

Property Research Sheet

Location ID#: 25038

As of: 3/24/2015

Researched By: Ty McCarthy

Address: 536 North Ave

Comp Plan Designation: Low Density Residential

Subdivision: Lots 5, 13 & 16 of Beviere's Subdivision

School District: SD 131 - East Aurora School District

Parcel Number(s): 15-27-209-010

Park District: FVPD - Fox Valley Park District

Size: 0.083 Acres

Ward: 2

Current Zoning: B-2 Business District-General Retail

Historic District: None

1929 Zoning: D Local Business Districts

ANPI Neighborhood: McCarty Burlington

1957 Zoning: B-2 Business District, General Retail

TIF District: N/A

Current Land Use

Current Land Use: Residential: Single Family

Total Building Area: 1,441 sq. ft.

Number of Buildings: 1

Number of Stories: 1.5

Building Built In: 1900

Residential Rental: -1

Rental License: 28915

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.

Setback Exceptions:

Minimum Lot Width and Area: None.

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 Table Two: Schedule of Off-street Parking Requirements and Section(s) 5, 7.108.3.

Permitted Uses:

Permitted Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.2, 7.108.3. Permitted Exceptions:

Special Uses:

Special Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.3, 7.108.3.

Limited But Permitted Uses:

Limited But Permitted Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.3, 7.108.3.

Legislative History

There is no legislative history for this Property.

Location Maps Attached:

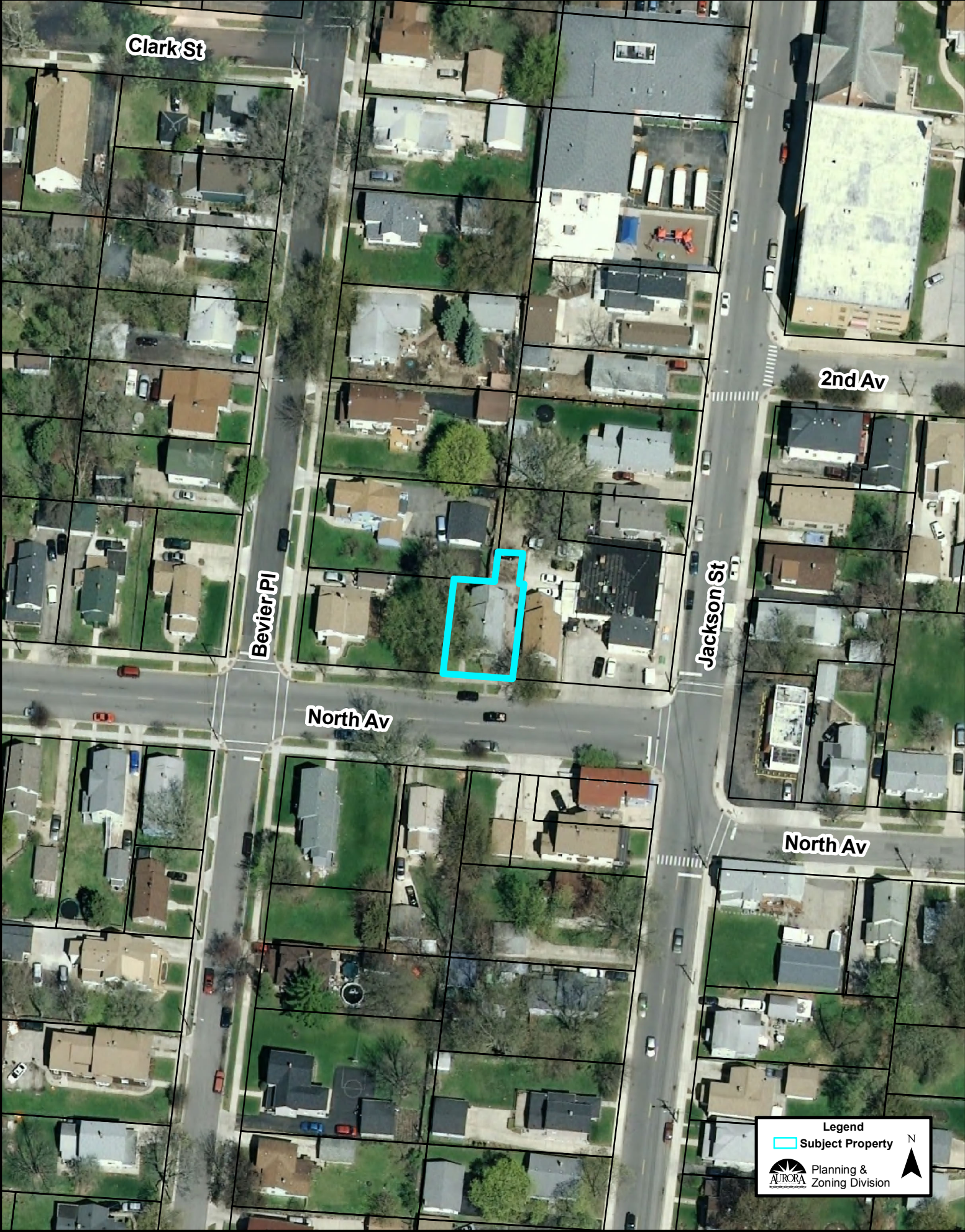
Aerial Overview

Aerial Map

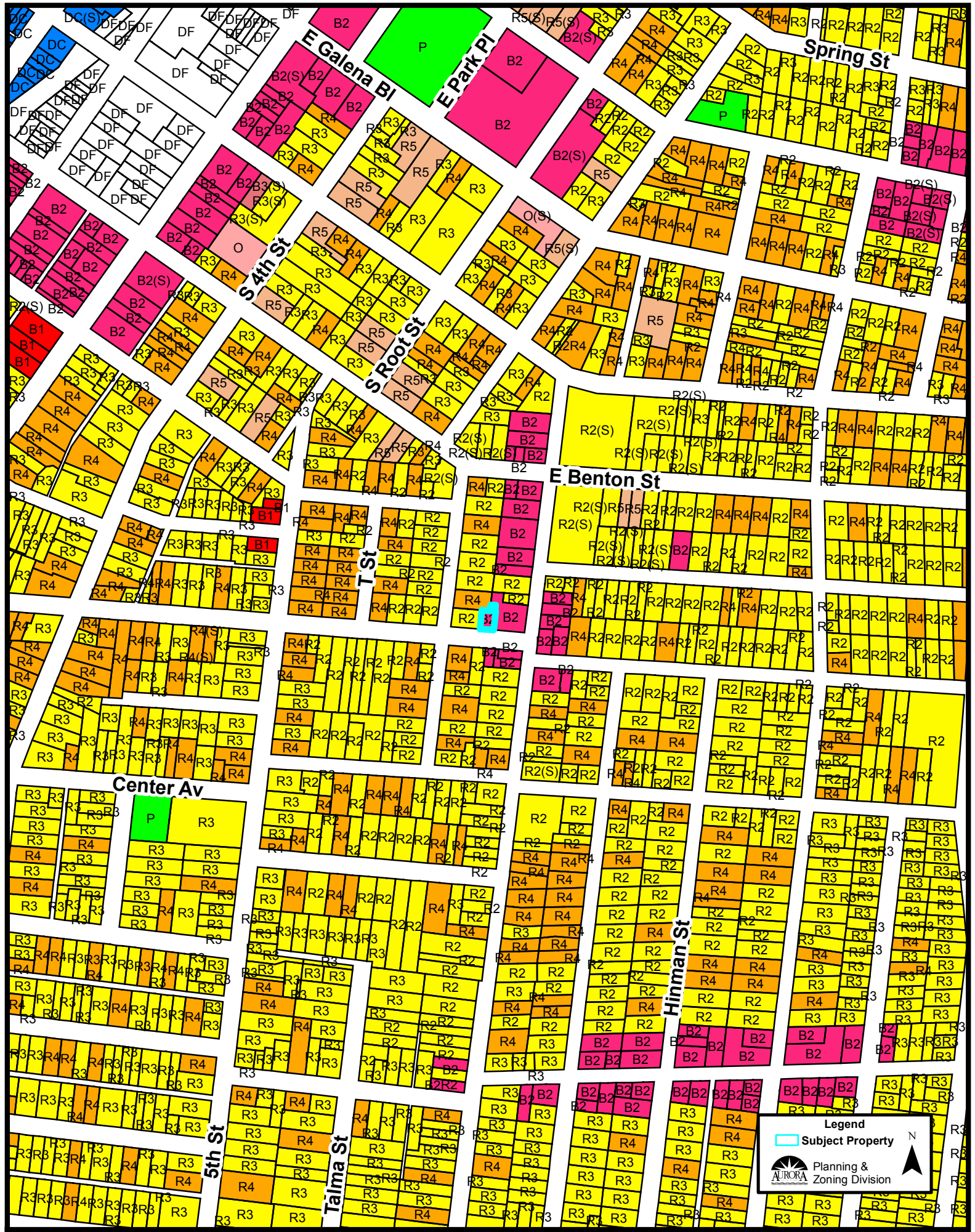
Zoning Map

Comprehensive Plan Map

Aerial Photo (1:5,000):



Zoning Plan (1:5,000):

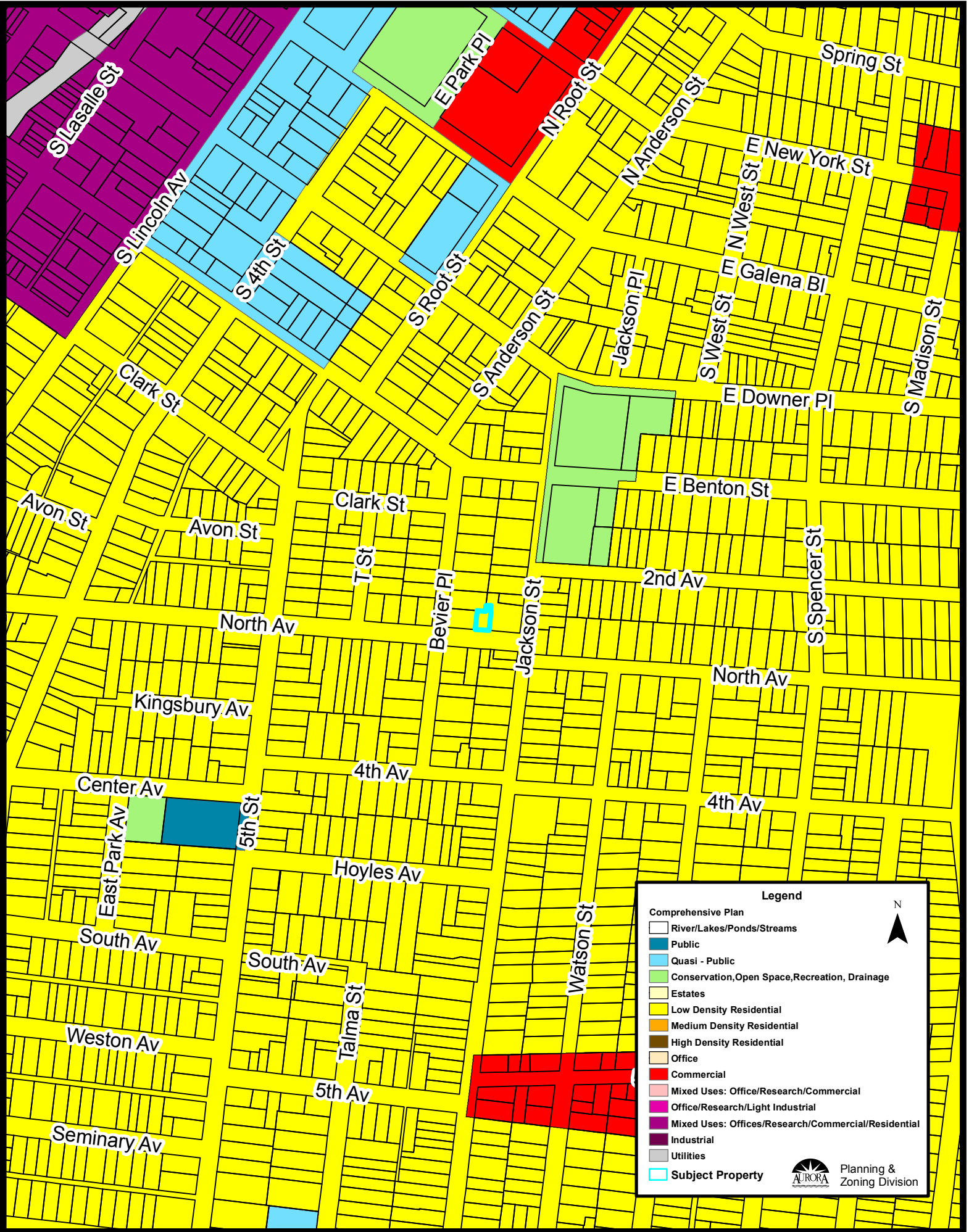


Legend

- Subject Property

Planning & Zoning Division
AUROKA

Comprehensive Plan (1:5,000):



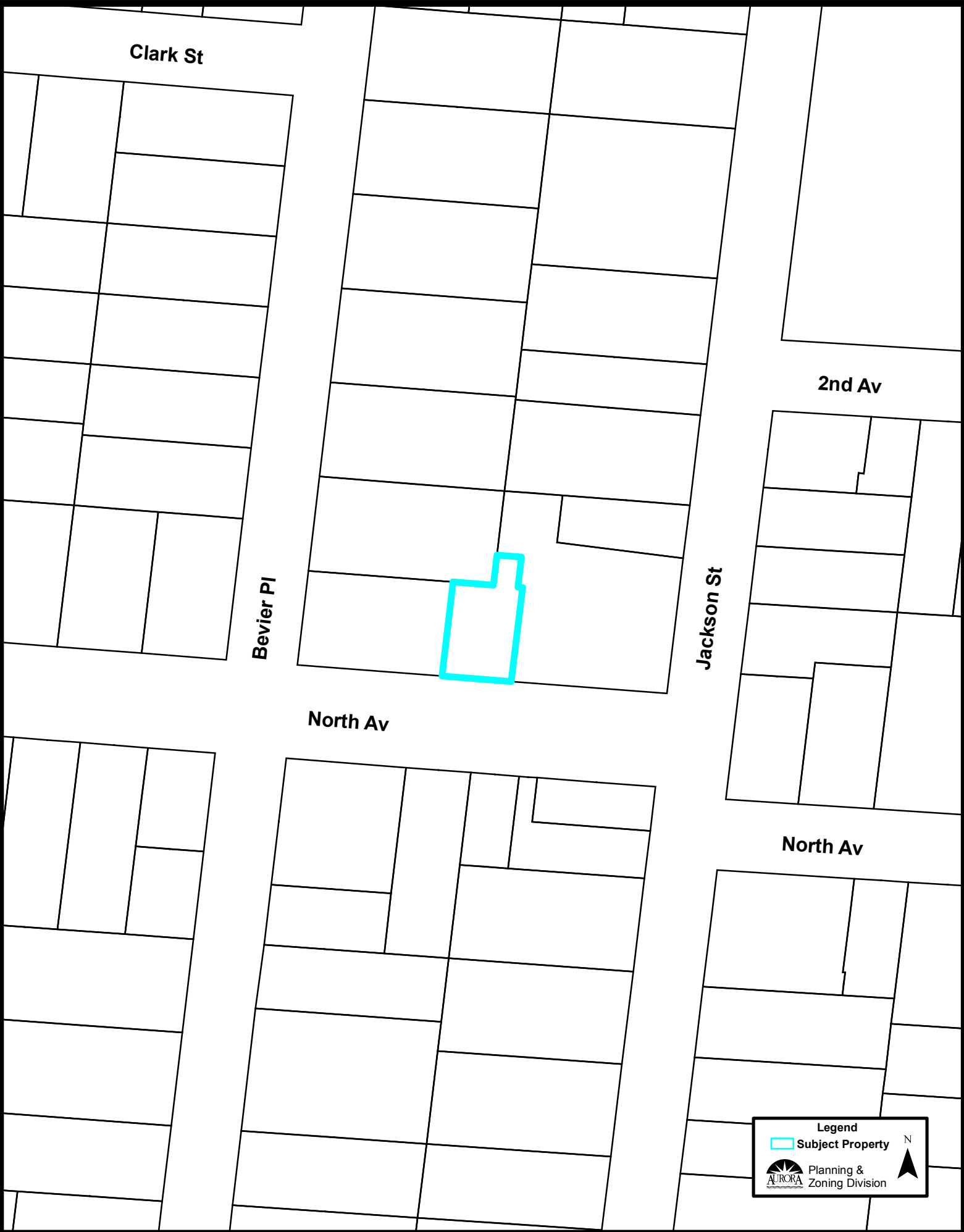
Legend

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

Planning & Zoning Division

Location Map (1:5,000):



Legend
Subject Property
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