

Property Research Sheet

Location ID#: 2117

As of: 7/24/2015

Researched By: Ty McCarthy

Address: 1 W New York

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

Parcel Number(s): 15-22-330-009

School District: SD 131 - East Aurora School District

Size: 0.74457 Acres

Park District: FVPD - Fox Valley Park District

Current Zoning: DC Downtown Core

Ward: 6

1929 Zoning: Not Applicable

Historic District: Stolp Island Historic District

1957 Zoning: Not Applicable

ANPI Neighborhood: None

TIF District: TIF #1

Current Land Use

Current Land Use: Commercial

Total Building Area: 73,880 sq. ft.

Number of Buildings: 1

Number of Stories: 4

Building Built In: 1993

Zoning Provisions

Setbacks and Other Bulk Standards:

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

Setbacks and other bulk standards are typically as follows:

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

Interior Side Yard Setback: 0 feet

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

Exterior Rear Yard Setback: Parking Lots - 5 feet

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

Building Separations: None

Minimum Lot Width and Area: None

Maximum Lot Coverage: None

Maximum Structure Height: None

Floor Area Ratio: 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 8.7.

Permitted Uses:

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

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.

Legislative History

The known legislative history for this Property is as follows:

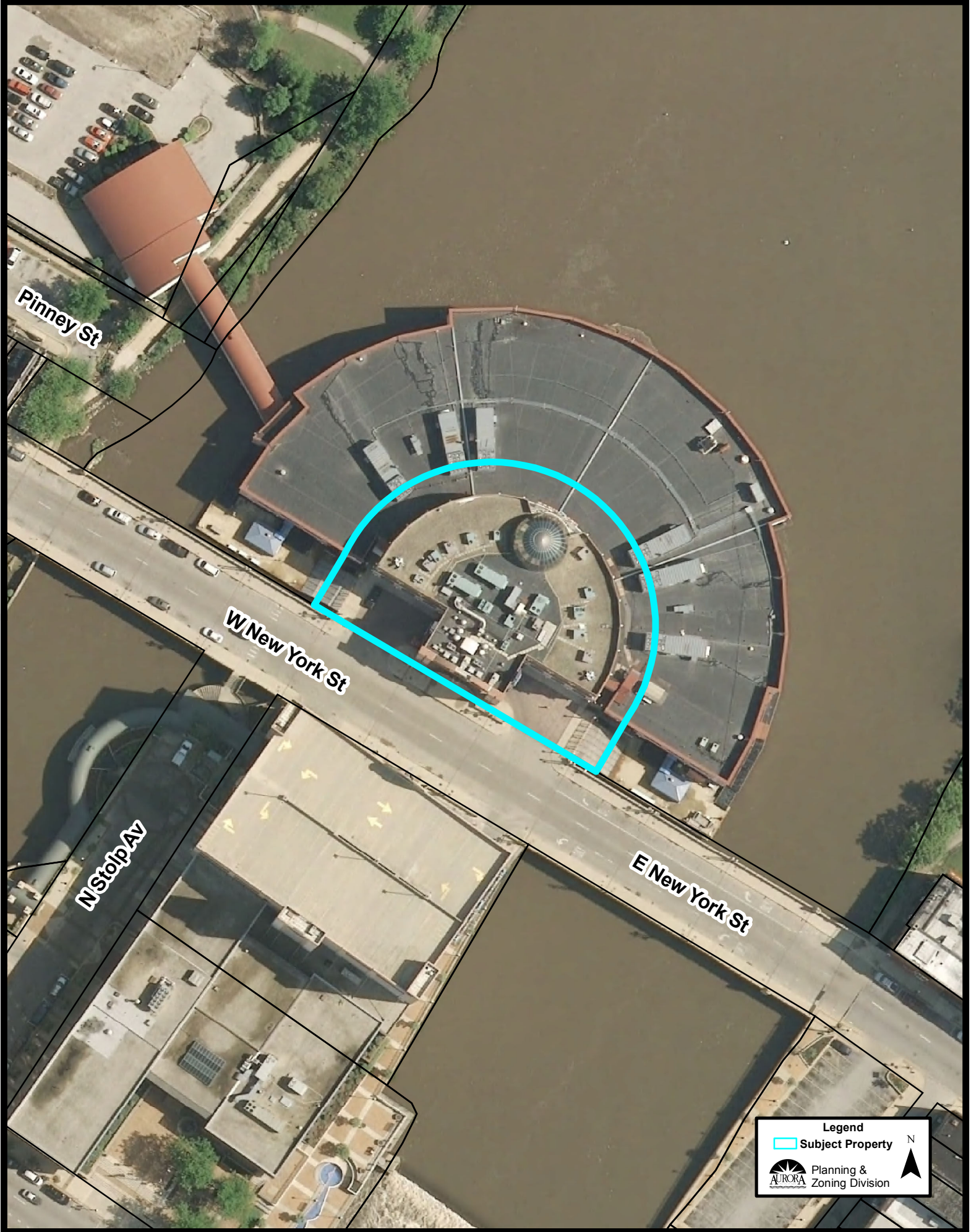
091-056 approved on 7/16/1991: GRANTING APPROVAL OF A SITE PLAN PURSUANT TO THE DOWNTOWN CORE DISTRICT SPECIAL USE REVIEW PROCEDURES FOR AURORA RIVERBOATS, INC. AT THE NORTH POINT OF STOLP ISLAND.

092-086 approved on 10/20/1992: GRANTING AN AMENDMENT TO THE EXISTING APPROVED SITE PLAN AND SIGNAGE PROGRAM FOR AURORA RIVERBOATS, INC. AT THE NORTH POINT OF STOLP ISLAND

093-026 approved on 4/6/1993: GRANTING AN AMENDMENT TO AN EXISTING SPECIAL USE PERMIT REVIS-ING THE SIGNAGE PROGRAM FOR HOLLYWOOD CASINOS, AURORA, INC., AT THE NORTH POINT OF STOLP ISLAND AT THE TIVOLI PARKING FACILITY

Location Maps Attached:

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




Pinney St

W New York St

N Stop Av

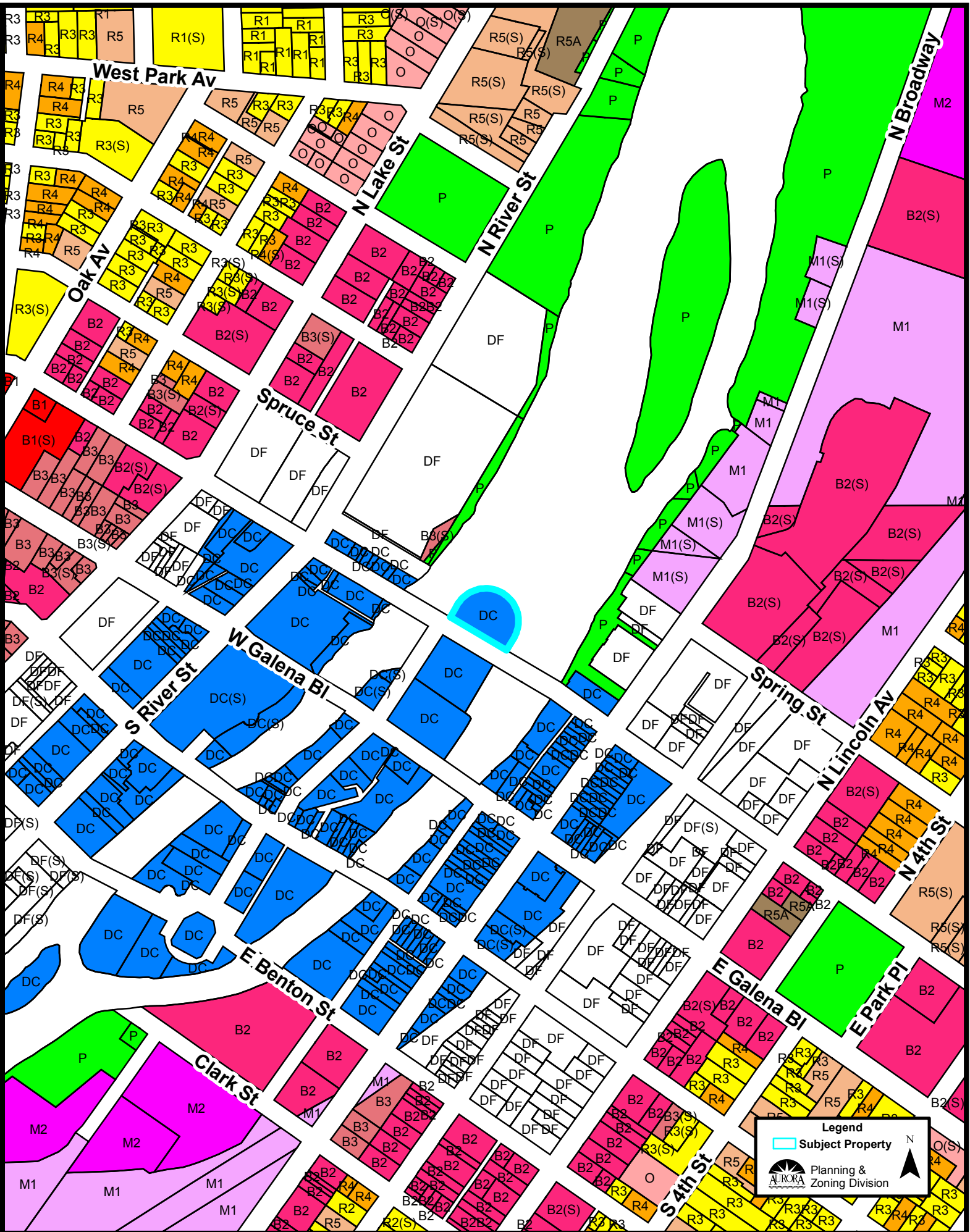
E New York St

Legend
Subject Property

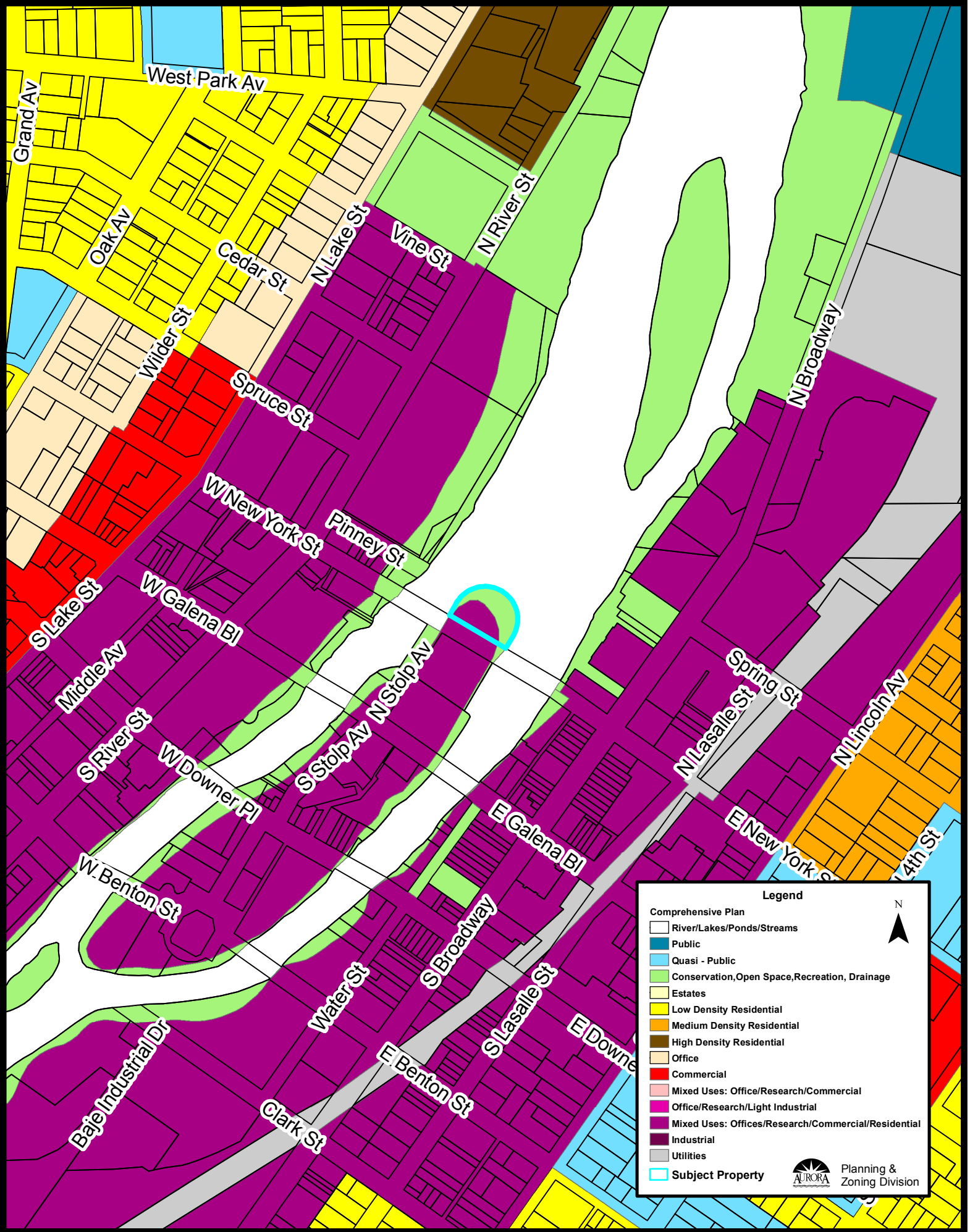
 Planning & Zoning Division

N

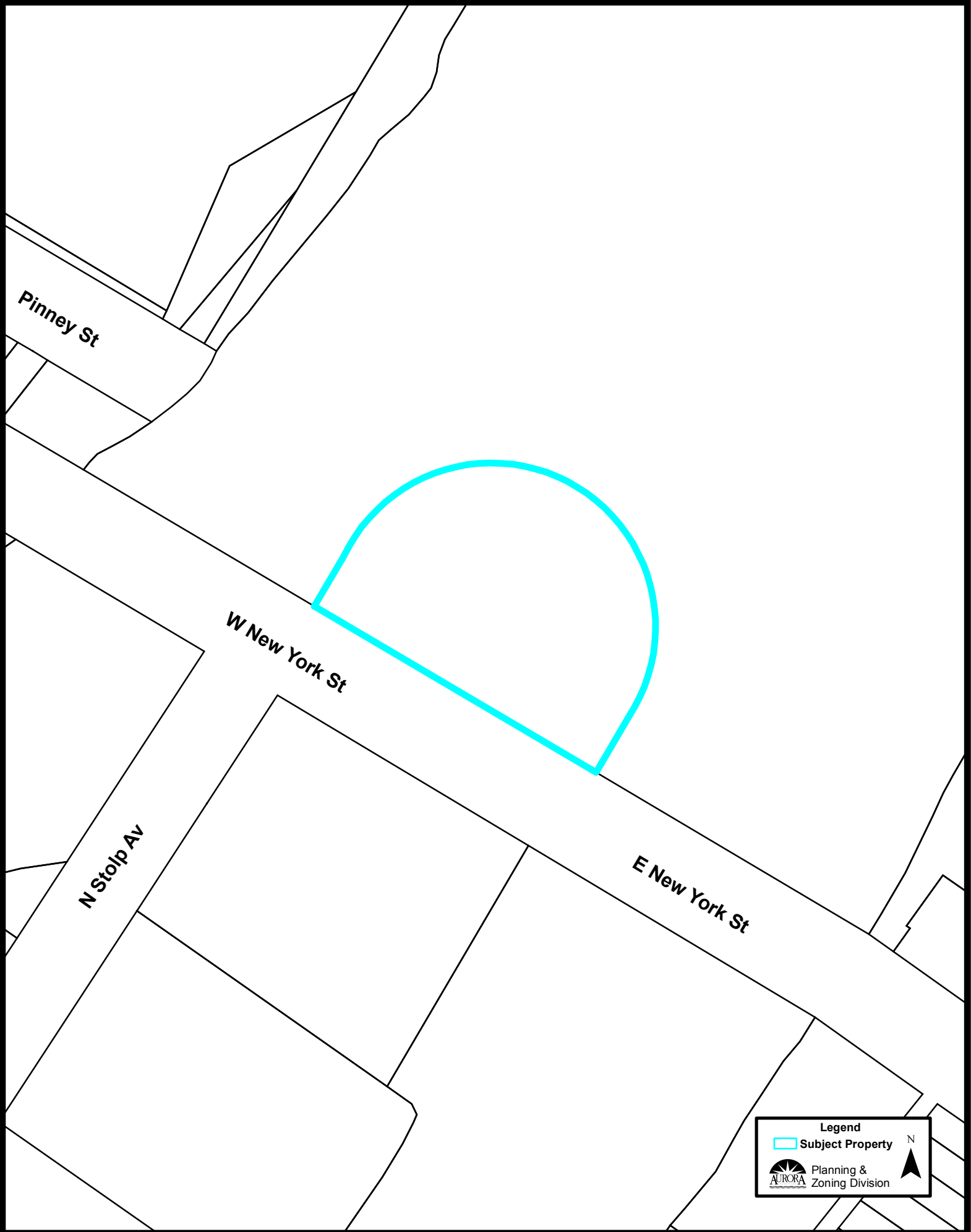
Zoning Plan (1:5,000):



Comprehensive Plan (1:5,000):



Location Map (1:1,000):



Pinney St

W New York St

N Stolp Av

E New York St

Legend

- Subject Property

Planning & Zoning Division

