Property Research Sheet

As of: 4/29/2015 Researched By: Ty McCarthy

Address: 1030 Prairie St Comp Plan Designation: Utilites

<u>Subdivision: Lot 1 of Hercules Park Addition</u> <u>School District:</u> SD 129 - West Aurora School

District Parcel Number(s): 15-29-226-012

Park District: FVPD - Fox Valley Park District

<u>Size</u>: 0.182383 Acres Ward: 4

<u>Current Zoning:</u> B-1 Local Retail

Historic District: None

1929 Zoning: Not Applicable

ANPI Neighborhood: None

1957 Zoning: Not Applicable

TIF District: N/A

Current Land Use

Current Land Use: Vacant Land/Open Space/Parking Lot

Zoning Provisions

Setbacks and Other Bulk Standards:

Requirements are pursuant to the Aurora Zoning Ordinance Section(s) 5 and 8.2.

Setbacks and other bulk standards 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.

Interior Side Yard Setback: From Fox River - 30 Feet; from residential 20 feet to 30 feet based on building height; from other 5 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 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: 3 stories or 50

Location ID#: 56942

feet

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.

Parking and Loading:

The Parking and Loading requirements are pursuant to the Aurora Zoning Ordinance <u>Table Two</u>: Schedule of Off-street Parking Requirements and Section(s) 5, and 8.2.

Permitted Uses:

Permitted Uses are pursuant to the Aurora Zoning Ordinance <u>Table One</u>: Use Categories and Section(s) 4.2, and 8.2 Permitted Exceptions:

Special Uses:

Special Uses are pursuant to the Aurora Zoning Ordinance <u>Table One</u>: Use Categories and Section(s) 4.3, and 8.2.

Limited But Permitted Uses:

Limited but Permitted Uses are pursuant to the Aurora Zoning Ordinance <u>Table One</u>: Use Categories and Section(s) 4.3, and 8.2.

Legislative History

The known legislative history for this Property is as follows:

O67-3864 approved on **7/11/1967**:ANNEXATION O67-3864

Location Maps Attached:

Aerial Overview Aerial Map Zoning Map Comprehensive Plan Map **Property Research Sheet**

As of: 4/29/2015 Researched By: Ty McCarthy

Address: 1032 Prairie St Comp Plan Designation: Utilites

Subdivision: Lot 2 of Hercules Park Addition School District: SD 129 - West Aurora School

District Parcel Number(s): 15-29-226-011

Park District: FVPD - Fox Valley Park District

____ Ward: 4

<u>Current Zoning:</u> B-2 General Retail

Historic District: None

1929 Zoning: Not Applicable

<u>ANPI Neighborhood:</u> None 1957 Zoning: B-2 Business District, General

Retail TIF District: N/A

Current Land Use

Size: 0.178538 Acres

Current Land Use: Commercial Total Building Area: 4,620 sq ft

Number of Buildings: 1 Number of Stories: 1

Building Built In: 1970

Zoning Provisions

Setbacks and Other Bulk Standards:

Requirements are pursuant to the Aurora Zoning Ordinance Section(s) 5 and 8.3.

Setbacks and other bulk standards 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.

Interior Side Yard Setback: From Fox River - 30 Feet; from residential 20 feet to 30 feet based on building height; from other 5 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 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.

Location ID#: 27045

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.

Parking and Loading:

The Parking and Loading requirements are pursuant to the Aurora Zoning Ordinance <u>Table Two</u>: Schedule of Off-street Parking Requirements and Section(s) 5, and 8.3.

Permitted Uses:

Permitted Uses are pursuant to the Aurora Zoning Ordinance <u>Table One</u>: Use Categories and Section(s) 4.2, and 8.3

Special Uses:

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

Limited But Permitted Uses:

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

Legislative History

The known legislative history for this Property is as follows:

O49-2744 approved on 02/01/1949: AN ORDINANCE NO. 2744 PROVIDING ANNEXATION OF CERTAIN TERRITORY TO THE CORPORATE LIMITS OF AURORA, ILLINOIS.

Location Maps Attached:

Aerial Overview Aerial Map Zoning Map Comprehensive Plan Map

56941Property Research Sheet

As of: 4/29/2015 Researched By: Ty McCarthy

Address: 0 Parking Lot Comp Plan Designation: Utilites

<u>Subdivision: Lot 3 of Hercules Park Addition</u> <u>School District:</u> SD 129 - West Aurora School

District Parcel Number(s): 15-29-226-009

Park District: FVPD - Fox Valley Park District

<u>Size</u>: 0.178445 Acres Ward: 4

<u>Current Zoning:</u> B-2 General Retail

Historic District: None

1929 Zoning: Not Applicable

<u>ANPI Neighborhood:</u> None 1957 Zoning: B-2 Business District, General

Retail TIF District: N/A

Current Land Use

Current Land Use: Vacant Land/Open Space/Parking Lot

Zoning Provisions

Setbacks and Other Bulk Standards:

Requirements are pursuant to the Aurora Zoning Ordinance Section(s) 5 and 8.3.

Setbacks and other bulk standards 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.

Interior Side Yard Setback: From Fox River - 30 Feet; from residential 20 feet to 30 feet based on building height; from other 5 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 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.

Location ID#: 56941

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.

Parking and Loading:

The Parking and Loading requirements are pursuant to the Aurora Zoning Ordinance <u>Table Two</u>: Schedule of Off-street Parking Requirements and Section(s) 5, and 8.3.

Permitted Uses:

Permitted Uses are pursuant to the Aurora Zoning Ordinance <u>Table One</u>: Use Categories and Section(s) 4.2, and 8.3

Special Uses:

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

Limited But Permitted Uses:

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

Legislative History

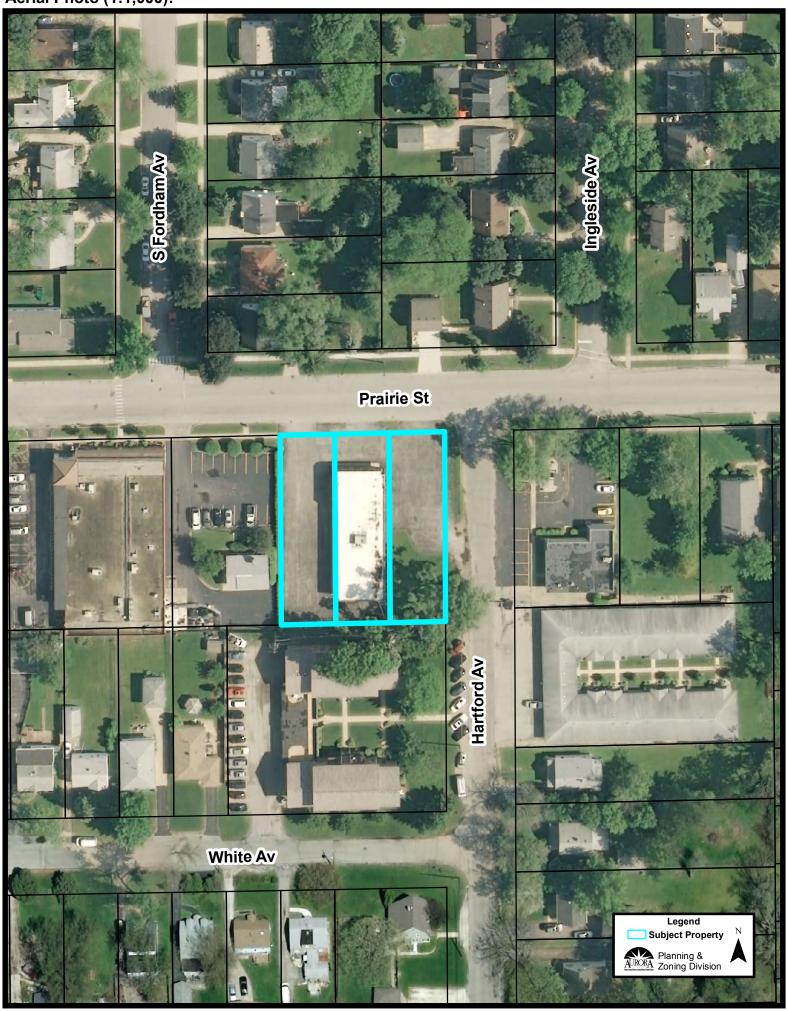
The known legislative history for this Property is as follows:

O49-2744 approved on 02/01/1949: AN ORDINANCE NO. 2744 PROVIDING ANNEXATION OF CERTAIN TERRITORY TO THE CORPORATE LIMITS OF AURORA, ILLINOIS.

Location Maps Attached:

Aerial Overview
Aerial Map
Zoning Map
Comprehensive Plan Map

Aerial Photo (1:1,000):



Zoning Plan (1:2,000): R1 R1 R1 R1 R1 R1 R2 Kenilworth PI R2 S Commonwealth Av R2 R2 R2 R2 R2 R2 S Fordham Av Ingleside Av R2 **Prairie St** B2(S) R1 OUTSD В1 B1 R1 QUTSD 0 B2 B2 B2 B2 B2 OUTSD B1(S)<mark>B2(S</mark>] R1 R2 R5 OUTSD R1 R2 R5 R1 **OUTSD** R2 OUTSD R2 **OUTSD** White Av ۵ Hartford Av **OUTSD** Elmwood **OUTSD** OUTSD **OUTSD OUTSD OUTSD OUTSD OUTSD** ഗ **OUTSD OUTSD** OUTSD OUTSD OUTSD T OUTSD OUTSD OUTSD OUTSD OUTSD OUTSD OUTSD R20UTSD R1 **d**UTS**b** OUTSD OUTSD OUTSD Ridgeway Av Ridgeway Av Legend Ν Subject Property Planning & Zoning Division

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Comprehensive Plan (1:5,000): Kensington Pl Lakewood Pl S.Harrison Av Marseillaise Pl Fordham Av Dr A۷ 回 Elmwood Grande leside/ Commonwealth Av ng Le S S Kenilworth Pl Kenilworth Pl Heywood Av Gleason Av 8 Gladstone Prairie St Lenwood Ct White Av **Ridgeway Av** Ridgeway Av Hartford Legend McDonald Av Comprehensive Plan Ter River/Lakes/Ponds/Streams Public Gilbert Quasi - Public Conservation, Open Space, Recreation, Drainage McMillen Av Estates Low Density Residential Medium Density Residential ₹ High Density Residential Office Terry, Rathbone Av Commercial Sundown Dr Mixed Uses: Office/Research/Commercial Office/Research/Light Industrial Mixed Uses: Offices/Research/Commercial/Residential Industrial Utilities Planning & Subject Property Golfview St Zoning Division

Location Map (1:1,000):													
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