

Property Research Sheet

Location ID#(s): 53418-55861

As of: 8/31/2017

Researched By: Jill Morgan

Address: Parking lot Michigan Av; Parking lot Colorado Av

Current Zoning: R-2 One Family Dwelling

Parcel Number(s): 15-15-152-014; 15-15-152-015; 15-15-152-016; 15-15-152-017

1929 Zoning: Not Applicable

1957 Zoning: R-2 One-Family Dwelling District

Subdivision: Lot 199, 200, 201 and 202 of Suprvrs Assmt Plat

Comp Plan Designation: Low Density Residential

Size: 0.8 Acres / 34,848 Sq. Ft.

ANPI Neighborhood: None

School District: SD 129 - West Aurora School District

TIF District: N/A

Historic District: None

Park District: FVPD - Fox Valley Park District

Ward: 6

Overall Development Name: Mc Rill, LLC

Current Land Use

Current Land Use: Parking Lot (4170)

AZO Land Use Category: Parking Facilities, Non-Residential

Non-Residential Area: 34,848 sq. ft.

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

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

Exterior Side Yard Setback: 10 feet

Exterior Side Yard Reverse Corner Setback: 15 feet

Rear Yard Setback: 30 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.

Miscellaneous Notes on History

Parcel is part of the Suprvrs Assmt Plat of Unrecorded Plat of Bishop Park. The Bishop Park subdivision would have been subdivided in the 70's but no plat has never been recorded. No records of approval either

Legislative History

The known legislative history for this Property is as follows:

O1955-3000 approved on 12/29/1955: AN ORDINANCE NO. 3000 ANNEXING CERTAIN TERRITORY TO THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

O1957-3100 approved on 11/4/1957: AURORA ZONING ORDINANCE AND MAP.

Location Maps Attached:

Aerial Overview
Location Map
Zoning Map
Comprehensive Plan Map

Aerial Photo (1:1,000):



Manor Pl

Grand Av

Michigan Av

Colorado Av

Palace St

Legend
Subject Property



Planning & Zoning Division



Location Map (1:1,000):

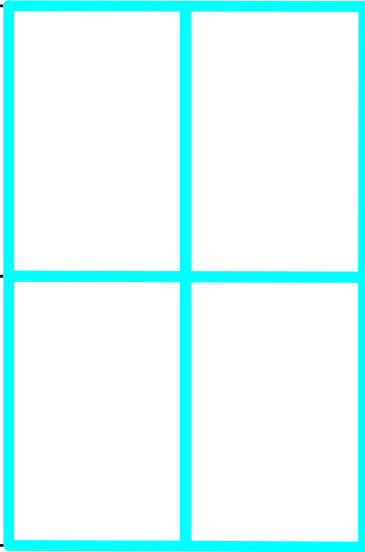
Manor PI

Grand Av


Michigan Av


Colorado Av


Palace St



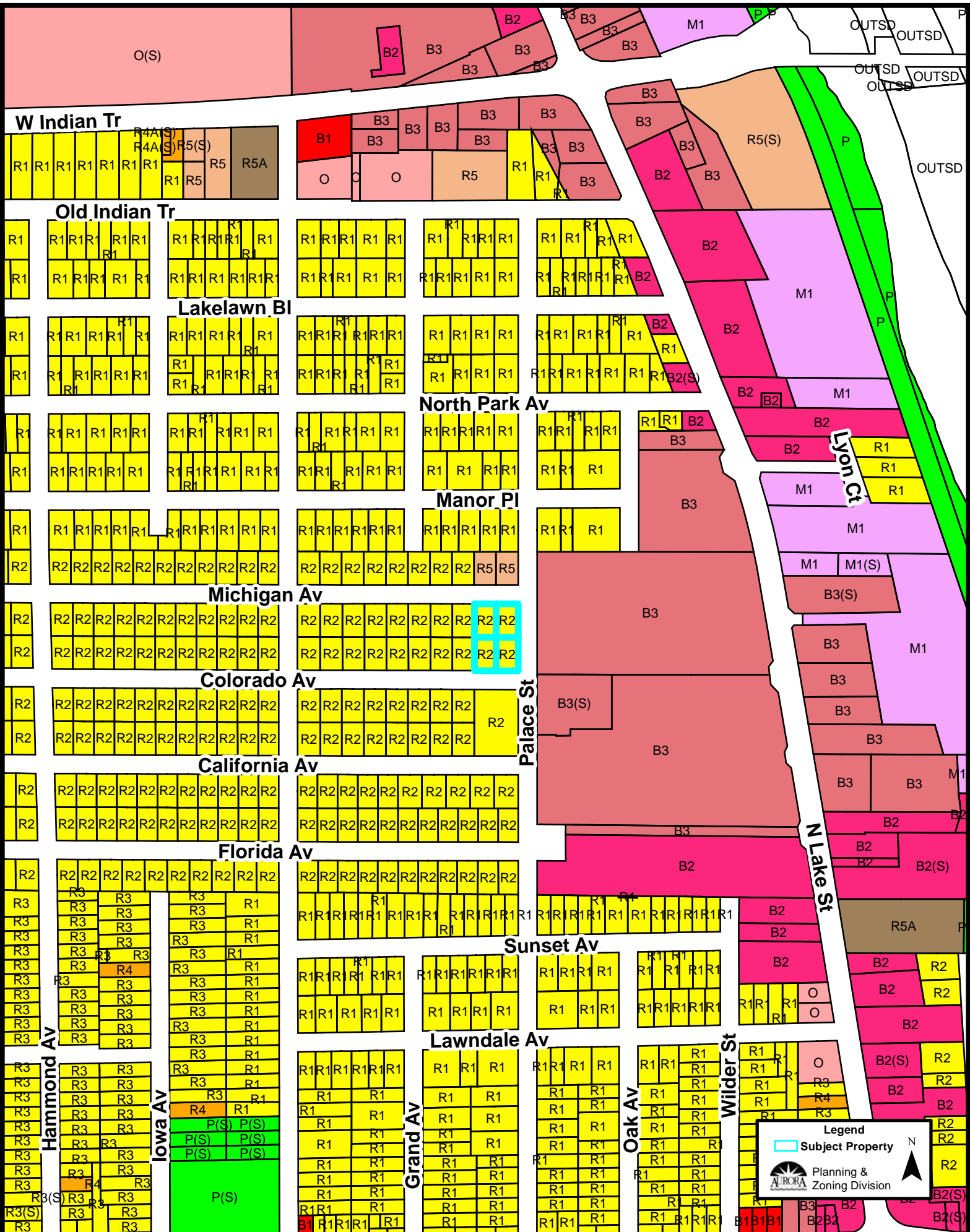
Legend

 Subject Property

 Planning & Zoning Division

N 

Zoning Map (1:5,000):



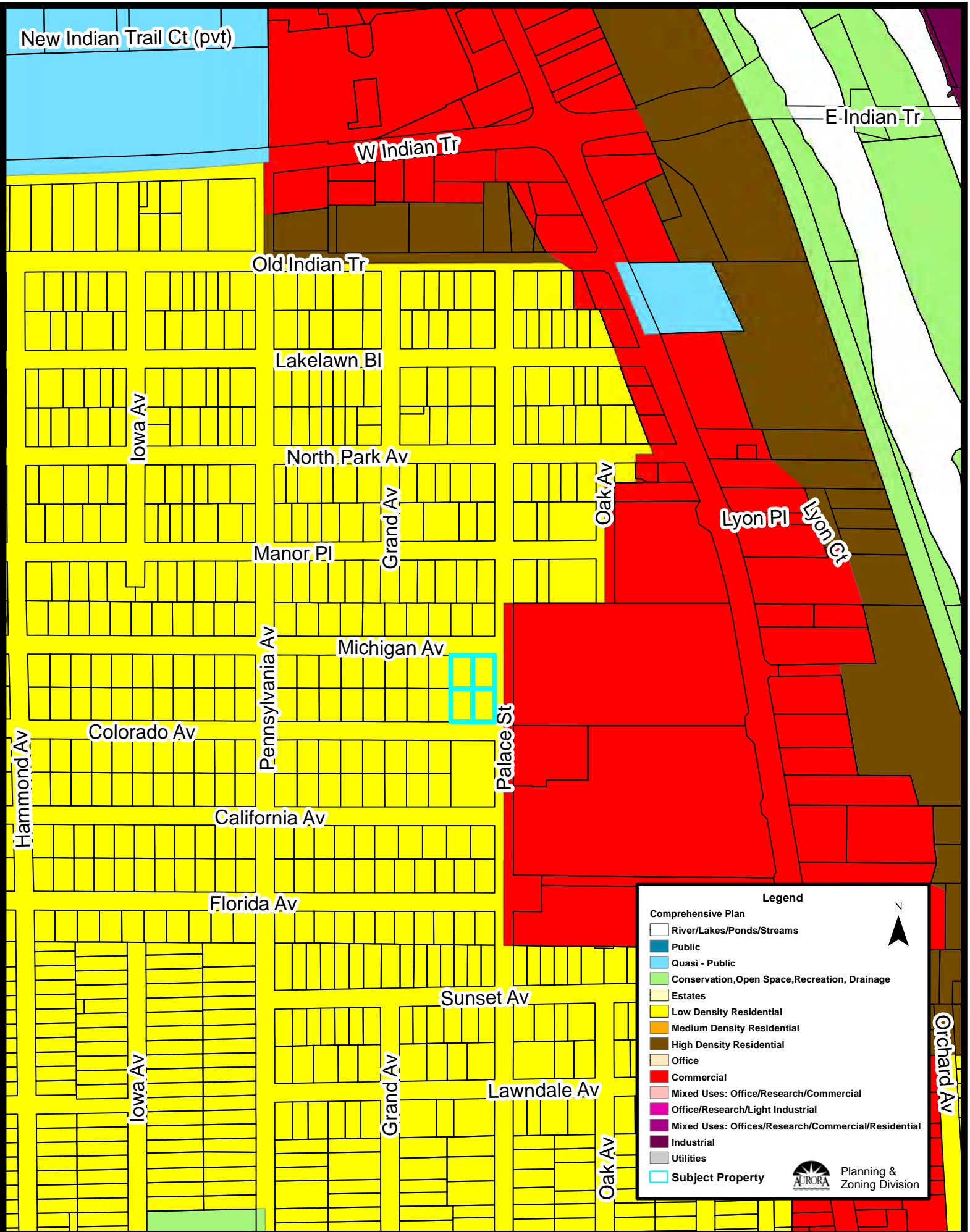
Legend

-  Subject Property

 Planning & Zoning Division

 N

Comprehensive Plan (1:5,000):



Property Research Sheet

Location ID#(s): 55857-55858

As of: 8/31/2017

Researched By: Jill Morgan

Address: Michigan Av

Current Zoning: R-5 Multiple Family Dwelling

Parcel Number(s): 15-15-151-016; 15-15-151-017

1929 Zoning: Not Applicable

Subdivision: Lot 265 and Lot 266 of Suprvsr Assmt Plat

1957 Zoning: R-2 One-Family Dwelling District

Size: 0.4 Acres / 17,424 Sq. Ft.

Comp Plan Designation: Low Density Residential

School District: SD 129 - West Aurora School District

ANPI Neighborhood: None

Park District: FVPD - Fox Valley Park District

TIF District: N/A

Ward: 6

Historic District: None

Overall Development Name: Mc Rill, LLC

Current Land Use

Current Land Use: Parking Lot (4170)

AZO Land Use Category: Parking Facilities, Non-Residential

Parking Spaces: 48

Non-Residential Area: 17,424 sq. ft.

Zoning Provisions

Setbacks and Other Bulk Standards:

Requirements are pursuant to the Aurora Zoning Ordinance Section(s) 5 and Section 7.10.

Setbacks are typically as follows:

Front Yard Setback: 25 feet to 40 feet based on building height

Rear Yard Setback: 30 feet

Side Yard Setback: 10 feet to 30 feet based on building height

Exterior Rear Yard Setback: 30 feet

Exterior Side Yard Setback: 10 feet

Exterior Side Yard Reverse Corner Setback: 10 feet or 50% of the exterior front setback required pm the adjacent lots, whichever is greater.

Other bulk standards are typically as follows:

Minimum Lot Width and Area: A minimum of 10,000 sq ft; 75 feet in width. The following lot area shall be required per dwelling unit in addition to the above described area:

- Units with 1 bedroom and efficiency units: 2,000 sf
- Units with 2 bedrooms: 2,500 sf
- Units with 3 bedrooms: 4,000 sf
- Units with 4 bedrooms: 5,500 sf

e. A waiver of 200 sf from the above stated area requirements shall be allowed per dwelling unit if a Property Management Agreement is entered into by the property owner, and Onsite Recreational Facilities are provided as defined within the R-5 Multiple Family Dwelling District hereof.

f. All non-residential uses shall be established on a zoning lot of not less than twenty-five

thousand (25,000) square feet, and a width at the required exterior front setback line of not less than one hundred (100) feet
Maximum Lot Coverage: 40%
Maximum Structure Height: Typically 45 feet

Floor Area Ratio: 1.0
Minimum Primary Structure Size: None
Minimum Dwelling Unit Size: 480 sq ft
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 Section 7.10.

Permitted Uses:

Permitted Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.2 and Section 7.10 Permitted Exceptions:

Special Uses:

Special Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.3 and Section 7.10.

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 7.10.

Miscellaneous Notes on History

Pacerls are part of the Suprvrs Assmt Plat of Unrecorded Plat of Bishop Park. The Bishop Park subdivision would have been subdivided in the 70's but no plat has never been recorded. No records of approval either

Legislative History

The known legislative history for this Property is as follows:

O1955-3000 approved on 12/29/1955: AN ORDINANCE NO. 3000 ANNEXING CERTAIN TERRITORY TO THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

O1957-3100 approved on 11/4/1957: AURORA ZONING ORDINANCE AND MAP.

Location Maps Attached:

Aerial Overview
Location Map
Zoning Map
Comprehensive Plan Map

Aerial Photo (1:1,000):



Legend

-  Subject Property

 Planning & Zoning Division

 N

Location Map (1:1,000):

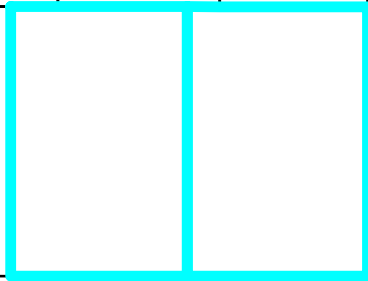
Grand Av

Manor Pl

Palace St

Michigan Av

Colorado Av



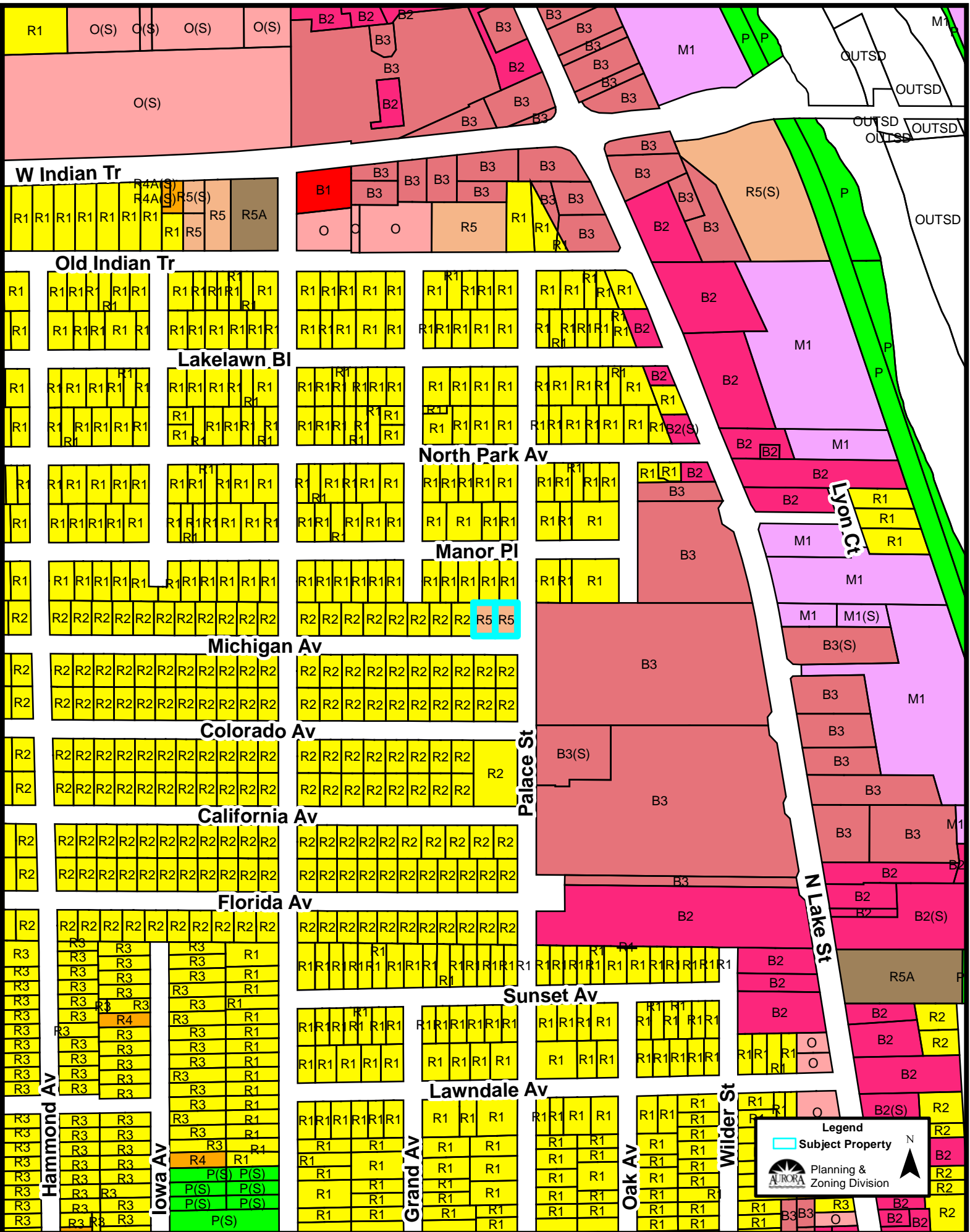
Legend

 Subject Property

 Planning & Zoning Division

 N

Zoning Map (1:5,000):



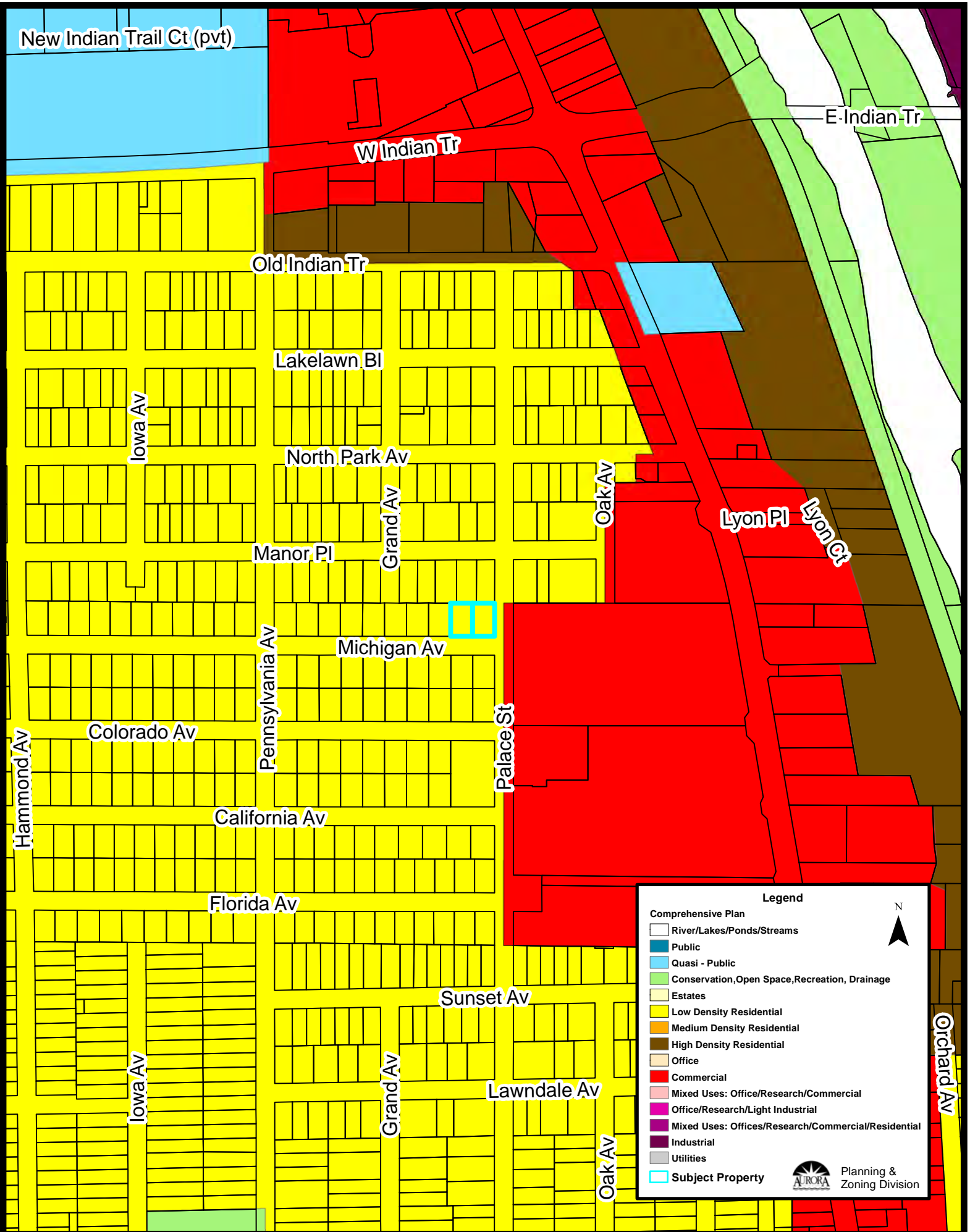
Legend

-  Subject Property

 N

 Planning & Zoning Division

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

N
▲

Planning & Zoning Division