

Property Research Sheet

Location ID#(s): 55394-18937

As of: 3/2/2017

Researched By: Alex Minnella

Address: 844-838 N Highland Av

Current Zoning: R-3 One Family Dwelling

Parcel Number(s): 15-16-401-001; 15-16-401-002;
15-16-401-003

1929 Zoning: B Residential Districts

Subdivision: Lot 1; Lot 2; Lot 3 of Baker-Morton
Addition

1957 Zoning: R-4 Two-Family Dwelling District

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

Comp Plan Designation: Industrial

School District: SD 129 - West Aurora School
District

Park District: FVPD - Fox Valley Park District

Ward: 6

Overall Development Name:

Current Land Use

Current Land Use: Residential: Single Family

AZO Land Use Category: One Family Dwelling
(1110)

Number of Buildings: 1

Number of Stories: 1

Building Built In: 1926

Total Dwelling Units: 1

Total Building Area: 720 sq. ft.

Zoning Provisions

Setbacks and Other Bulk Standards:

Requirements are pursuant to the Aurora Zoning Ordinance Section(s) 5 and 7.7.

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.

Interior Drive Yard Setback:

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 950 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 7.7.

Permitted Uses:

Permitted Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.2 and 7.7 Permitted Exceptions:

Special Uses:

Special Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.3 and 7.7.

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 7.7.

Legislative History

The known legislative history for this Property is as follows:

O1923-1883 approved on 5/9/1923: An Ordinance No. 1883. Building Zone Ordinance for Aurora, IL

O1926-2050 approved on 8/16/1926: An Ordinance Number 2050 to Amend Ordinance Number 1883 Known as the Building Zone Ordinance for Aurora, Illinois, Establishing a Plan for Dividing the City of Aurora into Districts for the Purpose of Regulating the Location of Trades and Industries and of Buildings and Structures Designed for Dwellings, Apartment Houses, Trades, Industries and Other Specified Uses, For Regulating the Height, Volume and Size of Buildings and Structures, and Intensity of Use of Lot Areas, for Determining Building Lines, for Creating a Board of Appeals and for Other Purposes.

O1929-2250 approved on 6/18/1929: AN ORDINANCE NO.2250 AMENDING ORDINANCE NO.2050 WHICH AMENDS ORDINANCE NO.1183, KNOWN AS THE BUILDING ZONE ORDINANCE FOR AURORA, ILLINOIS, ESTABLISHING A PLAN FOR DIVIDING THE CITY OF AURORA INTO DISTRICTS FOR THE PURPOSE OF REGULATING THE LOCATION OF TRADES AND INDUSTRIES AND OF BUILDINGS AND STRUCTURES DESIGNED FOR DWELLINGS, APARTMENT HOUSES, TRADES, INDUSTRIES, AND OTHER SPECIFIED USES, FOR REGULATING THE HEIGHT, VOLUME, AND SIZE OF BUILDINGS AND STRUCTURES, AND INTENSITY OF USE OF LOT AREAS, FOR DETERMINING BUILDING LINES, FOR CREATING A BOARD OF APPEALS, AND FOR OTHER PURPOSES.

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

O2000-112 approved on 9/26/2000: AN ORDINANCE AMENDING ORDINANCE NUMBER 3100, BEING THE AURORA ZONING ORDINANCE AND THE ZONING MAP ATTACHED THERETO, BY COMPREHENSIVELY REZONING THE AREA ON HIGHLAND AVENUE BETWEEN NEW HAVEN AND FLORIDA FROM R-4 TWO FAMILY DWELLING TO R-3 ONE FAMILY DWELLING.

Location Maps Attached:

Aerial Overview

Location Map

Zoning Map

Comprehensive Plan Map


Aerial Photo (1:1,000):





Florida Av

N Highland Av

Legend

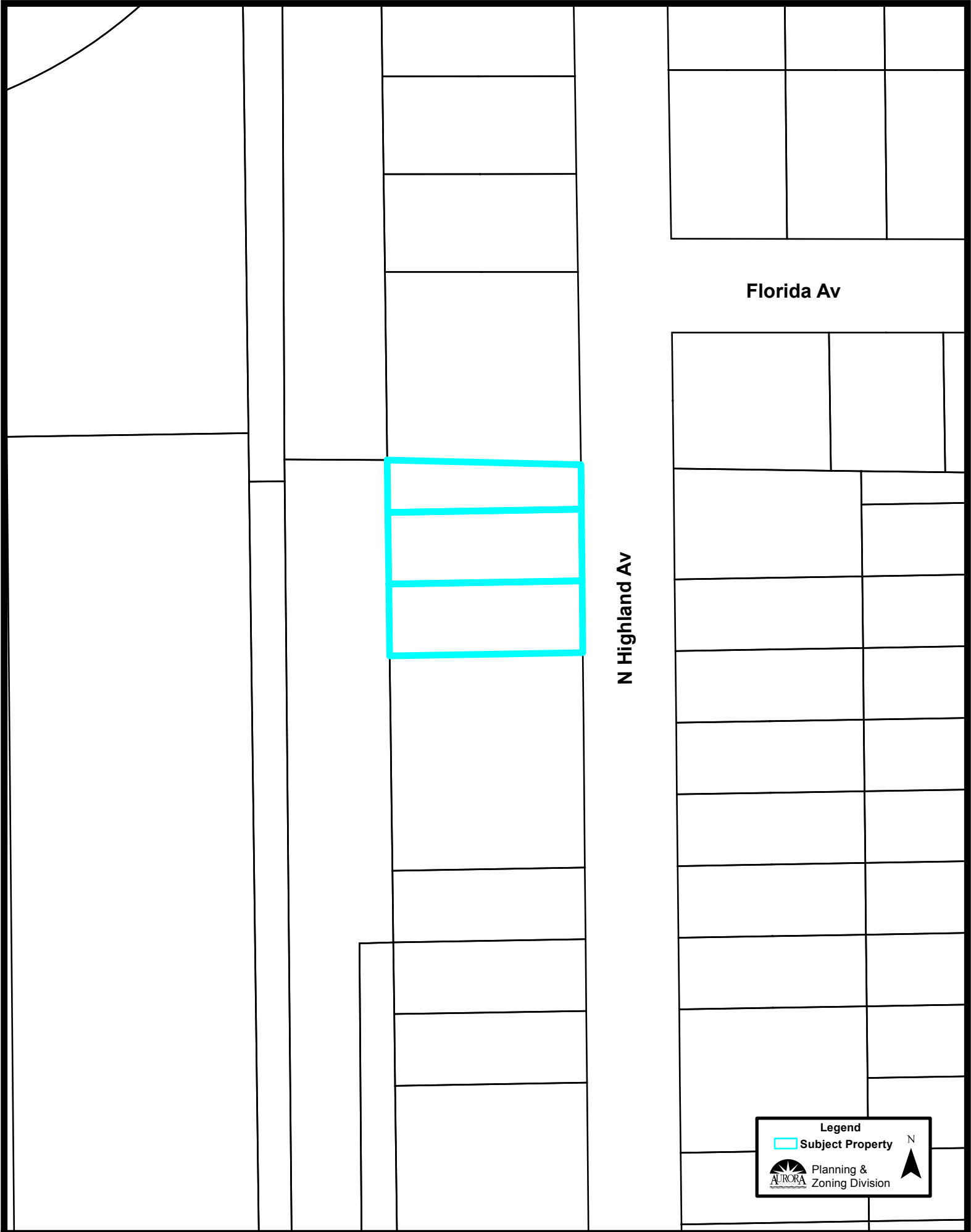
-  Subject Property

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Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community


Location Map (1:1,000):




Florida Av

N Highland Av

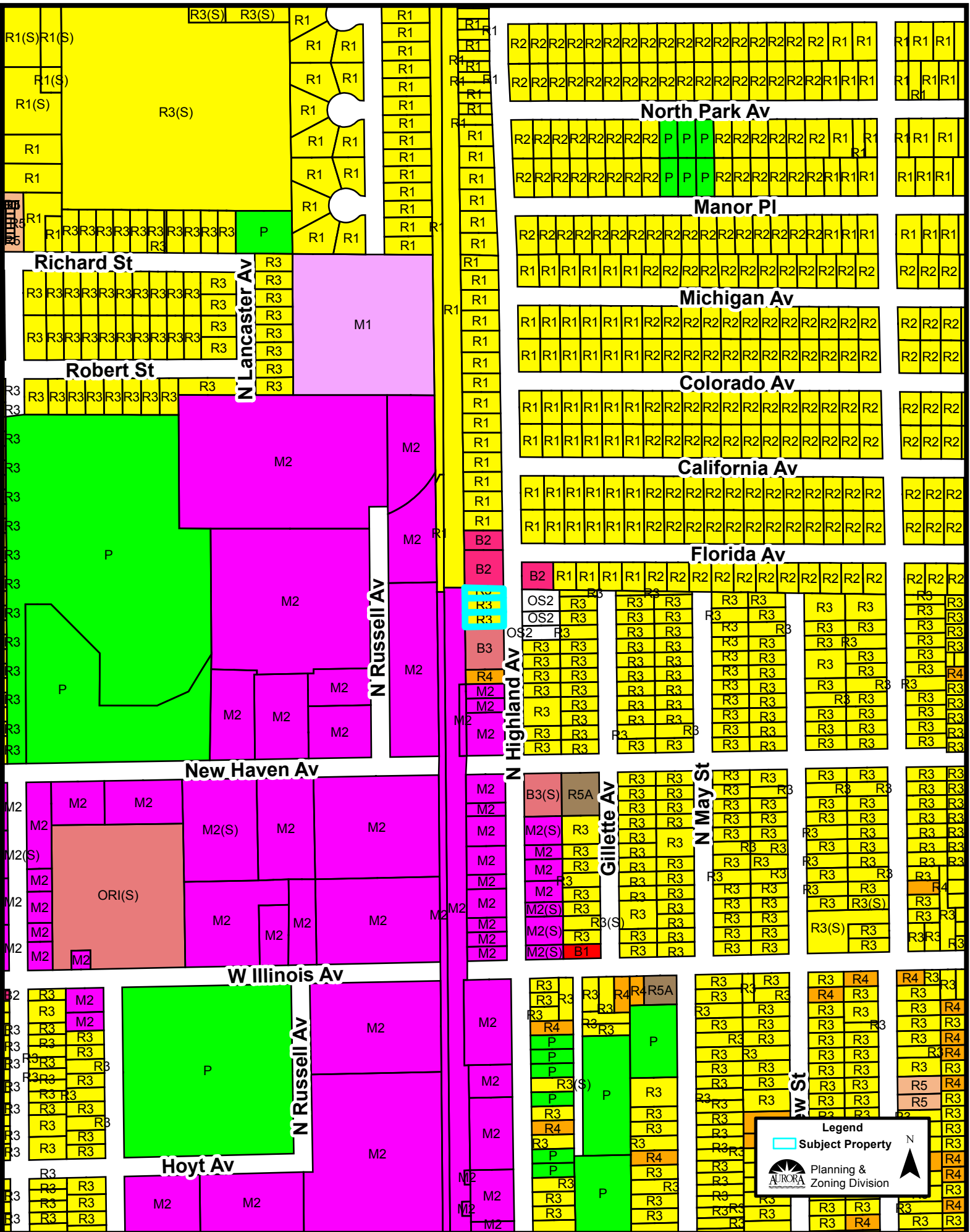
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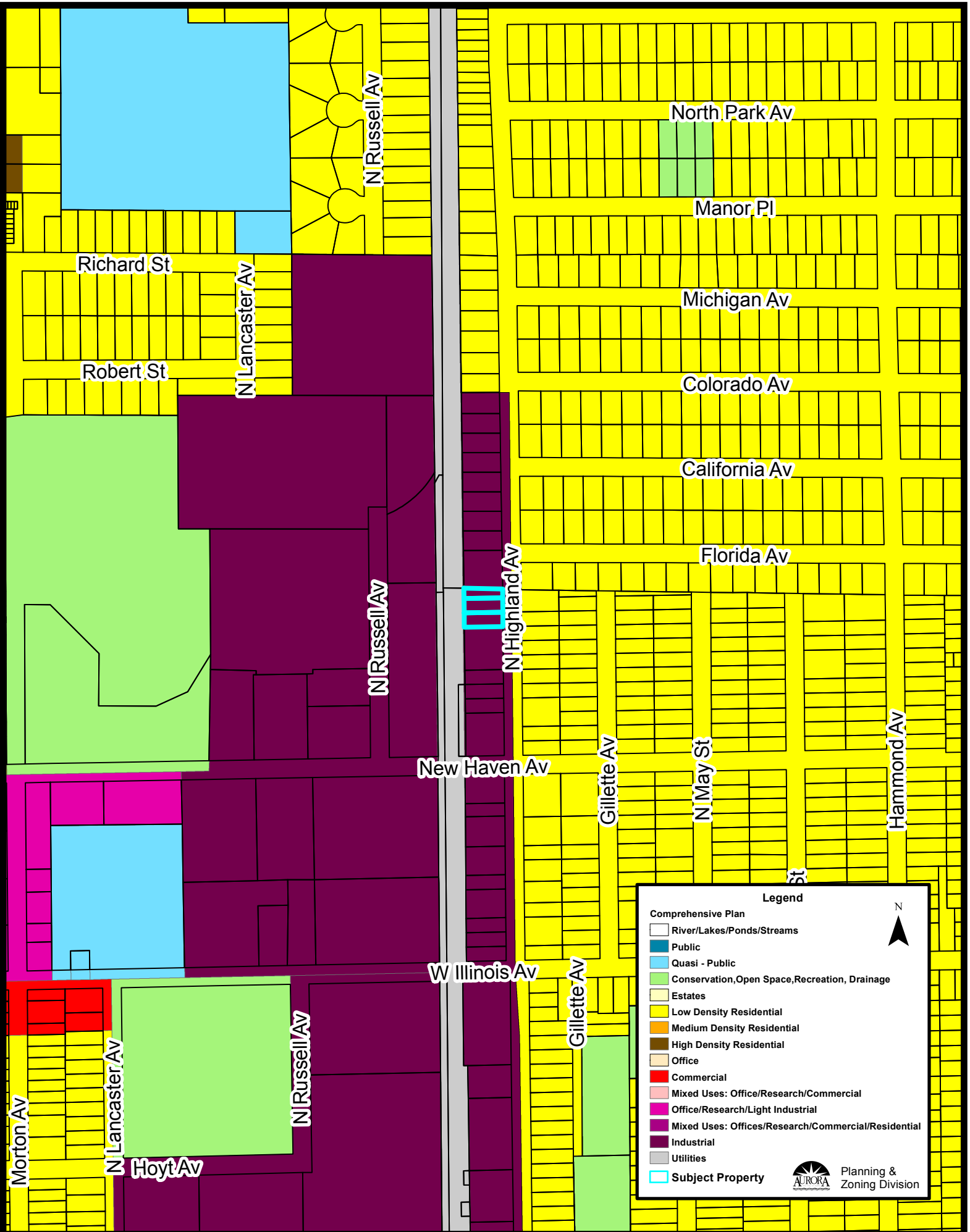
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Zoning Map (1:5,000):



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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Property Research Sheet

Location ID#(s): 71773

As of: 3/13/2017

Researched By: Alex Minnella

Address: 834 N Highland Av

Current Zoning: B-3 Business and Wholesale

Parcel Number(s): 15-16-401-011

1929 Zoning: F Industrial Districts

Subdivision: Lot 1 of Marie Wilkinson Foundation

1957 Zoning: R-4 Two-Family Dwelling District

Size: 0.47 Acres / 20,473 Sq. Ft.

Comp Plan Designation: Industrial

School District: SD 129 - West Aurora School District

Park District: FVPD - Fox Valley Park District

Ward: 6

Overall Development Name:

Current Land Use

Current Land Use: Commercial

AZO Land Use Category: Community Center (5210)

Number of Buildings: 1

Number of Stories: 1

Building Built In: 1973

Parking Spaces: 25

Total Building Area: 4,080 sq. ft.

Non-Residential Area: 20,473 sq. ft.

Zoning Provisions

Setbacks and Other Bulk Standards:

Requirements are pursuant to the Aurora Zoning Ordinance Section(s) 5 and Section 8.4.

Setbacks are typically as follows:

Front Yard Setback: From Tollway - 75 feet; from Arterial - 30 feet; from other - 15 feet.

Side Yard Setback: From Fox River - 30 Feet; from residential - 20 feet; from manufacturing - 8 feet; from other - 10 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 Side Yard Reverse Corner Setback:**

Rear Yard Setback: From Fox River - 30 Feet; from residential 20 feet to 30 feet based on building height; from other - 8 feet.

Exterior Rear Yard Setback: From Tollway - 75 feet; from Arterial - 30 feet; from other 15 feet to 20 feet based on building height.

Setback Exceptions:

Interior Drive Yard Setback: 5 feet

Other bulk standards are typically as follows:

Building Separations:

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:

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 8.4.

Permitted Uses:

Permitted Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.2 and Section 8.4 Permitted Exceptions:

Special Uses:

Special Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.3 and Section 8.4.

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Legislative History

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01957-3100 approved on 11/4/1957: AURORA ZONING ORDINANCE AND MAP

01965-3711 approved on 10/11/1965: AN ORDINANCE AMENDING ORDINANCE NO. 3100 BEING THE AURORA ZONING ORDINANCE AND THE ZONING MAP ATTACHED THEREIN

01978-4748 approved on 8/1/1978: AN ORDINANCE AMENDING ORDINANCE NO. 3100, BEING THE AURORA ZONING ORDINANCE, AND THE ZONING MAP ATTACHED THERETO BY RECLASSIFYING CERTAIN LAND

01987-5738 approved on 12/1/1987: AN ORDINANCE AMENDING ORDINANCE NO. 3100, BEING THE AURORA ZONING ORDINANCE AND THE ZONING MAP ATTACHED THERETO, BY REZONING PROPERTY LOCATED AT 830 N. HIGHLAND AVENUE FROM R-4 TWO FAMILY DWELLING DISTRICT TO B-3 BUSINESS AND WHOLESALE DISTRICT.

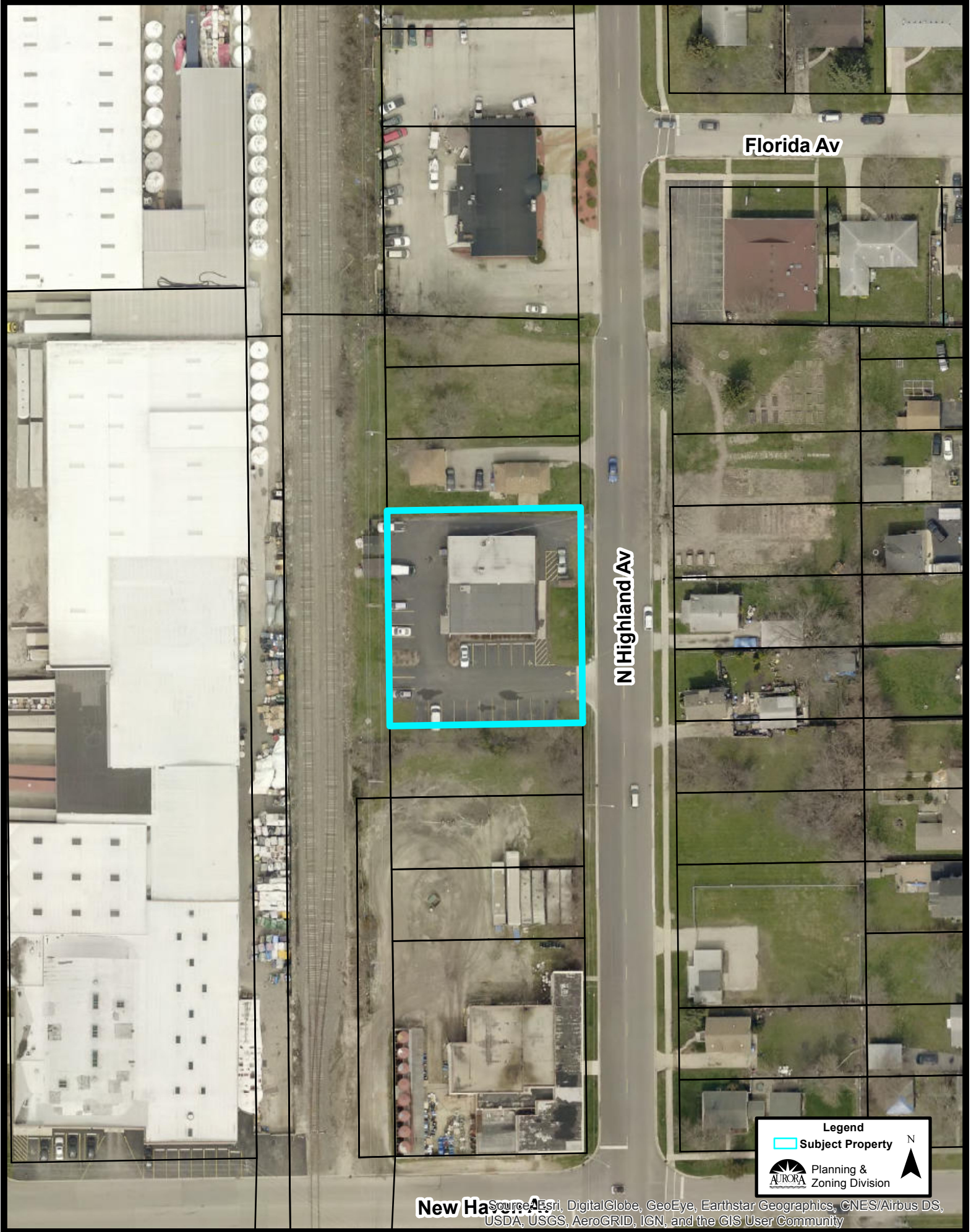
PDFNL2012-014 approved on 8/16/2012: A RESOLUTION APPROVING THE FINAL PLAT FOR THE MARIE WILKINSON FOUNDATION SUBDIVISION LOCATED AT 834 N. HIGHLAND AVENUE IN THE CITY OF AURORA, IL 60506

Location Maps Attached:

Aerial Overview

Location Map
Zoning Map
Comprehensive Plan Map


Aerial Photo (1:1,000):





Florida Av

N Highland Av

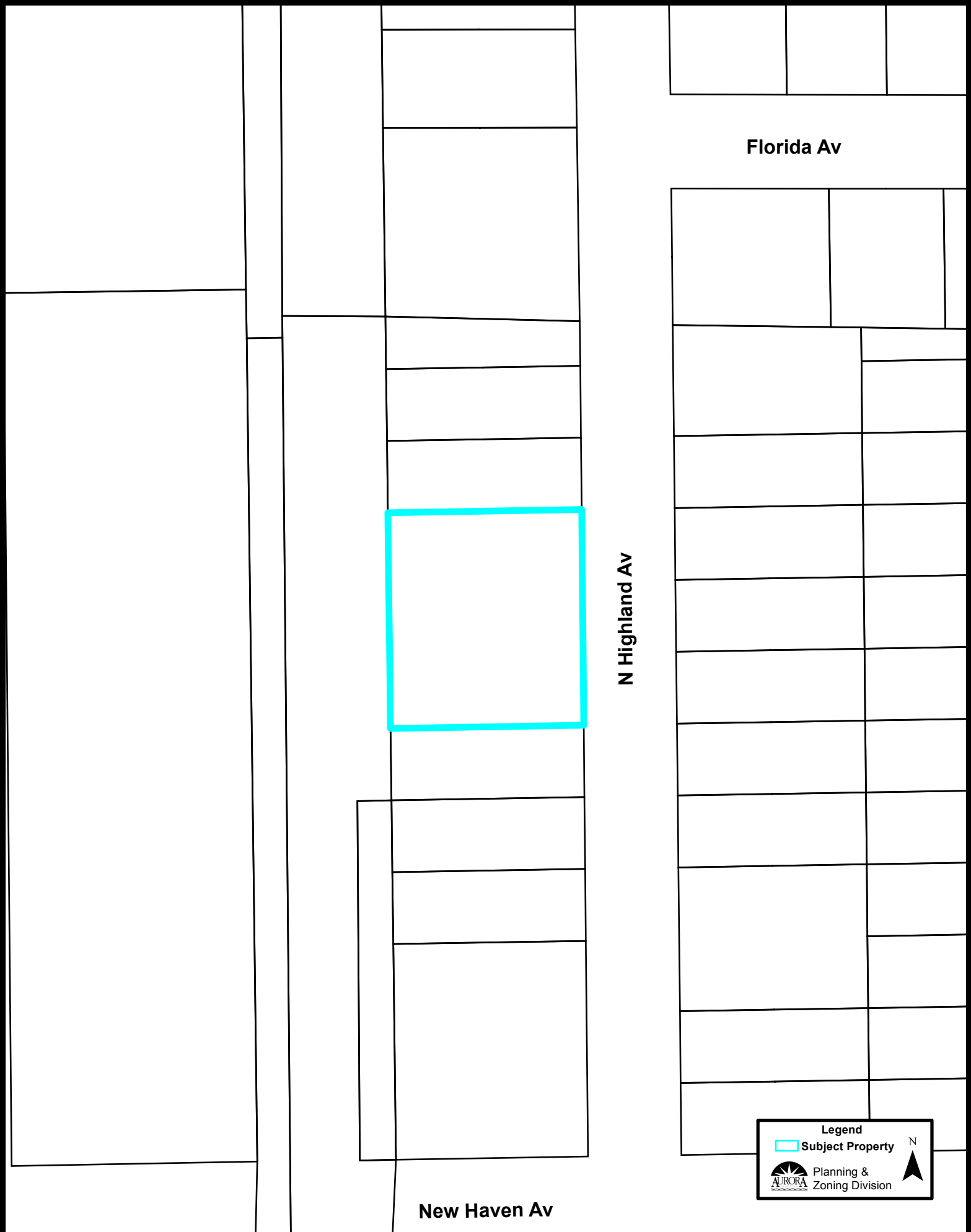
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Location Map (1:1,000):




Florida Av


N Highland Av

New Haven Av

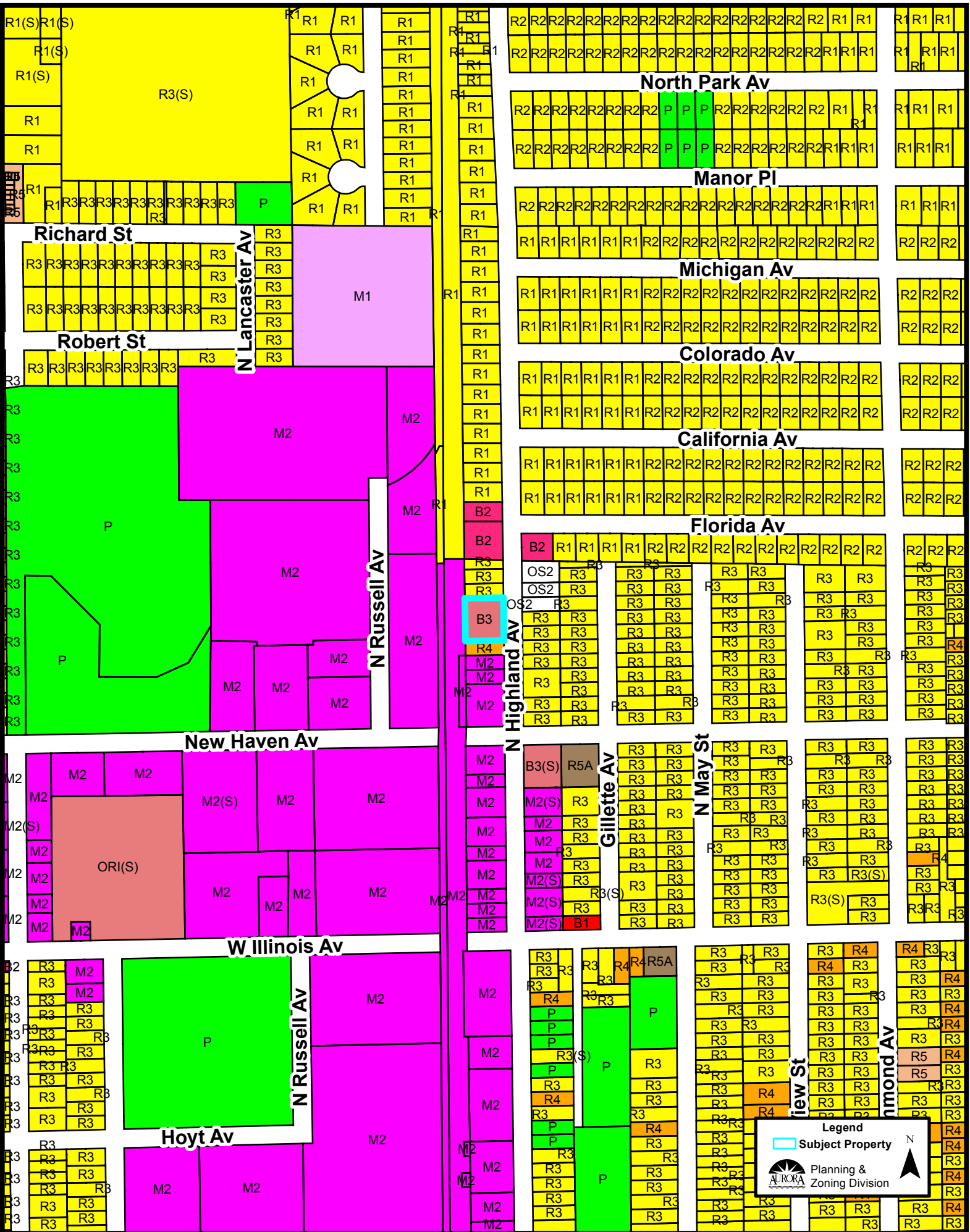
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Subject Property




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Zoning Map (1:5,000):



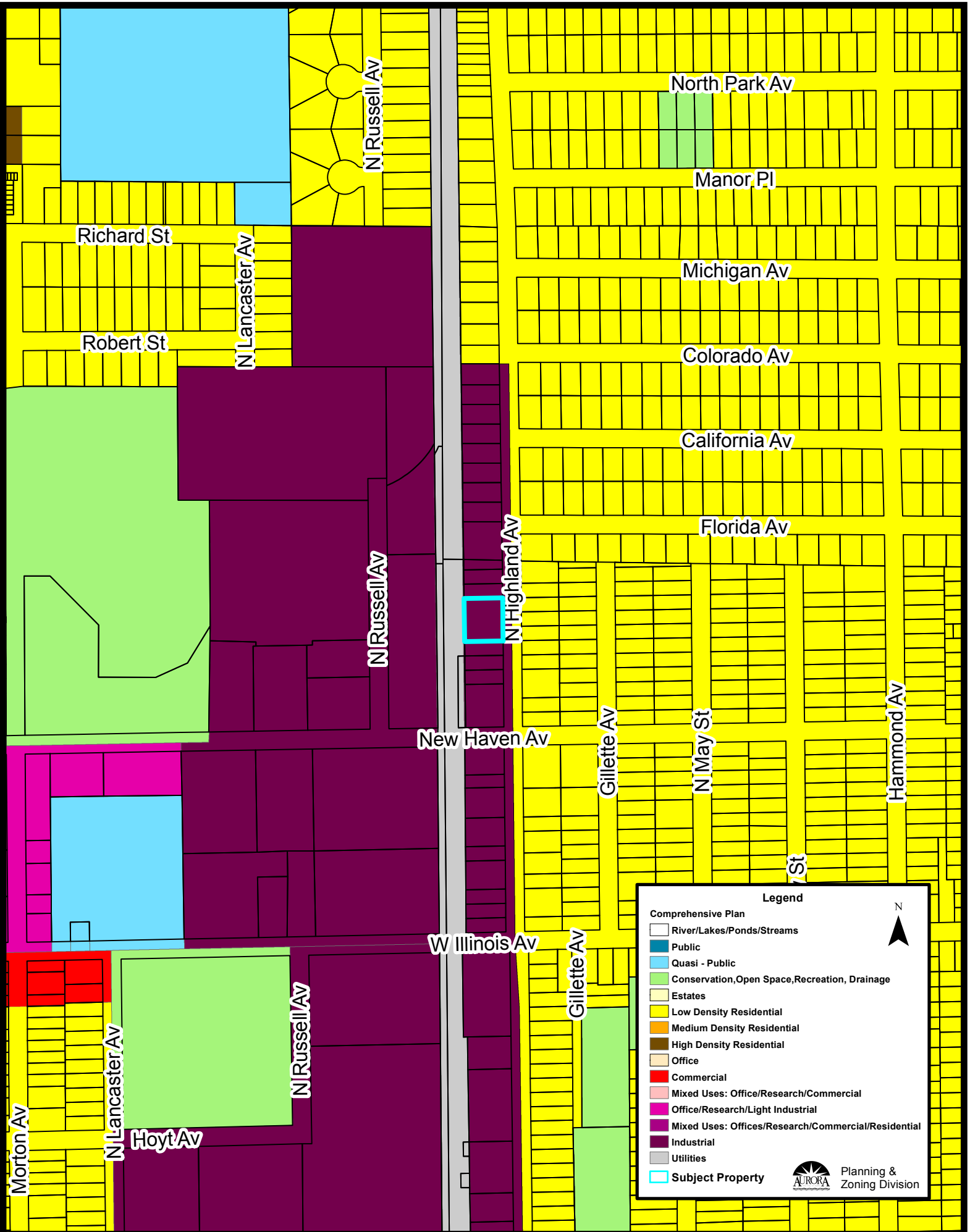
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 Subject Property

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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
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- Mixed Uses: Office/Research/Commercial
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- Subject Property

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