

Property Research Sheet

Location ID#: 21754

As of: 7/16/2015

Researched By: Ty McCarthy

Address: 78 S LaSalle St

Comp Plan Designation: Mixed Uses: Office / Research / Commercial / Residential

Subdivision: Lot 8 of Aurora Original Town East,

School District: SD 131 - East Aurora School District

Parcel Number(s): 15-22-383-006

Park District: FVPD - Fox Valley Park District

Size: 0.171131 Acres

Ward: 2

Current Zoning: DF Downtown Fringe

Historic District: LaSalle St Auto Row Historical District

1929 Zoning: E Commercial Districts

1957 Zoning: B-2 Business District, General Retail

ANPI Neighborhood: None

TIF District: TIF #1

Current Land Use

Current Land Use: Commercial

Total Building Area: 20,952 sq. ft.

Number of Buildings: 1

Number of Stories: 3

Building Built In: 1910

Zoning Provisions

Setbacks and Other Bulk Standards:

Requirements are pursuant to the Aurora Zoning Ordinance Section(s) 5 and 8.8.

Setbacks and other bulk standards are typically as follows:

Front Yard Setback: Fox River - 15 feet

Interior Side Yard Setback: Fox River - 15 feet

Interior Drive Yard Setback:

Exterior Side Yard Setback: Parking - 5 feet

Exterior Side Yard Reverse Corner Setback: Parking - 5 feet

Exterior Rear Yard Setback: Parking - 5 feet

Rear Yard Setback: Fox River - 15 feet

Setback Exceptions:

Building Separations: None

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 8.8.

Permitted Uses:

Permitted Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.2, and 8.8

Special Uses:

Special Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.3, and 8.8.

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 8.8.

Legislative History

The known legislative history for this Property is as follows:

087-5692 approved on 7/21/1987:AN ORDINANCE AMENDING THE AURORA ZONING ORDINANCE, BEING ORDINANCE NO. 3100, AS AMENDED

001-078 approved on 7/31/2001: AUTHORIZING EXECUTION OF A DEVELOPMENT AGREEMENT WITH JOSEPH DISPENSA, JR. FOR REHABILITATION ASSISTANCE AT 74-78 S. LASALLE STREET

003-052 approved on 5/27/2003:AUTHORIZING EXECUTION OF A DEVELOPMENT AGREEMENT WITH JOSEPH DISPENSA, JR., FOR INTERIOR REHABILITATION ASSISTANCE AT 74-78 S. LA SALLE STREET

Location Maps Attached:

- Aerial Overview
- Aerial Map
- Zoning Map
- Comprehensive Plan Map

Aerial Photo (1:1,000):



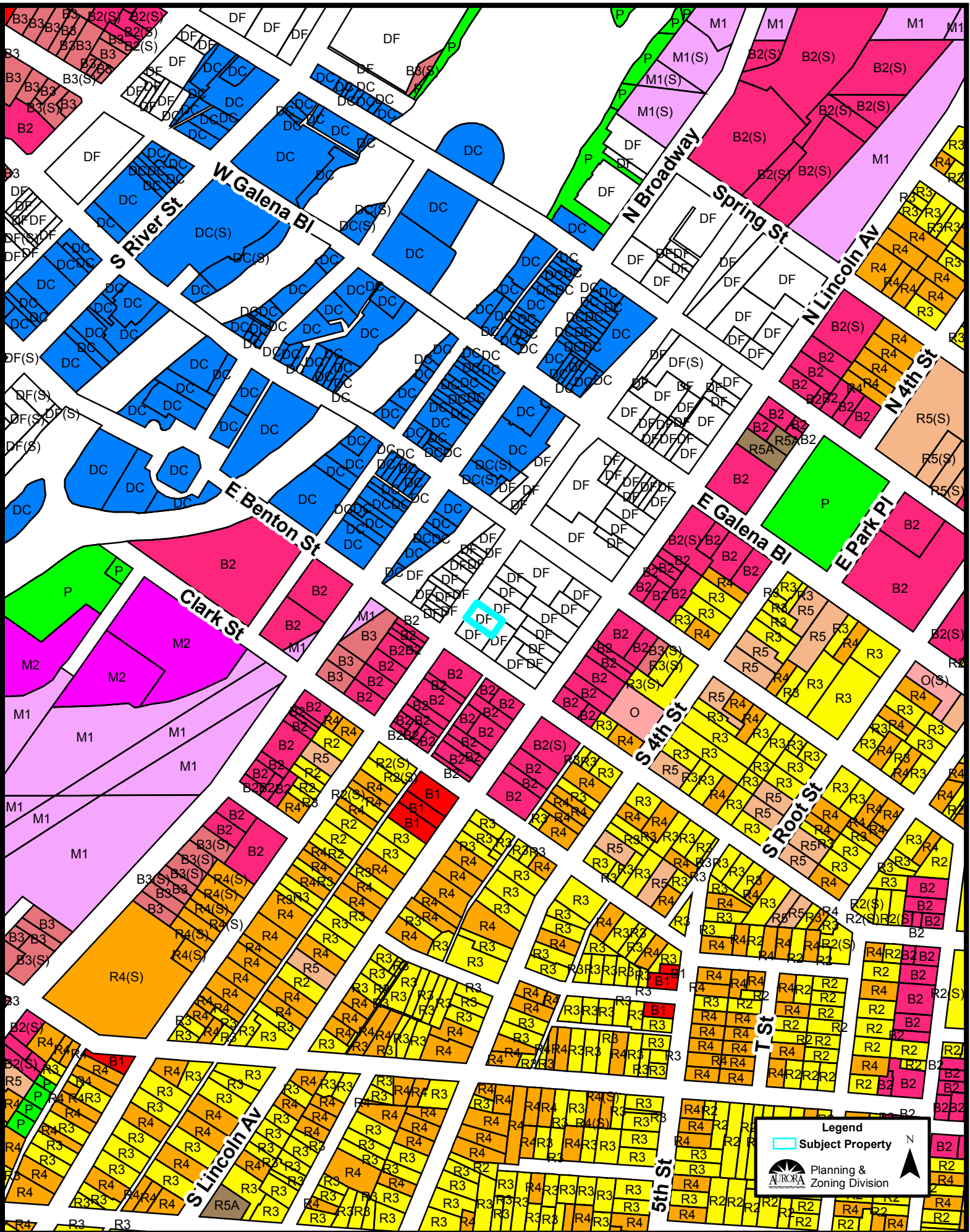
Legend

- Subject Property

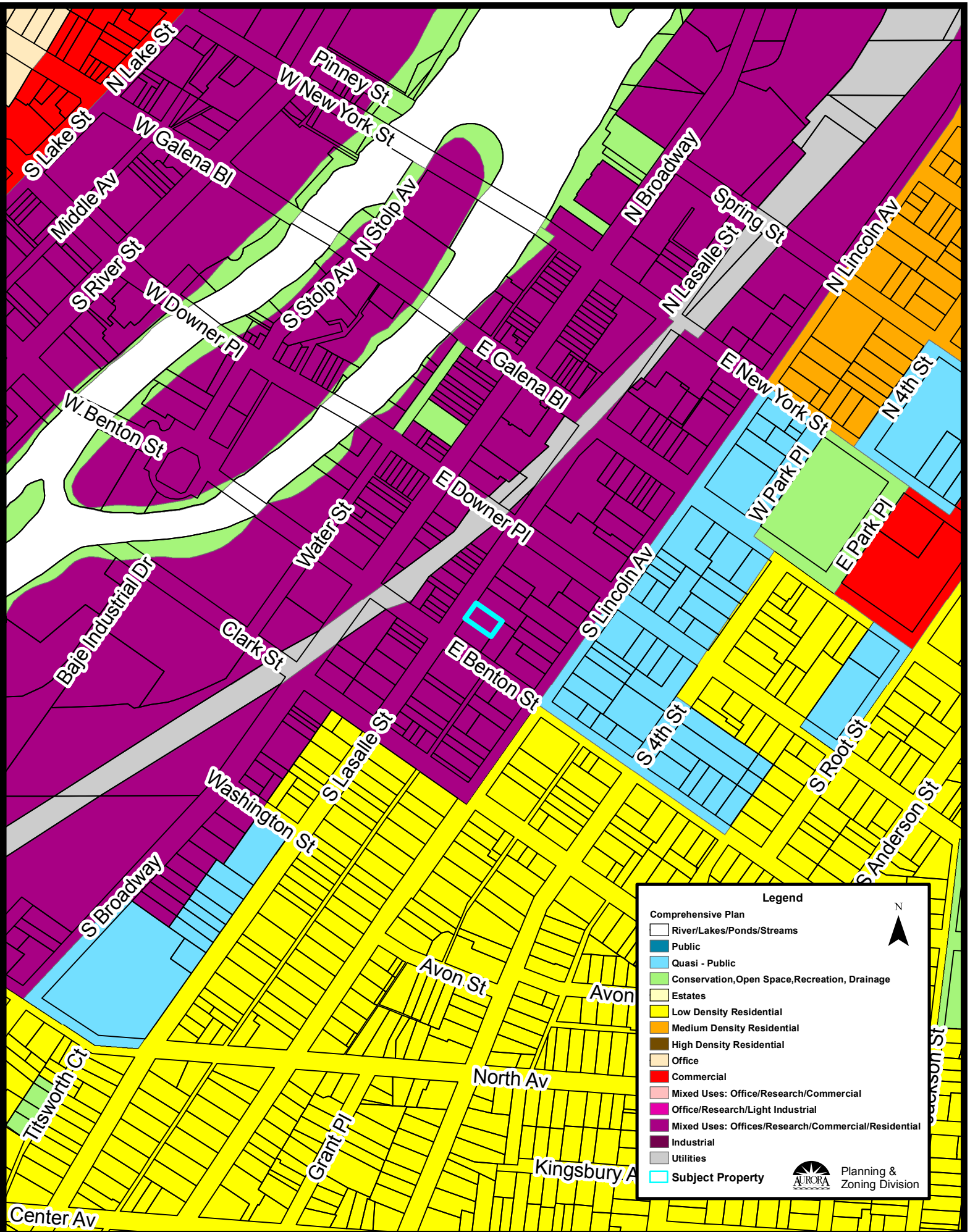
Planning & Zoning Division



Zoning Plan (1:5,000):



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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Planning & Zoning Division


Location Map (1:1,000):



Legend

-  Subject Property

 Planning & Zoning Division

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