

Property Research Sheet

Location ID#: 71851

As of: 10/20/2015

Researched By: Ty McCarthy

Address: 215 E New York Street

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

Subdivision: Lot 1 of Wayside Cross Ministries

School District: SD 131 - East Aurora School District

Parcel Number(s): 15-22-333-026

Park District: FVPD - Fox Valley Park District

Size: 0.663951 Acres

Ward: 2

Current Zoning: DF(S) Downtown Fringe

Historic District: None

1929 Zoning: E Commercial Districts

ANPI Neighborhood: None

1957 Zoning: B-3 Business and Wholesale District

TIF District: TIF #1

Current Land Use

Current Land Use: Quasi-Public: Religious Institution

Building Built In: 2014

Number of Buildings: 1

Total Building Area: sq. ft.

Number of Stories: 4

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

Building Separations: None

Interior Side Yard Setback: Fox River - 15 feet

Minimum Lot Width and Area: None

Exterior Side Yard Setback: Parking - 5 feet

Maximum Lot Coverage: None

Exterior Side Yard Reverse Corner

Maximum Structure Height: None

Setback: Parking - 5 feet

Floor Area Ratio: None

Exterior Rear Yard Setback: Parking - 5 feet

Minimum Primary Structure Size: None

Rear Yard Setback: Fox River - 15 feet

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:

O87-5692 approved on 7/21/1987:AN ORDINANCE AMENDING THE AURORA ZONING ORDINANCE, BEING ORDINANCE NO. 3100, AS AMENDED

O09-063 approved on 7/28/2009: AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR A LARGE SCALE DOWNTOWN REDEVELOPMENT FOR A 47,743 SQUARE FOOT BUILDING LOCATED AT 215 AND 223 E. NEW YORK STREET AURORA ILLINOIS, 60505

R09-296 approved on 7/28/2009:RESOLUTION APPROVING THE FINAL PLAT FOR WAYSIDE CROSS MINISTRIES SUBDIVISION, BEING 1.24 ACRES OF LAND LOCATED AT 211-215 AND 223 E. NEW YORK STREET IN THE CITY OF AURORA, ILLINOIS 60505

Location Maps Attached:

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

Property Research Sheet

Location ID#: 22607

As of: 10/20/2015

Researched By: Ty McCarthy

Address: 34 N Lincoln Ave

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

Subdivision: Lot 1 of Original Plat Of Aurora East

School District: SD 131 - East Aurora School District

Parcel Number(s): 15-22-333-004

Park District: FVPD - Fox Valley Park District

Size: 0.188487 Acres

Ward: 2

Current Zoning: DF Downtown Fringe

Historic District: None

1929 Zoning: E Commercial Districts

ANPI Neighborhood: None

1957 Zoning: B-3 Business and Wholesale District

TIF District: TIF #1

Current Land Use

Current Land Use: Quasi-Public: Religious Institution

Building Built In: 1931

Number of Buildings: 1

Total Building Area: 30,780 sq. ft.

Number of Stories: 3

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

Building Separations: None

Interior Side Yard Setback: Fox River - 15 feet

Minimum Lot Width and Area: None

Exterior Side Yard Setback: Parking - 5 feet

Maximum Lot Coverage: None

Exterior Side Yard Reverse Corner

Maximum Structure Height: None

Setback: Parking - 5 feet

Floor Area Ratio: None

Exterior Rear Yard Setback: Parking - 5 feet

Minimum Primary Structure Size: None

Rear Yard Setback: Fox River - 15 feet

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

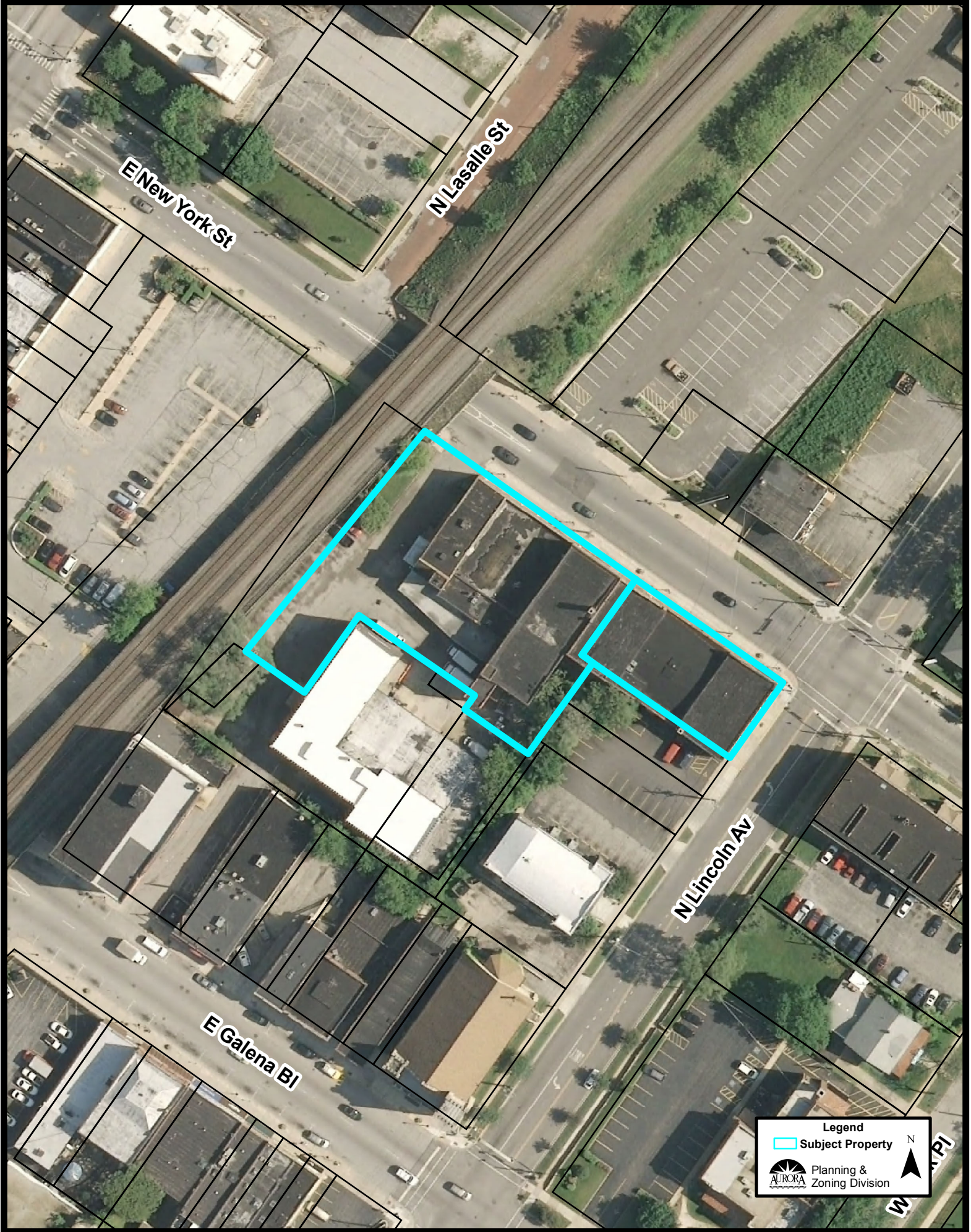
The known legislative history for this Property is as follows:

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


Location Maps Attached:


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


Aerial Photo (1:1,000):



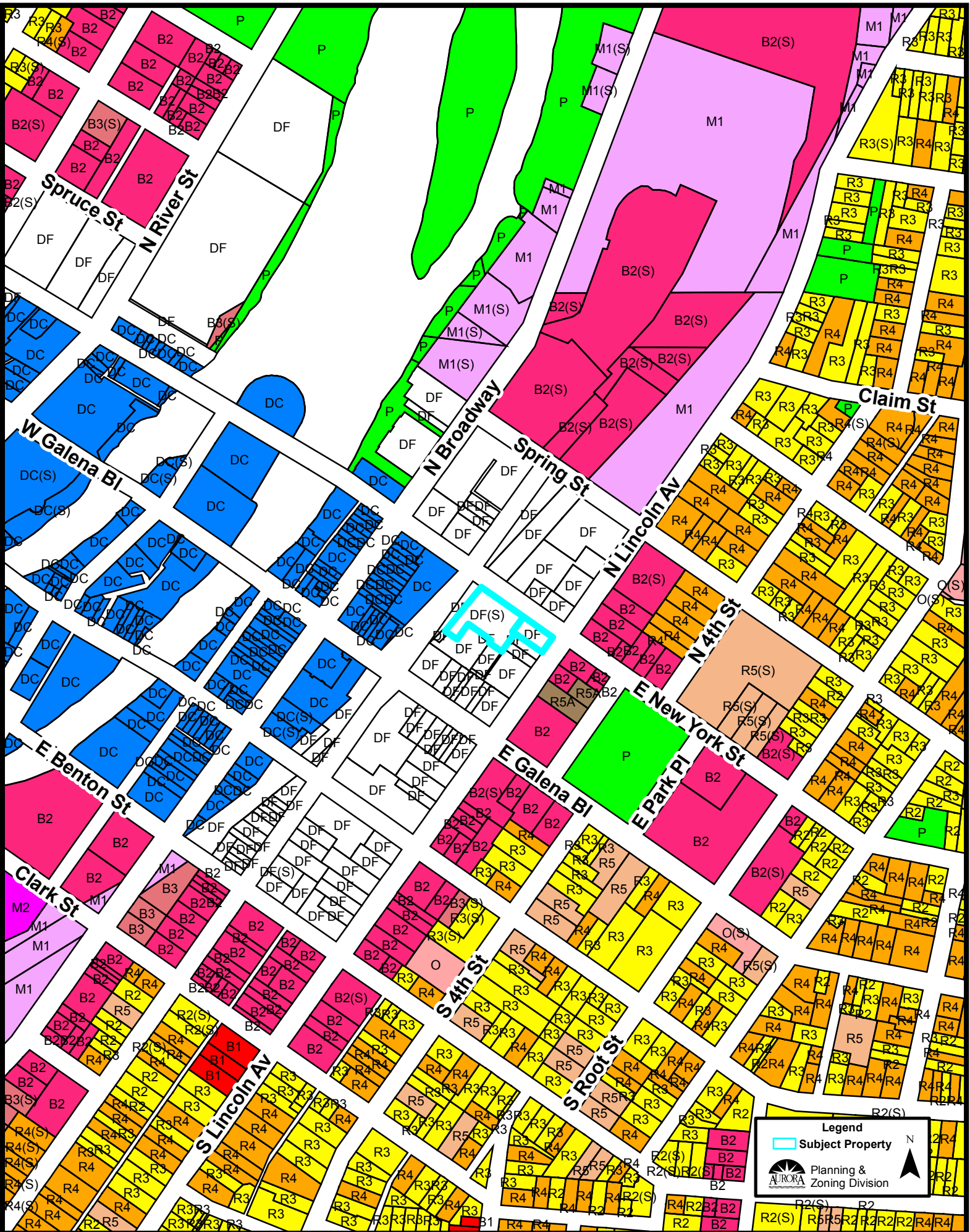
Legend

-  Subject Property

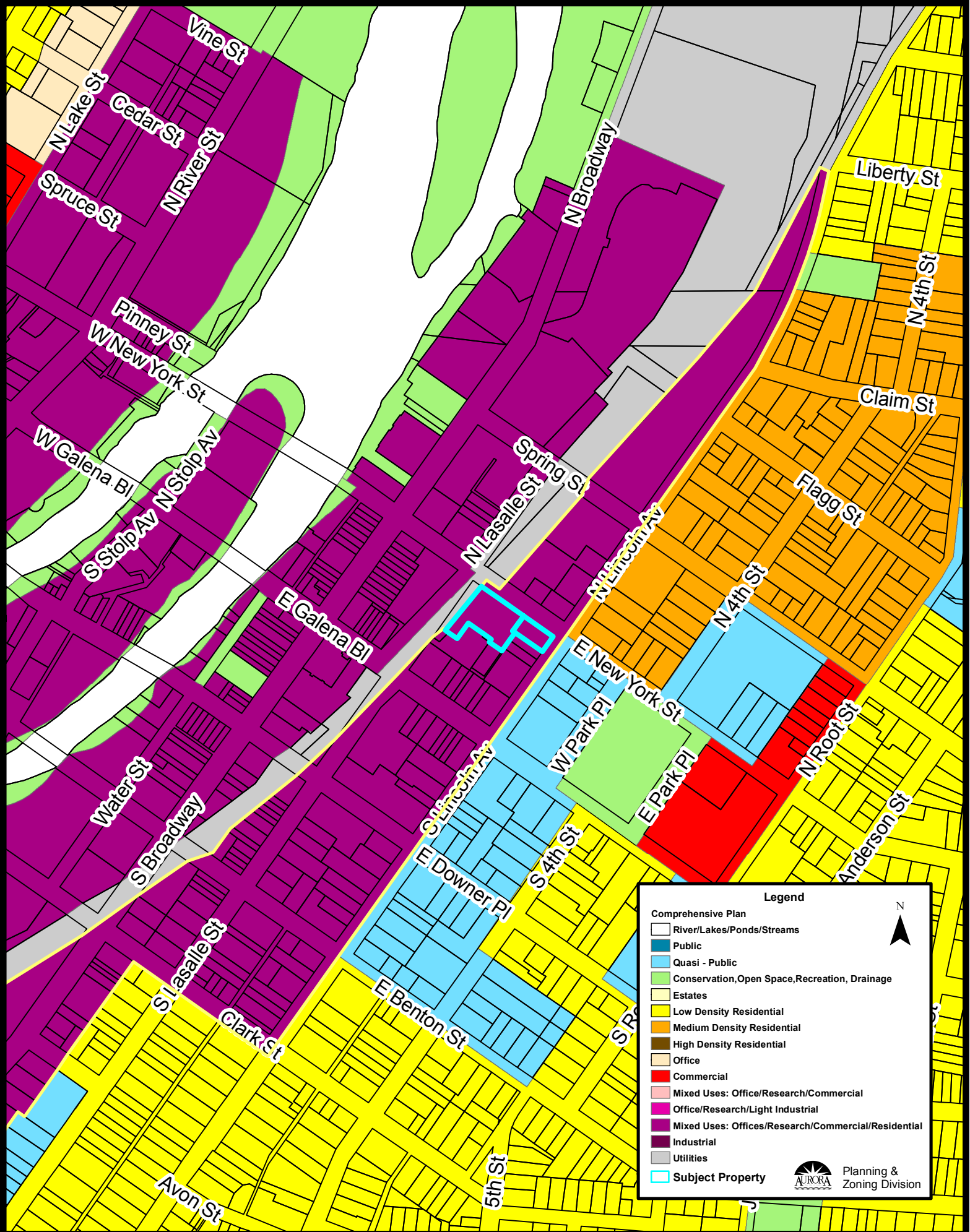
 Planning & Zoning Division

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Zoning Plan (1:5,000):



Comprehensive Plan (1:5,000):



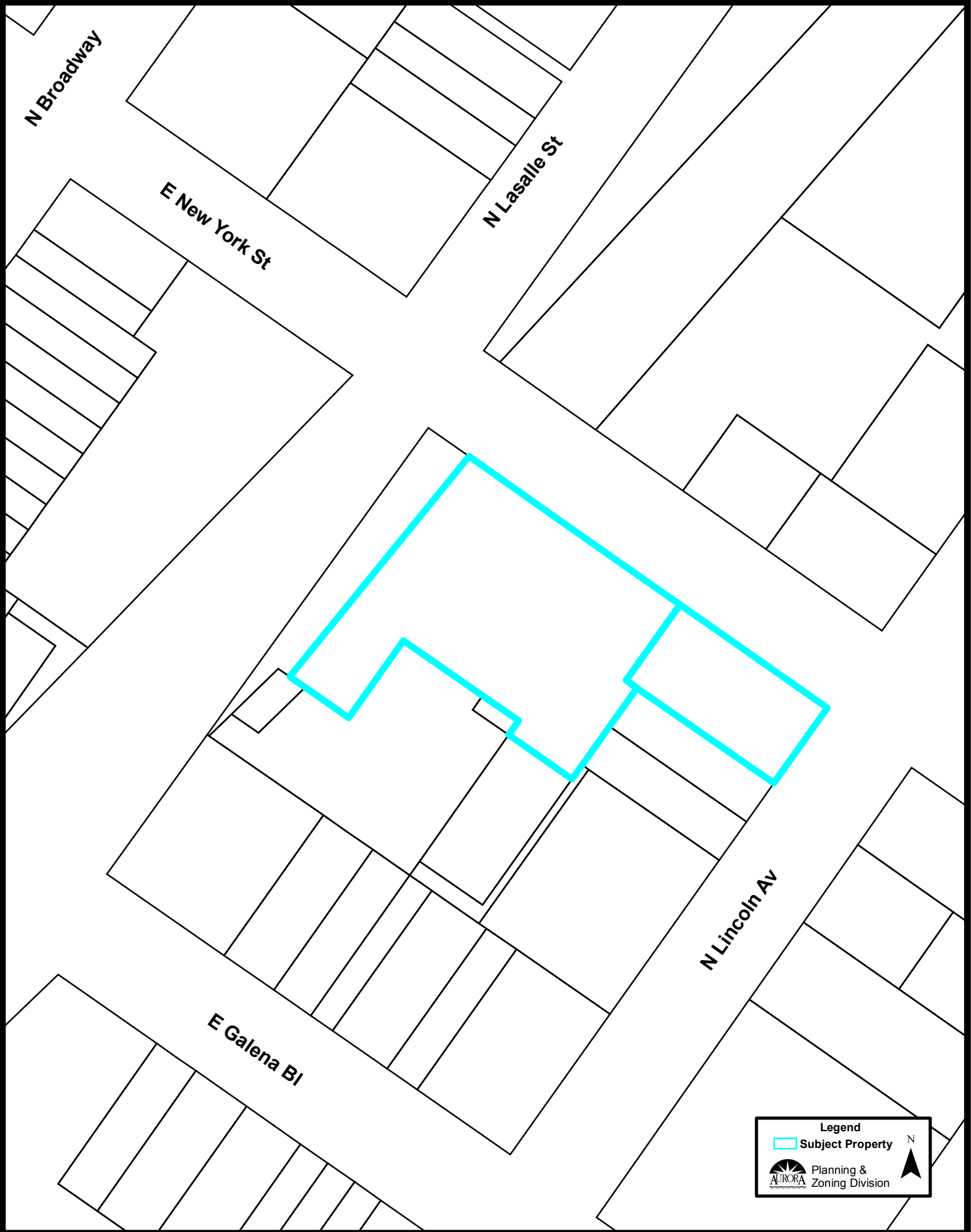
Legend

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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