

Property Research Sheet

Location ID#(s): 31800

As of: 9/21/2016

Researched By: Alex Minnella

Address: 325 S Union Street

Current Zoning: R-2 One Family Dwelling

Parcel Number(s): 15-27-278-021

1929 Zoning: D Local Business Districts

Subdivision: County Clerks Subdivision Of Hackneys Addition Part Lot 2; Part Lot 3

1957 Zoning: R-4 Two-Family Dwelling District

Size: 1.34 Acres

Comp Plan Designation: Low Density Residential

School District: SD 131 - East Aurora School District

ANPI Neighborhood: Southeast Villages

Park District: FVPD - Fox Valley Park District

Ward: 3

Historic District: None

Current Land Use

Current Land Use: Commercial and storage services (3300)

AZO Land Use Category: Retail sales or service (2100)

Number of Buildings: 1

Number of Stories: 3

Building Built In: 1913

Parking Spaces: 40

Total Building Area: 50,050 sq. ft.

Non-Residential Area: 58370.4

Zoning Provisions

Setbacks and Other Bulk Standards:

Requirements are pursuant to the Aurora Zoning Ordinance Section(s) 5 and 7.6.

Setbacks are typically as follows:

Front Yard Setback: 30 feet

Interior Side Yard Setback: 6 feet on lots less than 60 feet wide or less or 8 feet on lots greater than 60 feet

Rear Yard Setback: 30 feet

Exterior Side Yard Setback: 10 feet

Exterior Side Yard Reverse Corner Setback: 15 feet

Exterior Rear Yard Setback:

Setback Exceptions: Front setback exception for an infill lot. On infill lots the public street elevation of the structure shall be located at the average established setback line of the Impact Area. For additional regulations on infill lots refer to Infill Housing Standards located in the Residential District Specific Regulations of the zoning ordinance.

Side setback exception for religious institutions: On lots upon which a religious institution is constructed or extensions made to an existing

religious institution, there shall be a side setback line of not less than ten (10) feet on each side of

the main structure and a combined total of side setback of not less than twenty-five (25) feet.

Other bulk standards are typically as follows:

Building Separations: None

Minimum Lot Width and Area: Typically 60 feet and 8,000 sq ft

Maximum Lot Coverage: 40%

Maximum Structure Height: Typically 35 feet and not over 2 ½ stories.

Floor Area Ratio: None

Minimum Primary Structure Size: Typically 1,300 sq ft

Minimum Dwelling Unit Size: See minimum Primary Structure /Building Size

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 7.6.

Permitted Uses:

Permitted Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.2 and 7.6 Permitted Exceptions:

Special Uses:

Special Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.3 and 7.6.

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 7.6.

Legislative History

The known legislative history for this Property is as follows:

O1957-3100 approved on 1/17/1958: AN ORDINANCE TO BE KNOWN AS "AURORA ZONING ORDINANCE" COMPREHENSIVELY AMENDING ORDINANCE NO. 2250, KNOWN AS THE BUILDING ZONE ORDINANCE" PASSED BY THE CITY COUNCIL OF THE CITY OF AURORA ON THE 17TH DAY OF JUNE 1929, AND PUBLISHED ON THE 1ST DAY OF JULY, 1929, AND AS SUBSEQUENTLY AMENDED.

R1982-1256 approved on 7/20/1982: PROPOSING A COMPREHENSIVE ZONING AMENDMENT TO ORDINANCE NO. 3100 BEING THE AURORA ZONING ORDINANCE AND THE ZONING MAP ATTACHED THERETO BY DOWNZONING THE CENTRAL EAST SIDE

O1982-5159 approved on 12/7/1982: AN ORDINANCE AMENDING THE ORDINANCE NO. 3100, BEING AURORA ZONING ORDINANCE, AND THE ZONING MAP ATTACHED THERETO, BY COMPREHENSIVELY "DOWN" ZONING THE CENTRAL EAST SIDE AREA NEIGHBORHOOD

Location Maps Attached:

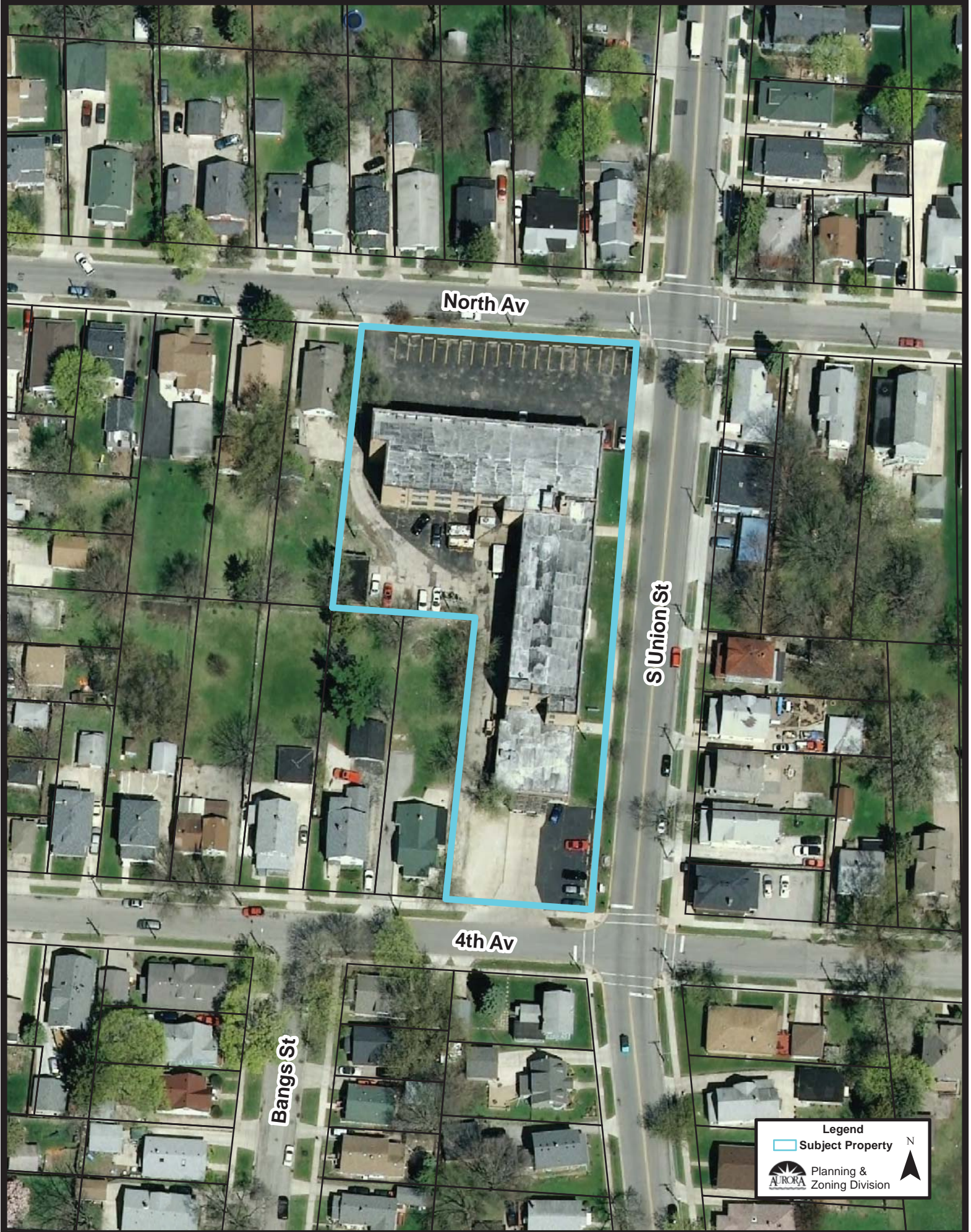
Aerial Overview

Location Map

Zoning Map

Comprehensive Plan Map

Aerial Photo (1:1,000):



North Av

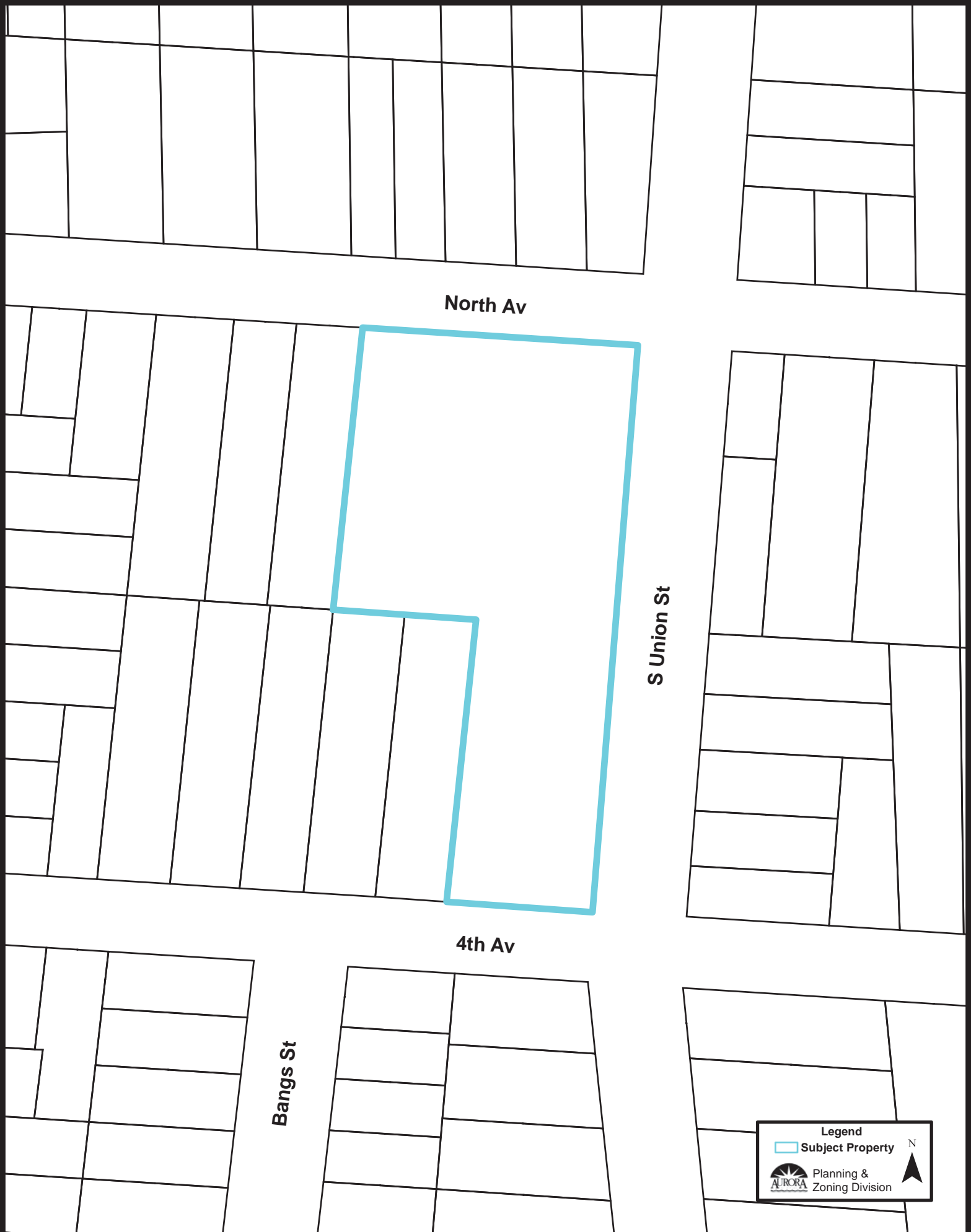
S Union St

4th Av

Bangs St

Legend
Subject Property
AURORA Planning & Zoning Division
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Location Map (1:1,000):




North Av


S Union St


4th Av

Bangs St

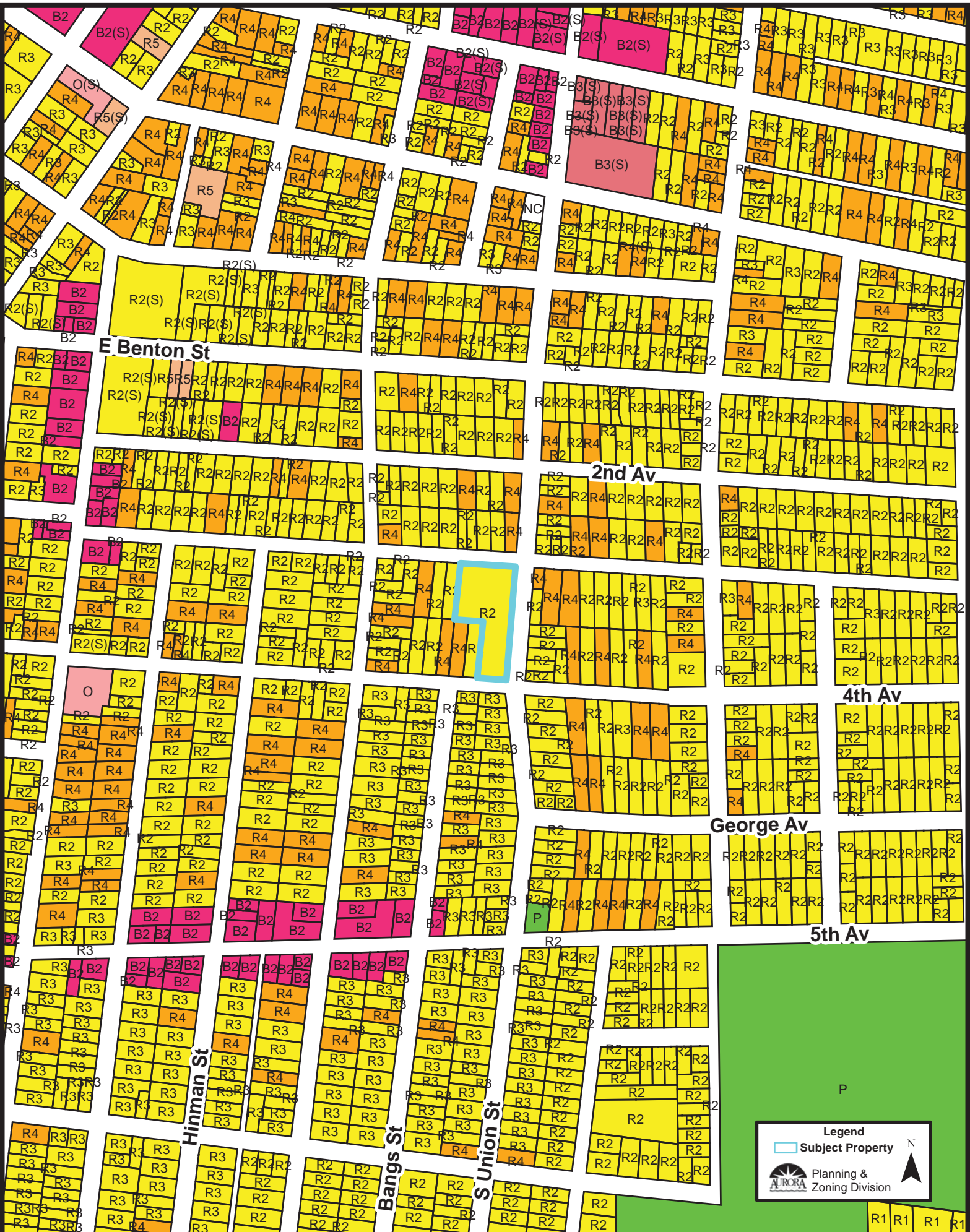
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-  Subject Property


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Zoning Map (1:5,000):



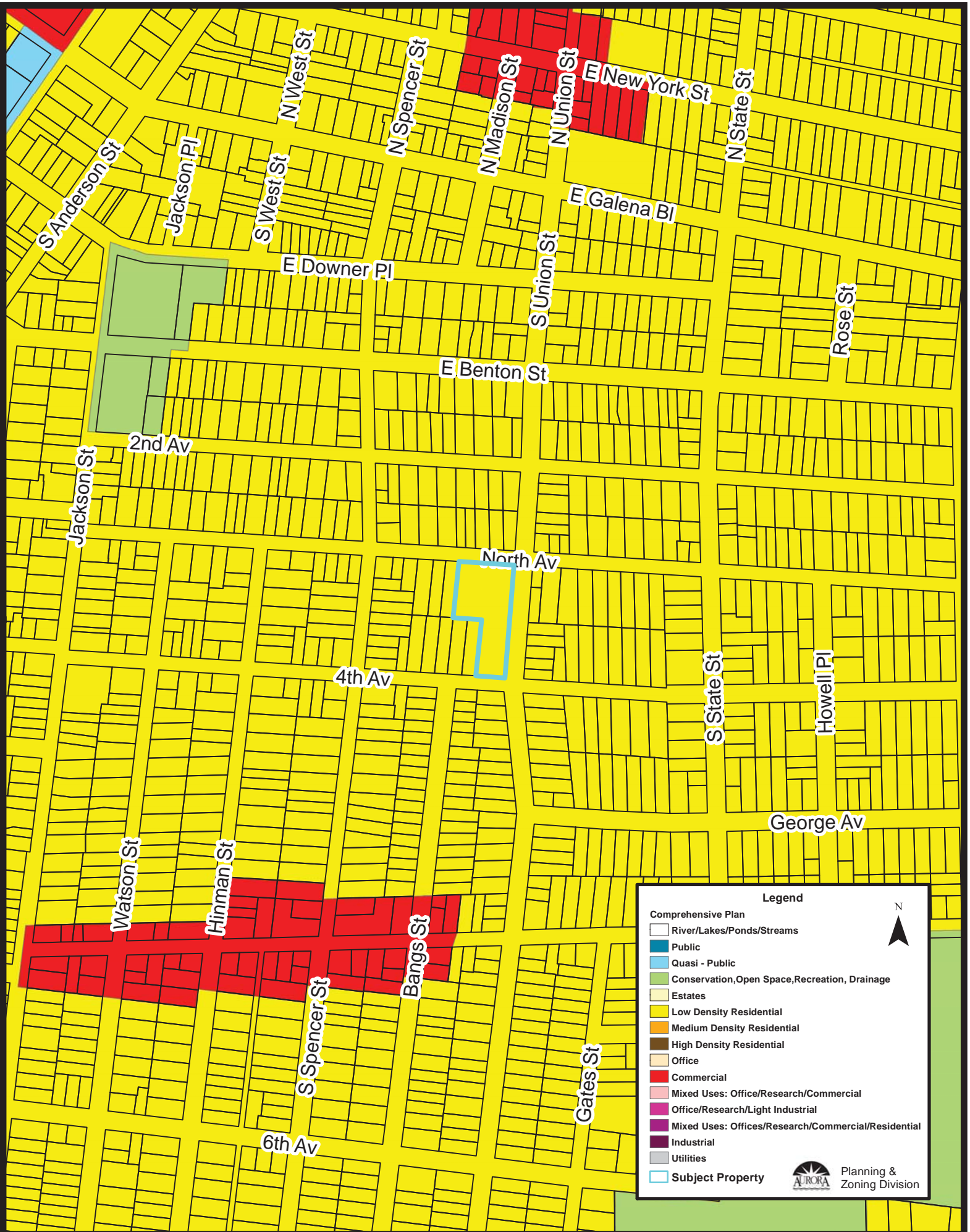
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Comprehensive Plan (1:5,000):



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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