

Property Research Sheet

Location ID#(s): 8657

As of: 4/7/2017

Researched By: Alex Minnella

Address: 14 Blackhawk St

Current Zoning: R-4A(S) Two Family Dwelling and R-5(S) Multiple Family Dwelling

Parcel Number(s): 15-21-257-004

1929 Zoning: B Residential Districts; C Residential District

Subdivision: Lot 1; Lot 2; Lot 3 of Assessors Map of Blk A of Hoyts Addition

1957 Zoning: R-5 Multiple-Family Dwelling District

Size: 2.77 Acres / 120,661 Sq. Ft.

Comp Plan Designation: Quasi - Public

School District: SD 129 - West Aurora School District

ANPI Neighborhood: Near West Galena

Park District: FVPD - Fox Valley Park District

TIF District: N/A

Ward: 6

Historic District: None

Current Land Use

Current Land Use: Vacant Land/Open Space

Zoning Provisions

Setbacks and Other Bulk Standards:

Requirements are pursuant to the Aurora Zoning Ordinance Section(s) 5, Section 7.9 and Section 7.10

R-4A(S) Regulations:

Setbacks are typically as follows:

Front Yard Setback: 16 feet

Rear Yard Setback: 40 feet

Side Yard Setback: 15 feet

Exterior Rear Yard Setback: 40 feet

Exterior Side Yard Setback: 15 feet

Exterior Side Yard Reverse Corner Setback: 15 feet

Other bulk standards are typically as follows:

Building Separations: Front to Front: 50 feet; if structures are not parallel 40 feet;

Minimum Lot Width and Area: 4,400 sq. ft.

Front to Rear: 80 feet;

Maximum Lot Coverage: None

Front to Side: 50 feet;

Maximum Structure Height: 35 feet not to exceed one-half (2 1/2) stories

Side to Side: 20 feet;

Minimum Dwelling Unit Size: 900 sq. ft. - one story; 1,200 sq. ft. - two story

Rear loaded Garage:

Maximum Units per building: 22

Rear to Side: 48 feet;

Rear to Rear: 55 feet (driveway access area)

R-5(S) Regulations:

Setbacks are typically as follows:

Front Yard Setback: 35 feet

Exterior Side Yard Setback: 86 feet

Side Yard Setback: 10 feet to 30 feet based on building height

Rear Yard Setback: 40 feet

Exterior Rear Yard Setback: 40 feet

Other bulk standards are typically as follows:

Minimum Lot Width and Area: 14,569 sq ft
Maximum Lot Coverage: None
Maximum Structure Height: Typically 45 feet
Floor Area Ratio: 1.0

Minimum Dwelling Unit Size: 900 sq. ft. - one bedroom; 900 sq. ft. - two story
Maximum Density: 19.35 du/ac
Maximum Units per building: 32

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, Section 7.9 and Section 7.10. Exception: R-4A(S): 2.0 individually accessible spaces per dwelling unit. 2.0 of said spaces must be enclosed. R-5(S): 1.5 parking spaces per condominium unit

Permitted Uses:

Permitted Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.2, Section 7.9 and Section 7.10

Special Uses:

Special Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.3, Section 7.9 and Section 7.10

Limited But Permitted Uses:

Limited but Permitted Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.3, Section 7.9 and Section 7.10

Miscellaneous Notes on History

None

Legislative History

The known legislative history for this Property is as follows:

O1980-4952 approved on 10/21/1980: AN ORDINANCE AMENDING ORDINANCE NO. 3100 BEING THE AURORA ZONING ORDINANCE, AND THE ZONING MAP ATTACHED THERETO, BY COMPREHENSIVELY REZONING THE NEAR NORTHWEST AREA NEIGHBORHOOD.

O1984-5279 approved on 4/3/1984: AN ORDINANCE ADOPTING AN AMENDMENT TO THE COMPREHENSIVE PLAN FOR AURORA AND ITS ENVIRONS, AS AMENDED.

R1989-028 approved on 2/21/1989: A RESOLUTION AUTHORIZING THE PLANNING COMMISSION TO HOLD PUBLIC HEARINGS FOR A REVISED COMPREHENSIVE PLAN FOR THE CITY OF AURORA AND ITS ENVIRONS.

O1990-011 approved on 2/6/1990: ACCEPTING THE SECTIONS SHOWING OBVIOUS AND MINOR CHANGES TO THE 1984 AURORA COMPREHENSIVE PLAN.

O2005-049 approved on 4/12/2005: AN ORDINANCE APPROVING A REVISED PLAN DESCRIPTION FOR A RESIDENTIAL AND COMMERCIAL DEVELOPMENT AT THE NORTHWEST CORNER OF CONSTITUTION DRIVE AND GALENA BOULEVARD AND APPROVING A PRELIMINARY PLAN AND PLAT PURSUANT TO THE TERMS OF SAID PLAN DESCRIPTION.

R2005-147 approved on 4/12/2005: A RESOLUTION AUTHORIZING EXECUTION OF AN ORCHARD LAKE DEVELOPMENT AGREEMENT FOR THE NORTH EAST CORNER OF ORCHARD ROAD AND GALENA BLVD IN KANE COUNTY ILLINOIS.

PDFNL2006-027 approved on 6/15/2006: A RESOLUTION APPROVING THE FINAL PLAT ON 5.772 ACRES FOR A RETAIL DEVELOPMENT IN ORCHARD LAKE SUBDIVISION, UNIT 1, BEING VACANT

LAND LOCATED AT THE NORTHWEST CORNER OF GALENA BOULEVARD AND CONSTITUTION DRIVE IN THE CITY OF AURORA, ILLINOIS.

PDFNL2007-005 approved on 2/15/2007: A RESOLUTION APPROVING THE FINAL PLAT FOR UNIT 2 OF ORCHARD LAKE DEVELOPMENT AND A FINAL PLAT RESUBDIVISION OF LOT 2 FOR UNIT 1 ORCHARD LAKE DEVELOPMENT INTO LOT 2 AND 3 OF UNIT 1A AND FINAL PLAN FOR LOT 2 IN UNIT 1A OF THE ORCHARD LAKE DEVELOPMENT FOR A RETAIL DEVELOPMENT

O2008-021 approved on 3/11/2008: AN ORDINANCE AMENDING ORDINANCE NUMBER 3100, BEING THE AURORA ZONING ORDINANCE AND THE ZONING MAP ATTACHED THERETO, BY REZONING PROPERTY FROM R-3(S) TO R-4A(S) AND R-5(S) SPECIAL USE PLANNED DEVELOPMENT, AND ESTABLISHING A PLAN DESCRIPTION FOR 32 CONDOMINIUM UNITS AND 22 TOWNHOME UNITS ON 2.79 ACRES LOCATED AT 14 BLACKHAWK STREET.

R2008-097 approved on 3/11/2008: A RESOLUTION APPROVING THE FINAL PLAT AND PLAN FOR BLACKHAWK RIDGE SUBDIVISION BEING 2.79 ACRES LOCATED AT 14 BLACKHAWK STREET IN THE CITY OF AURORA, IL 60506.

O2009-073 approved on 8/25/2009: AN ORDINANCE APPROVING OBVIOUS CHANGES TO AURORA'S COMPREHENSIVE PLAN FOR 83 AREAS AND 28 ROADWAYS LOCATED THROUGHOUT THE CITY OF AURORA.

R2010-040 approved on 2/9/2010: A RESOLUTION AUTHORIZING UNDERGROUND ACCEPTANCE AND LETTER OF CREDIT REDUCTION NUMBER 2 FOR ORCHARD LAKES, PHASE II

R2012-302 approved on 11/27/2012: A RESOLUTION DENYING REQUEST TO INITIATE A PUBLIC HEARING TO CONSIDER REVISIONS TO AURORA'S COMPREHENSIVE PLAN TO CHANGE THE LAND USE DESIGNATION FROM QUASI-PUBLIC TO COMMERCIAL FOR THE PROPERTY LOCATED AT 14 BLACKHAWK STREET.

R2013-212 approved on 7/9/2013: RESOLUTION AUTHORIZING THE EXECUTION OF AN ACQUISITION AGREEMENT FOR PROPERTY AT 14 BLACKHAWK STREET, AURORA, ILLINOIS.

O2016-047 approved on 7/12/2016: AN ORDINANCE AUTHORIZING AN INTERGOVERNMENTAL AGREEMENT BETWEEN THE CITY OF AURORA AND THE FOX VALLEY PARK DISTRICT REGARDING LAND CONVEYANCE OF CERTAIN PARCELS

Location Maps Attached:

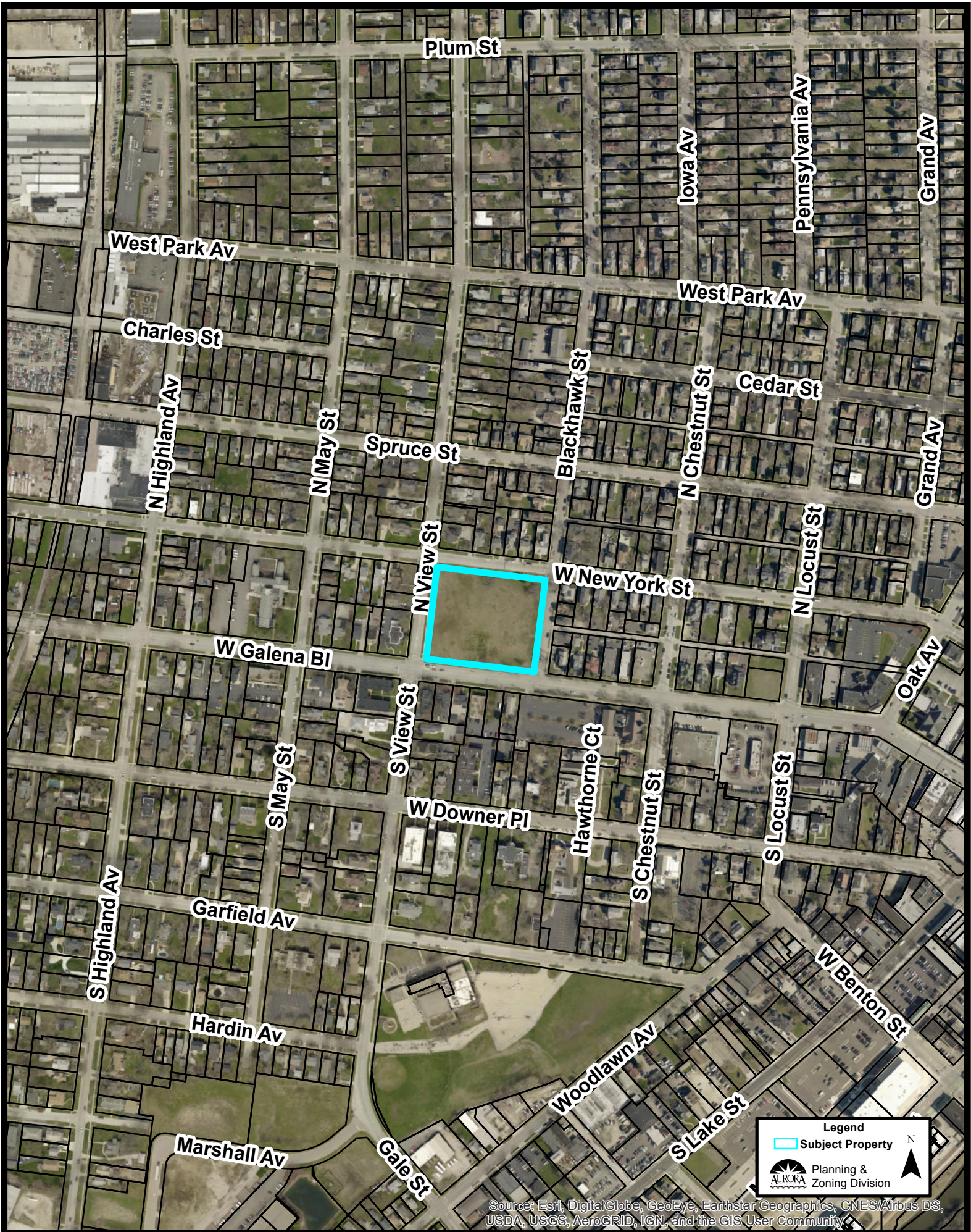
Aerial Overview

Location Map

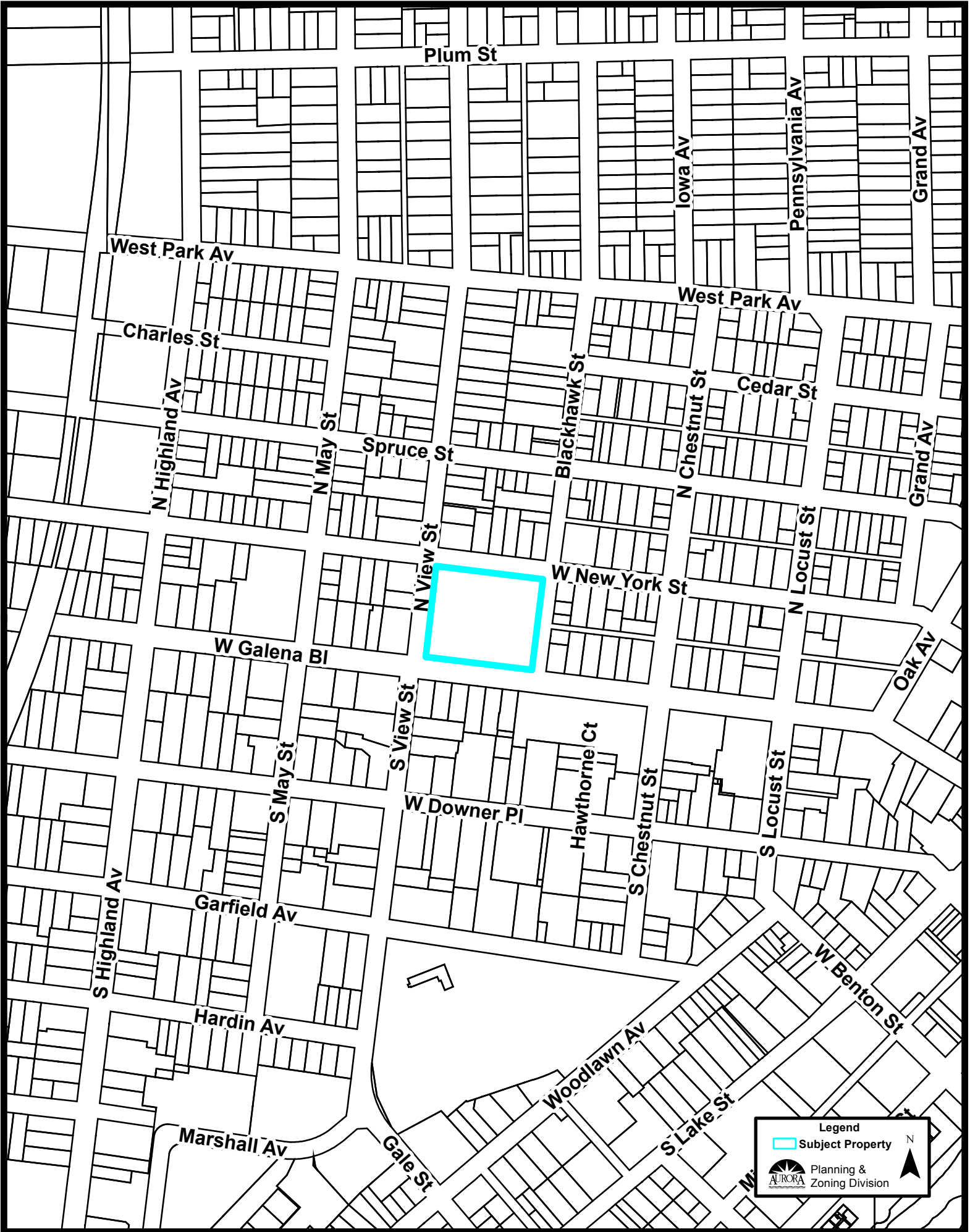
Zoning Map

Comprehensive Plan Map

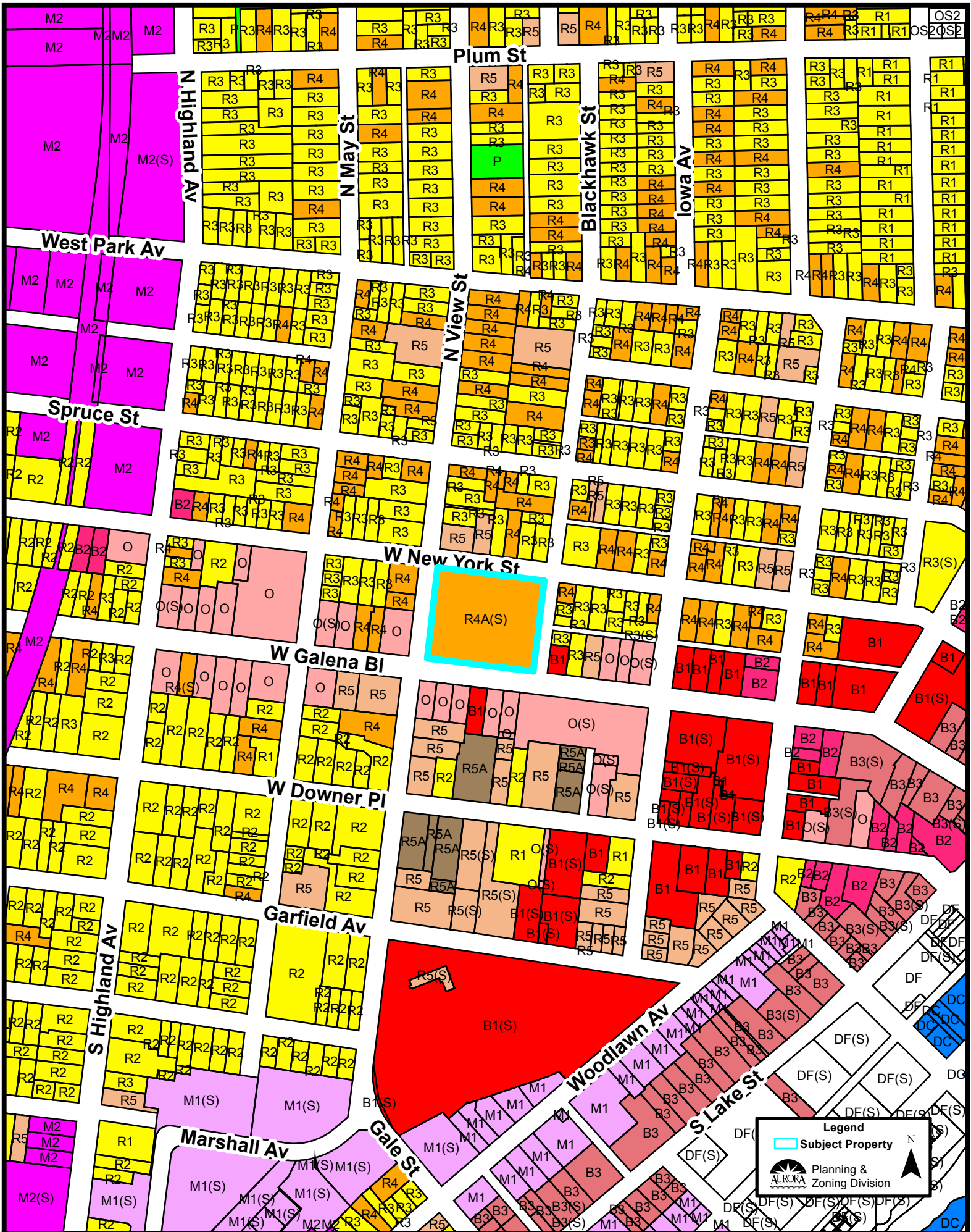
Aerial Photo (1:5,000):



Location Map (1:5,000):



Zoning Map (1:5,000):



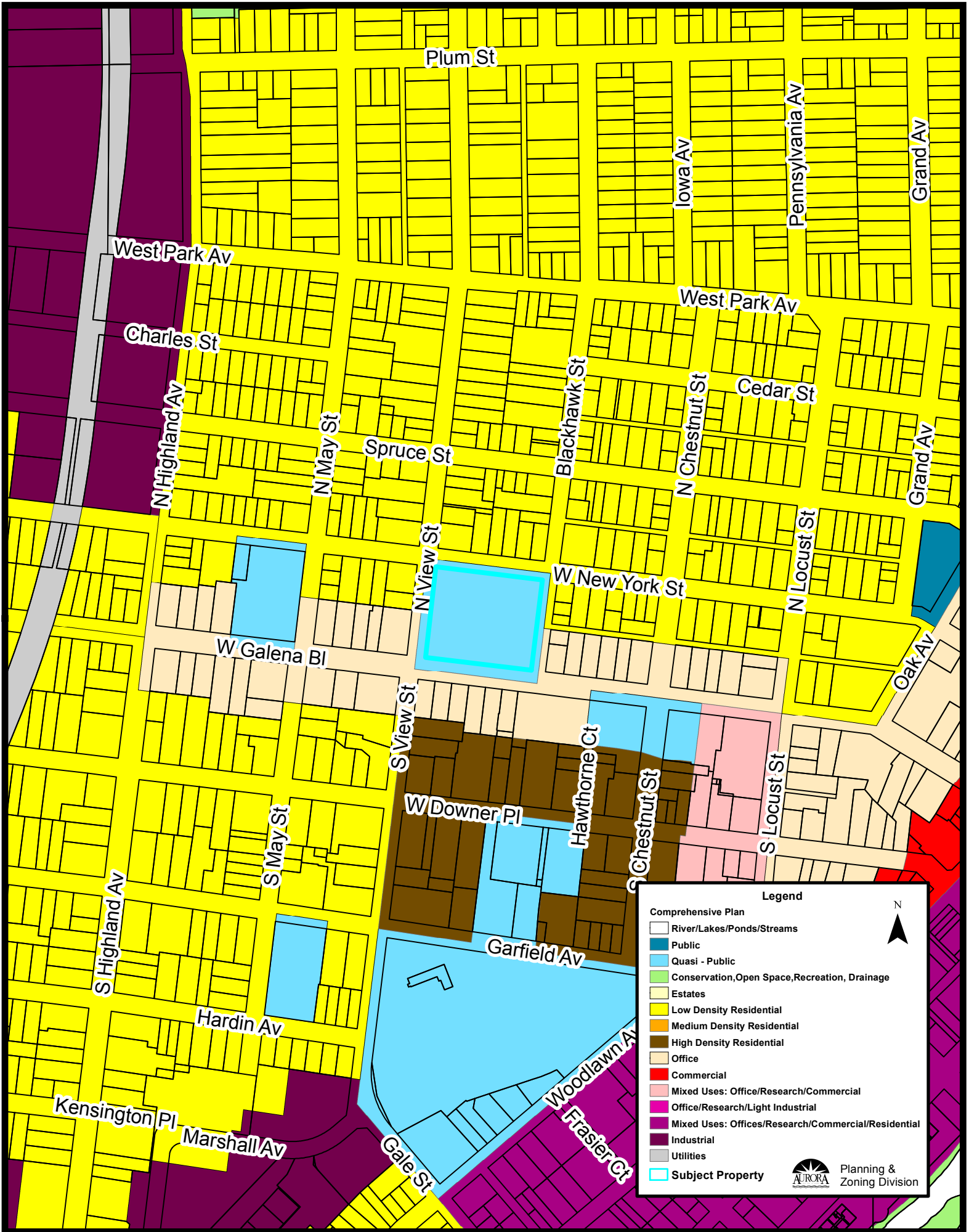
Legend

- Subject Property

N

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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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