

Property Research Sheet

Location ID#(s): 26573-26574

As of: 1/5/2017

Researched By: Alex Minnella

Address: 515 Phoenix Ct; 515 Phoenix Ct Part

Current Zoning: R-2(S) One Family Dwelling

Parcel Number(s): 15-14-351-038

1929 Zoning: B Residential Districts

Subdivision: Lot 9; Lot 10 of Lewis Wilder's Addition

1957 Zoning: R-4 Two-Family Dwelling District

Size: 0.17 Acres / 7,405 Sq. Ft.

Comp Plan Designation: Low Density Residential

School District: SD 131 - East Aurora School District

Park District: FVPD - Fox Valley Park District

Ward: 1

Overall Development Name: Phoenix Club

Current Land Use

Current Land Use: Commercial

AZO Land Use Category: Parking Facilities, Non-Residential (4170)

Parking Spaces: 24

Non-Residential Area: 7,405.2 sq. ft.

Zoning Provisions

Setbacks and Other Bulk Standards:

Requirements are pursuant to the Aurora Zoning Ordinance Section(s) 5 and 7.6.

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 1,300 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 7.6.

Permitted Uses:

Permitted Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.2 and 7.6 Permitted Exceptions: Off street parking facilities

Special Uses:

Special Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.3 and 7.6.

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 7.6.

Miscellaneous Notes on History

None

Legislative History

The known legislative history for this Property is as follows:

O1923-1883 approved on 5/9/1923: BUILDING ZONE ORDINANCE

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 1/17/1958: AN ORDINANCE TO BE KNOWN AS "AURORA ZONING ORDINANCE" COMPREHENSIVELY AMENDING ORDINANCE NO. 2250, KNOWN AS THE "BUILDING

ZONE ORDINANCE" PASSED BY THE CITY COUNCIL OF THE CITY OF AURORA ON THE 17TH DAY OF JUNE, 1929, AND PUBLISHED ON THE 1ST DAY OF JULY, 1929, AND AS SUBSEQUENTLY AMENDED.

O1978-4763 approved on 11/7/1978: AN ORDINANCE AMENDING ORDINANCE NO. 3100, BEING THE AURORA ZONING ORDINANCE, AND THE ZONING MAP ATTACHED THERETO, BY GRANTING A SPECIAL USE PERMIT FOR OFF-STREET PARKING FACILITIES

O1991-033 approved on 5/21/1991: ORDINANCE CREATING A SPECIAL USE PLANNED DEVELOPMENT TO GOVERN THE DEVELOPMENT OF THE SOCIAL CLUB AND RESIDENCE AT 515 PHOENIX COURT THROUGH THE GRANTING OF A SPECIAL USE PERMIT FOR A PLANNED DEVELOPMENT.

O1991-060 approved on 8/20/1991: AMENDING ORDINANCE NO. 3100, BEING THE AURORA ZONING ORDINANCE AND THE ZONING MAP ATTACHED THERETO, BY COMPREHENSIVELY REZONING THE PIGEON HILL NEIGHBORHOOD.

Location Maps Attached:

Aerial Overview

Location Map

Zoning Map

Comprehensive Plan Map

Property Research Sheet

Location ID#(s): 26573-26574

As of: 1/5/2017

Researched By: Alex Minnella

Address: 515 Phoenix Ct; 515 Phoenix Ct Part

Current Zoning: R-2(S) One Family Dwelling

Parcel Number(s): 15-14-351-014; 15-14-351-015;
15-14-351-016; 15-14-351-017

1929 Zoning: B Residential Districts

Subdivision: Lot 1; Lot 2; Lot 3 of Groch & Edwards
Addition

1957 Zoning: R-4 Two-Family Dwelling District

Comp Plan Designation: Low Density Residential

Size: 0.98 Acres / 42,689 Sq. Ft.

School District: SD 131 - East Aurora School
District

Park District: FVPD - Fox Valley Park District

Ward: 1

Overall Development Name: Phoenix Club

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: 1925

Parking Spaces: 62

Total Building Area: 7,271 sq. ft.

Non-Residential Area: 42688.8 sq. ft.

Zoning Provisions

Setbacks and Other Bulk Standards:

Requirements are pursuant to the Aurora Zoning Ordinance Section(s) 5 and 7.6.

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 1,300 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 7.6.

Permitted Uses:

Permitted Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.2 and 7.6 Permitted Exceptions: Social Club

Special Uses:

Special Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.3 and 7.6.

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 7.6.

Miscellaneous Notes on History

None

Legislative History

The known legislative history for this Property is as follows:

O1923-1883 approved on 5/9/1923: BUILDING ZONE ORDINANCE

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 1/17/1958: AN ORDINANCE TO BE KNOWN AS "AURORA ZONING ORDINANCE" COMPREHENSIVELY AMENDING ORDINANCE NO. 2250, KNOWN AS THE "BUILDING ZONE ORDINANCE" PASSED BY THE CITY COUNCIL OF THE CITY OF AURORA ON THE 17TH DAY OF JUNE, 1929, AND PUBLISHED ON THE 1ST DAY OF JULY, 1929, AND AS SUBSEQUENTLY AMENDED.

O1978-4763 approved on 11/7/1978: AN ORDINANCE AMENDING ORDINANCE NO. 3100, BEING THE AURORA ZONING ORDINANCE, AND THE ZONING MAP ATTACHED THERETO, BY GRANTING A SPECIAL USE PERMIT FOR OFF-STREET PARKING FACILITIES

O1991-033 approved on 5/21/1991: ORDINANCE CREATING A SPECIAL USE PLANNED DEVELOPMENT TO GOVERN THE DEVELOPMENT OF THE SOCIAL CLUB AND RESIDENCE AT 515 PHOENIX COURT THROUGH THE GRANTING OF A SPECIAL USE PERMIT FOR A PLANNED DEVELOPMENT.

O1991-060 approved on 8/20/1991: AMENDING ORDINANCE NO. 3100, BEING THE AURORA ZONING ORDINANCE AND THE ZONING MAP ATTACHED THERETO, BY COMPREHENSIVELY REZONING THE PIGEON HILL NEIGHBORHOOD.

Location Maps Attached:

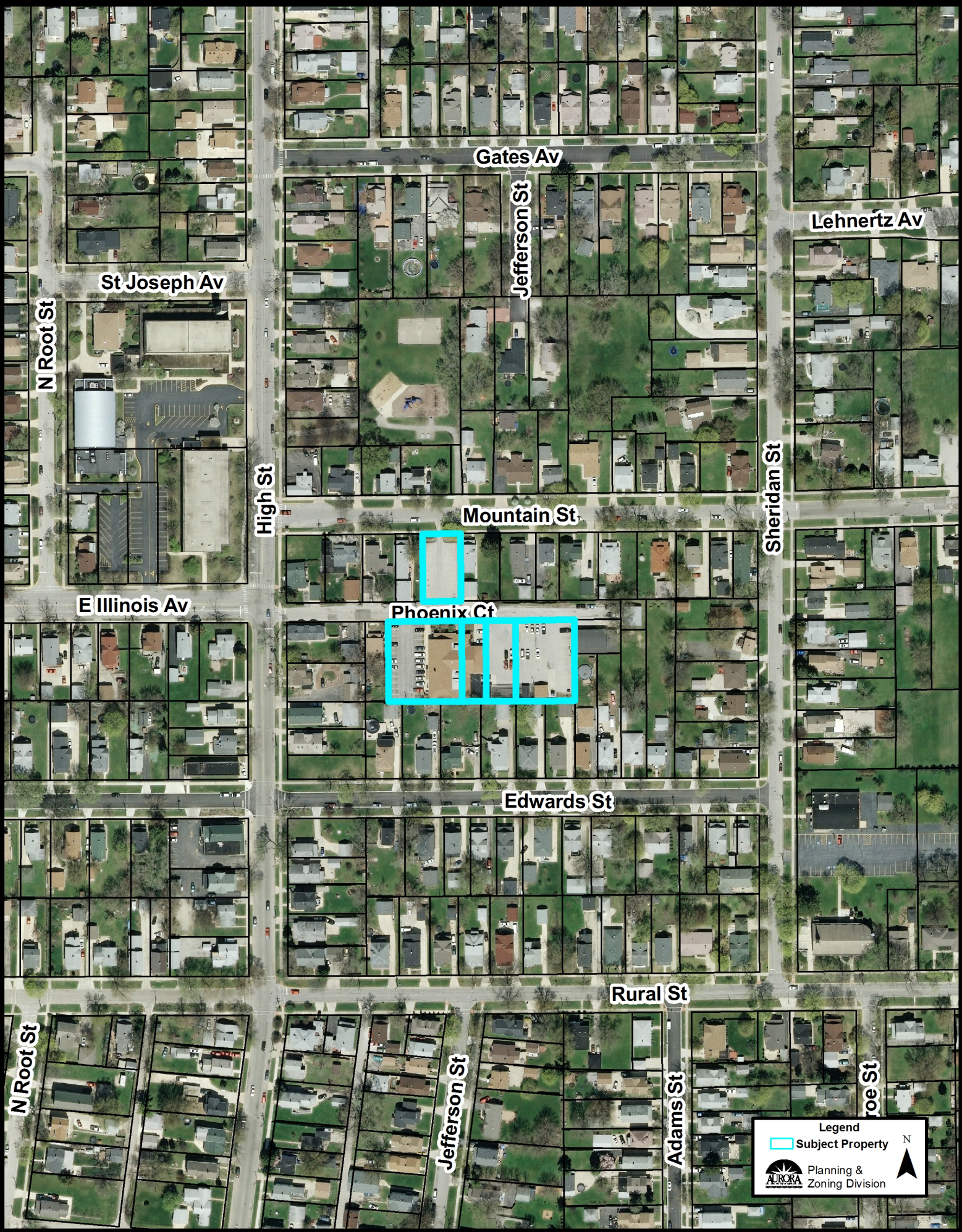
Aerial Overview

Location Map

Zoning Map


Comprehensive Plan Map


Aerial Photo (1:1,000):



Legend

Subject Property

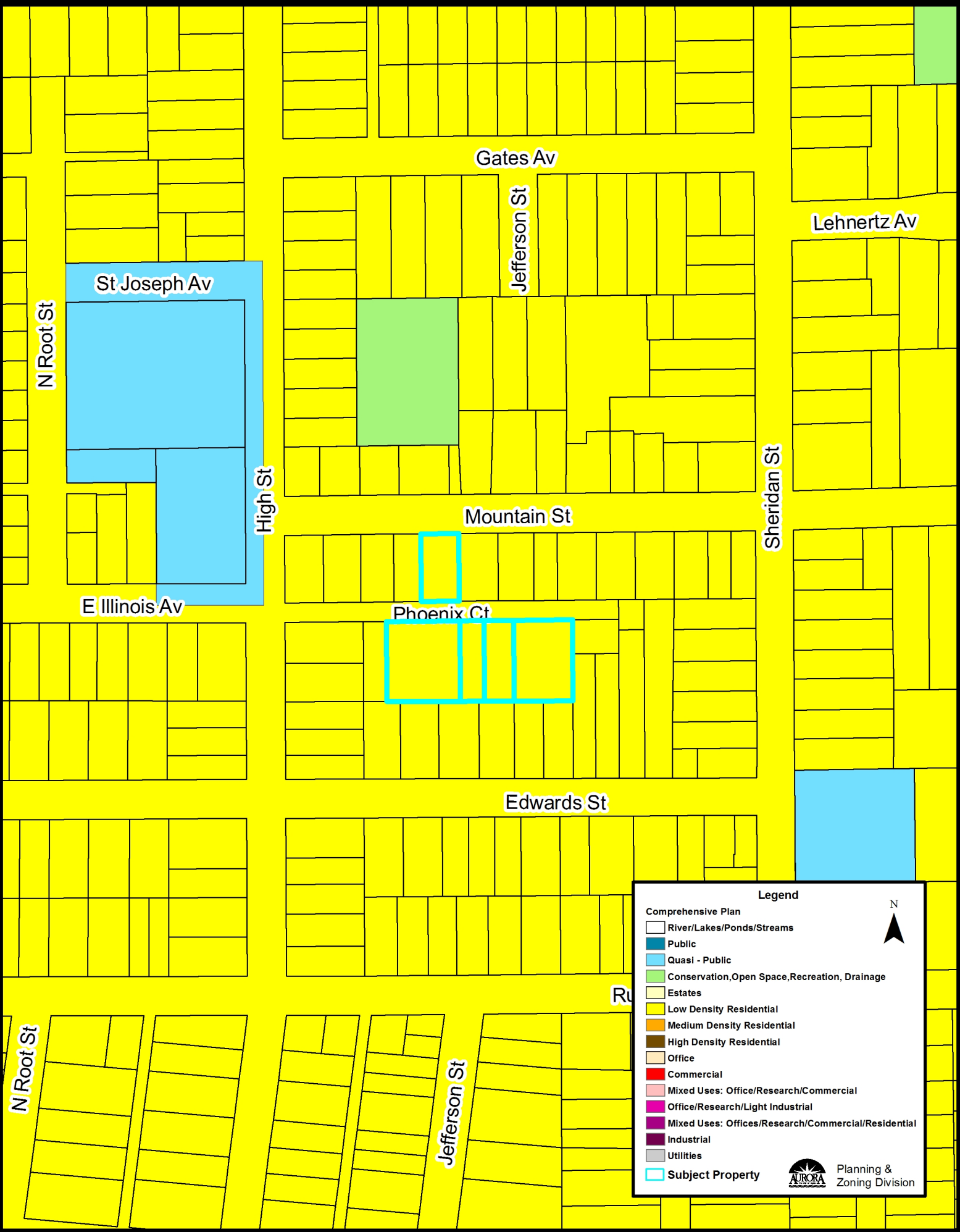
 N

 Planning & Zoning Division

Zoning Map (1:5,000):



Comprehensive Plan (1:5,000):



Location Map (1:1,000):

