

Property Research Sheet

Location ID#(s): 9178-16144

As of: 1/16/2019

Researched By: Jill Morgan

Address: 1-11 N. Broadway & 100-104 E. Galena Bl,

Current Zoning: DC Downtown Core

Parcel Number(s): 15-22-332-017

1929 Zoning: E Commercial Districts

Subdivision: Lot 7 of Original Plat of Aurora

1957 Zoning: B-2 Business District, General Retail

Size: 0.18 Acres / 7,841 Sq. Ft.

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

School District: SD 131 - East Aurora School District

ANPI Neighborhood: None

Park District: FVPD - Fox Valley Park District

TIF District: TIF #1

Ward: 2

Historic District: None

Overall Development Name:

Current Land Use

Current Land Use: Mixed Use: Commercial / Multi-Family AZO Land Use Category: Retail sales or service (2100)/Personal services (2600)/Cigarette or tobacco shops (2197)/Pawnshop (2160)/Multi-Family Dwelling (1140)

Number of Buildings: 2

Number of Stories: 3

Building Built In: 1904

Total Dwelling Units: 11

Total Building Area: 18,768

Residential Rental: Yes / License:

Zoning Provisions

Setbacks and Other Bulk Standards:

Requirements are pursuant to the Aurora Zoning Ordinance Section(s) 5 and 8.7.

Setbacks are typically as follows:

Front Yard Setback: Parking Lot - 5 feet;
Building - 0 feet

Side Yard Setback: 0 feet

Exterior Side Yard Setback: Parking Lots - 5 feet;
Building and Parking (River yard) - 15 feet

Exterior Side Yard Reverse Corner Setback:

Rear Yard Setback: Building and Parking (River yard) - 15 feet

Exterior Rear Yard Setback: Parking Lots - 5 feet

Setback Exceptions:

Interior Drive Yard Setback:

Other bulk standards are typically as follows:

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:

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 8.7.

Permitted Uses:

Permitted Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.2 and 8.7 Permitted Exceptions:

Special Uses:

Special Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.3 and 8.7.

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 8.7.

Miscellaneous Notes on History

None

Legislative History

The known legislative history for this Property is as follows:

O1986-5597 approved on 12/2/1986: AN ORDINANCE OF THE CITY OF AURORA, KANE AND DUPAGE COUNTIES, ILLINOIS, DESIGNATING THE DOWNTOWN AURORA REDEVELOPMENT PROJECT AREA OF SAID CITY A REDEVELOPMENT PROJECT AREA PURSUANT TO THE TAX INCREMENT ALLOCATION REDEVELOPMENT ACT.

O1987-5633 approved on 3/3/1987: AN ORDINANCE AMENDING THE AURORA ZONING ORDINANCE, BEING ORDINANCE NO. 3100, AS AMENDED, AND OTHER RELEVANT PROVISIONS.

R2005-547 approved on 12/20/2005: AUTHORIZING BUILDING EXTERIOR RESTORATION ASSISTANCE IN THE AMOUNT OF \$11,724.67 FOR 1-11 N. BROADWAY, HOWARD L. ARENKILL, SR., OWNER

O2007-018 approved on 2/27/2007: ORDINANCE AUTHORIZING THE EXECUTION OF A DEVELOPMENT AGREEMENT WITH HOWARD ARENKILL, SR. FOR INTERIOR REHABILITATION ASSISTANCE IN THE AMOUNT OF \$12,434.00 FOR THE PROPERTY AT 1-11 N. BROADWAY

Location Maps Attached:

Aerial Overview

Location Map

Zoning Map

Comprehensive Plan Map



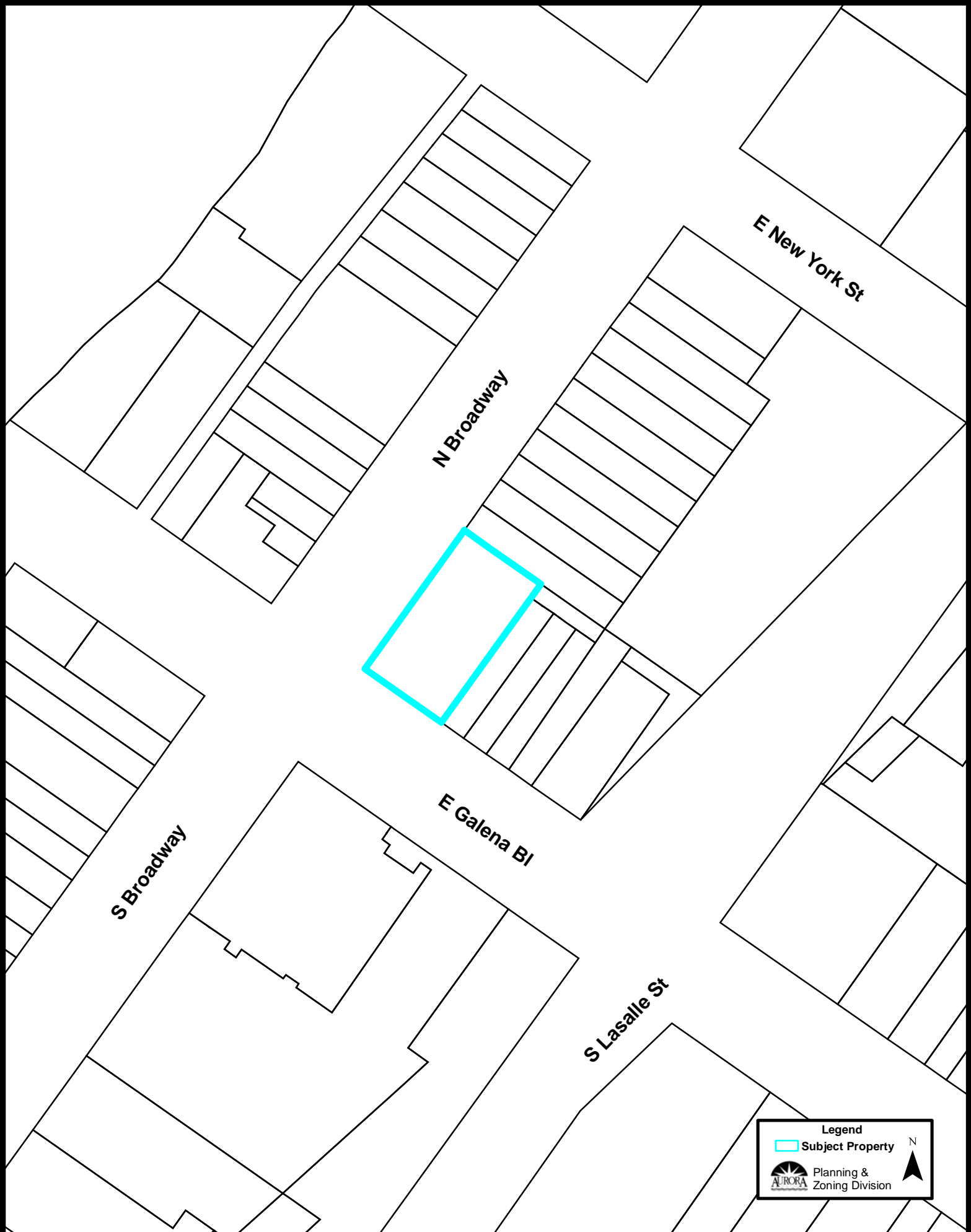
Legend

-  Subject Property

 N

 Planning & Zoning Division

Location Map (1:1,000):



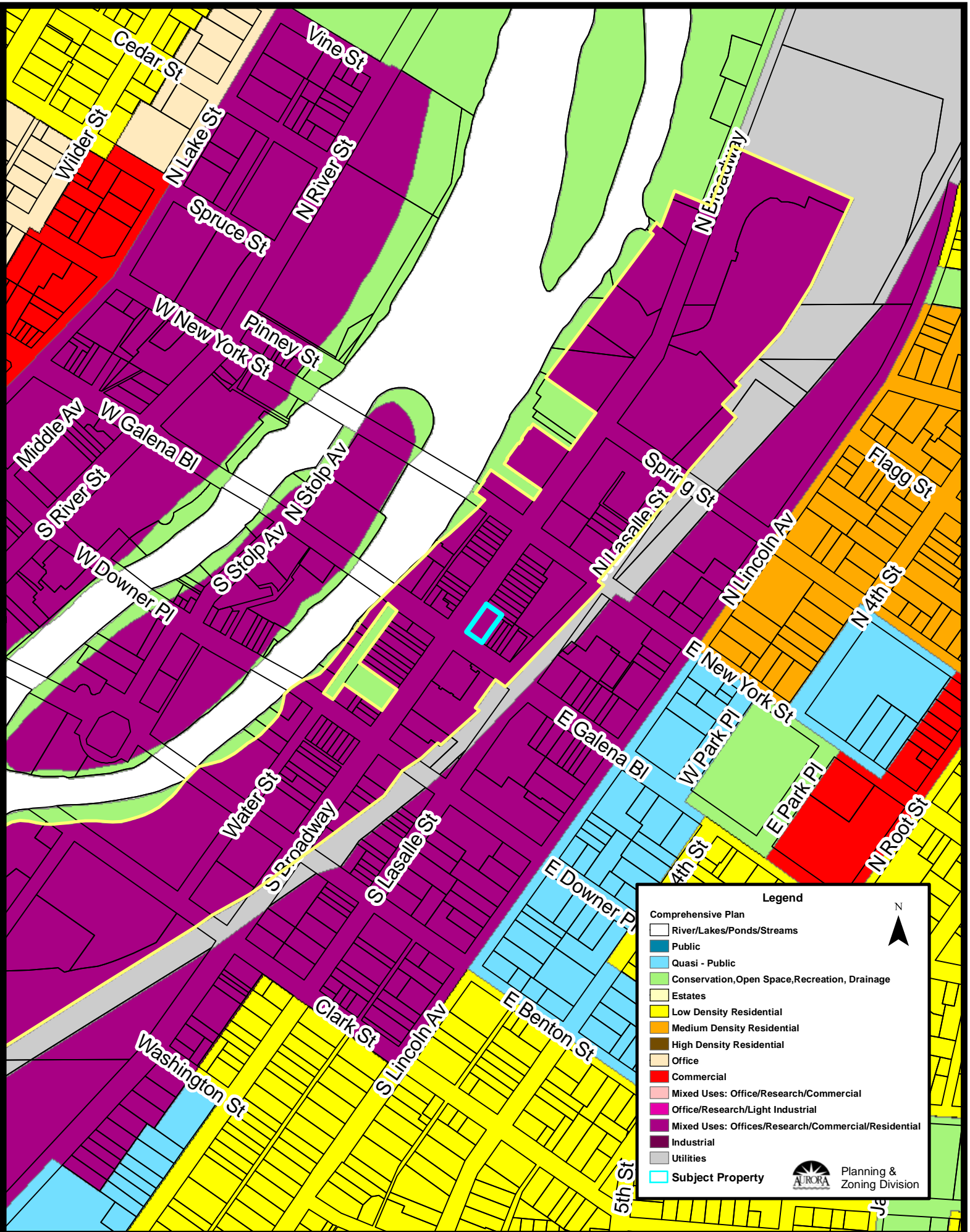
Legend

-  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
- Office
- Commercial
- Mixed Uses: Office/Research/Commercial
- Office/Research/Light Industrial
- Mixed Uses: Offices/Research/Commercial/Residential
- Industrial
- Utilities
- Subject Property

N
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