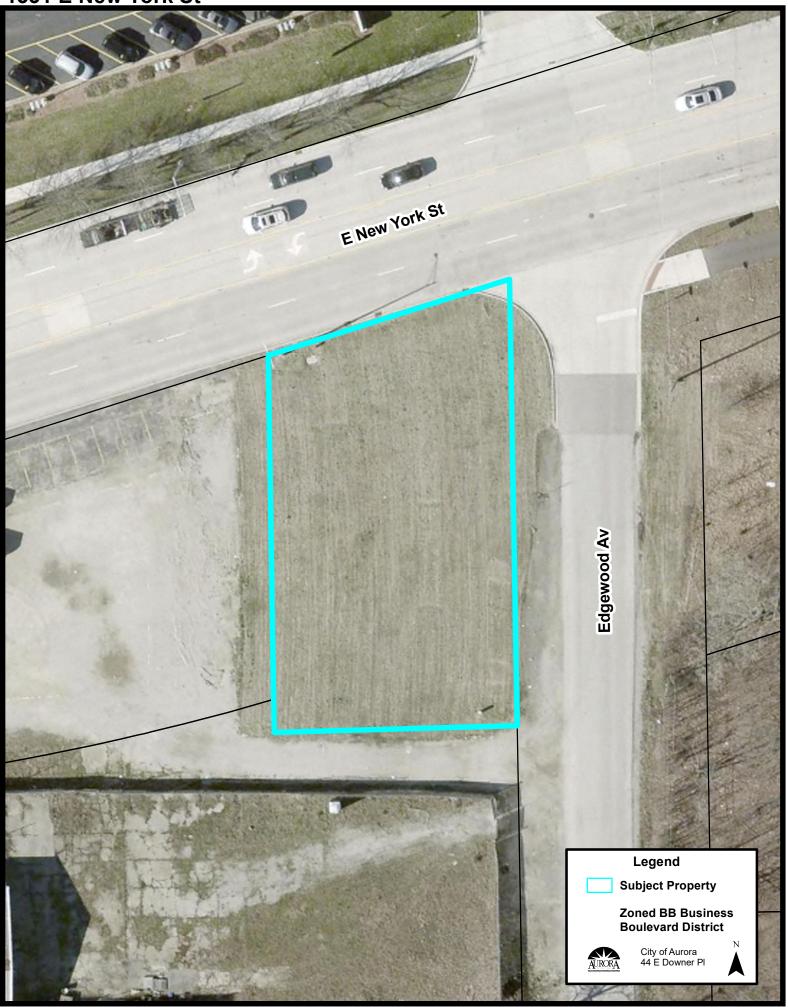
1531 E New York St E New York St



AUR 24 SW WATER ATLAS AVE S HILS DE PARKSIDE BECKWITH A24-129 2165/19E-COOLIDGE 18N/18E FARNSWORTH NEW YORK AUTO SALES ST ALDI'S WOODLAND YOUNGS PLUG GRANDVIEW DR. E0704 E0700 -1 1/2 DOM. (B-BOX=101S/99E) SEE SECTION AUR 25 - NW SECTION AUR **FARNSWORTH** 1200 400 800 DRAWN BY: APPROVED BY: CITY OF AURORA **LES** JJ **ENGINEERING** DATE: FILE NAME: 44 E. DOWNER, AURORA, IL 10/2015 WATER ATLAS

SEWER ATLAS AUR 24 SW AVE. \$7. 342[⊆]18* LIBERTY PARKSIDE BFCKWITH COOLIDGE AVE COOLIDGE 할 139-AUR24 NEW YORK AUTO SALES 72'-6' AUR 129'-10' NOOM PARKSTDE EASTERN 223'-18" OAKVIEW YOUNGS 355'-10"GRANDVIEW 390'-10" 147 –10 SEE SECTION AUF <u>12</u>00 400 800 DRAWN BY: APPROVED BY: CITY OF AURORA JJ **LES ENGINEERING** FILE NAME: DATE: 10/2015 44 E. DOWNER PLACE SEWER ATLAS

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) Exterior Side Yard: 20 feet

Rear Yard: 20 feet Exterior Rear Yard: N/A

Infill Guidelines:

Not applicable

PROPOSED USE:

Desire Use:

Engineering:

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

MISCELLANOUS INFORMATION

Enviromental Disclosure:

No known environmental site assessment on records

Utilities: Overhead

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.