

## Property Research Sheet

Location ID#: 20258

As of: 9/9/2015

Researched By: Ty McCarthy

Address: 1110 Jericho Road

Comp Plan Designation: Medium Density Residential

Parcel Number(s): 15-29-401-022

School District: SD 129 - West Aurora School District

Size: 0.814468 Acres

Park District: FVPD - Fox Valley Park District

Current Zoning: M-2 Manufacturing - General

Ward: 4

1929 Zoning: Not Applicable

Historic District: None

1957 Zoning: Not Applicable

ANPI Neighborhood: None

TIF District: N/A

## Current Land Use

Current Land Use: Food Pantry

Total Building Area: 17,757 sq. ft.

Number of Buildings: 1

Number of Stories: 2

Building Built In: 1970

## Zoning Provisions

### Setbacks and Other Bulk Standards:

Requirements are pursuant to the Aurora Zoning Ordinance Section(s) 5 and 9.3.

Setbacks and other bulk standards are typically as follows:

**Front Yard Setback:** From Tollway - 75 feet; from Arterial - 30 feet; from other - 25 feet

**Interior Side Yard Setback:** From Fox River - 30 feet; from residential 60 feet; from other 15 feet.

**Exterior Side Yard Setback:** From Tollway - 75 feet; from Arterial - 30 feet; from other - 25 feet

**Exterior Side Yard Reverse Corner Setback:** From Tollway - 75 feet; from Arterial - 30 feet; from other - 25 feet

**Exterior Rear Yard Setback:** From Tollway - 75 feet; from Arterial - 30 feet; from other - 25 feet

**Rear Yard Setback:** From Fox River - 30 Feet; from residential 60 feet; from other 15 feet.

**Building Separations:** None

**Minimum Lot Width and Area:** None

**Maximum Lot Coverage:** None

**Maximum Structure Height:** Typically 75 feet and not over 6 stories.

**Floor Area Ratio:** None

**Minimum Primary Structure Size:** None

**Minimum Dwelling Unit Size:** None

**Maximum Density:** 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 9.3.

Permitted Uses:

Permitted Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.2, and 9.3

Special Uses:

Special Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.3, and 9.3.

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 9.3.

**Legislative History**

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The known legislative history for this Property is as follows:

**069-4009 approved on 3/25/1969:**AN ORDINANCE ANNEXING CERTAIN TERRITORY TO THE CITY OF AURORA, COUNTY OF KANE, STATE OF ILLINOIS AND PLACING THE SAME IN AN APPROPRIATE ZONING CATEGORY

**Location Maps Attached:**

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

## Property Research Sheet

**Location ID#: 71284**

As of: 9/9/2015

Researched By: Ty McCarthy

Address: 0 Parking Lot

Comp Plan Designation: Medium Density Residential

Parcel Number(s): 15-29-401-078

School District: SD 129 - West Aurora School District

Size: 0.598043 Acres

Park District: FVPD - Fox Valley Park District

Current Zoning: M-1 Manufacturing - Limited

Ward: 4

1929 Zoning: Not Applicable

Historic District: None

1957 Zoning: Not Applicable

ANPI Neighborhood: None

TIF District: N/A

## Current Land Use

Current Land Use: Parking Lot

## Zoning Provisions

### Setbacks and Other Bulk Standards:

Requirements are pursuant to the Aurora Zoning Ordinance Section(s) 5 and 9.2.

Setbacks and other bulk standards are typically as follows:

**Front Yard Setback:** From Tollway - 75 feet; from Arterial - 30 feet; from other - 25 feet

**Interior Side Yard Setback:** From Fox River - 30 Feet; from residential 25 feet; from other 15 feet.

**Exterior Side Yard Setback:** From Tollway - 75 feet; from Arterial - 30 feet; from other - 15 feet

**Exterior Side Yard Reverse Corner Setback:** From Tollway - 75 feet; from Arterial - 30 feet; from other - 15 feet

**Exterior Rear Yard Setback:** From Tollway - 75 feet; from Arterial - 30 feet; from other - 25 feet

**Rear Yard Setback:** From Fox River - 30 Feet; from residential 25 feet; from other 15 feet.

**Building Separations:** None

**Minimum Lot Width and Area:** None

**Maximum Lot Coverage:** 60%

**Maximum Structure Height:** Typically 45 feet and not over 4 stories.

**Floor Area Ratio:** None

**Minimum Primary Structure Size:** None

**Minimum Dwelling Unit Size:** None

**Maximum Density:** 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 9.2.

Permitted Uses:

Permitted Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.2, and 9.2

Special Uses:

Special Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.3, and 9.2.

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 9.2.

**Legislative History**

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The known legislative history for this Property is as follows:

**O80-4934 approved on 8/5/1980: ANNEXING TERRITORY AND PLACING SAME IN PROPER ZONING CLASSIFICATIONS - CONTEMPLATED ANNEXATIONS & REZONING**

**Location Maps Attached:**

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

## Property Research Sheet

**Location ID#: 61373**

As of: 9/9/2015

Researched By: Ty McCarthy

Address: 1128 Jeicho Road

Comp Plan Designation: Medium Density Residential

Parcel Number(s): 15-29-401-043

School District: SD 129 - West Aurora School District

Size: 0.545529 Acres

Park District: FVPD - Fox Valley Park District

Current Zoning: R-1 One-Family Dwelling District

Ward: 4

1929 Zoning: Not Applicable

Historic District: None

1957 Zoning: Not Applicable

ANPI Neighborhood: None

TIF District: TIF #1

## Current Land Use

Current Land Use: Residential: Single Family

Total Building Area: 1,350 sq. ft.

Number of Buildings: 1

Number of Stories: 1.5

Building Built In: 1929

## Zoning Provisions

### Setbacks and Other Bulk Standards:

Requirements are pursuant to the Aurora Zoning Ordinance Section(s) 5 and 7.5.

Setbacks and other bulk standards are typically as follows:

**Front Yard Setback:** 30 feet

**Interior 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

**Exterior Rear Yard Setback:**

**Rear Yard Setback:** 30 feet

**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.

**Building Separations:** None

**Minimum Lot Width and Area:** Typically 75 feet and 10,000 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 1,450 sq ft

**Minimum Dwelling Unit Size:** See minimum Primary Structure /Building Size

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 7.5.

Permitted Uses:

Permitted Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.2, and 7.5

Special Uses:

Special Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.3, and 7.5.

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 7.5.

**Legislative History**

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The known legislative history for this Property is as follows:

**R02-290 approved on 6/25/2002:**A RESOLUTION RECOMMENDING DENIAL OF THE KANE COUNTY SPECIAL USE PETITION FILED BY MIGUEL RODRIGUEZ FOR A SPECIAL USE PERMIT FOR A PRIVATE DOG KENNEL USE LOCATED AT 1128 JERICHO ROAD.

**O03-142 approved on 11/4/2003:** AN ORDINANCE ANNEXING TERRITORY LOCATED AT 1128 JERICHO ROAD TO THE CITY OF AURORA, ILLINOIS 60506 PURSUANT TO A WATER SERVICE CONTRACT.

**Location Maps Attached:**

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Aerial Overview  
Zoning Map  
Comprehensive Plan Map  
Location Map



Jericho Rd

Allaire Av

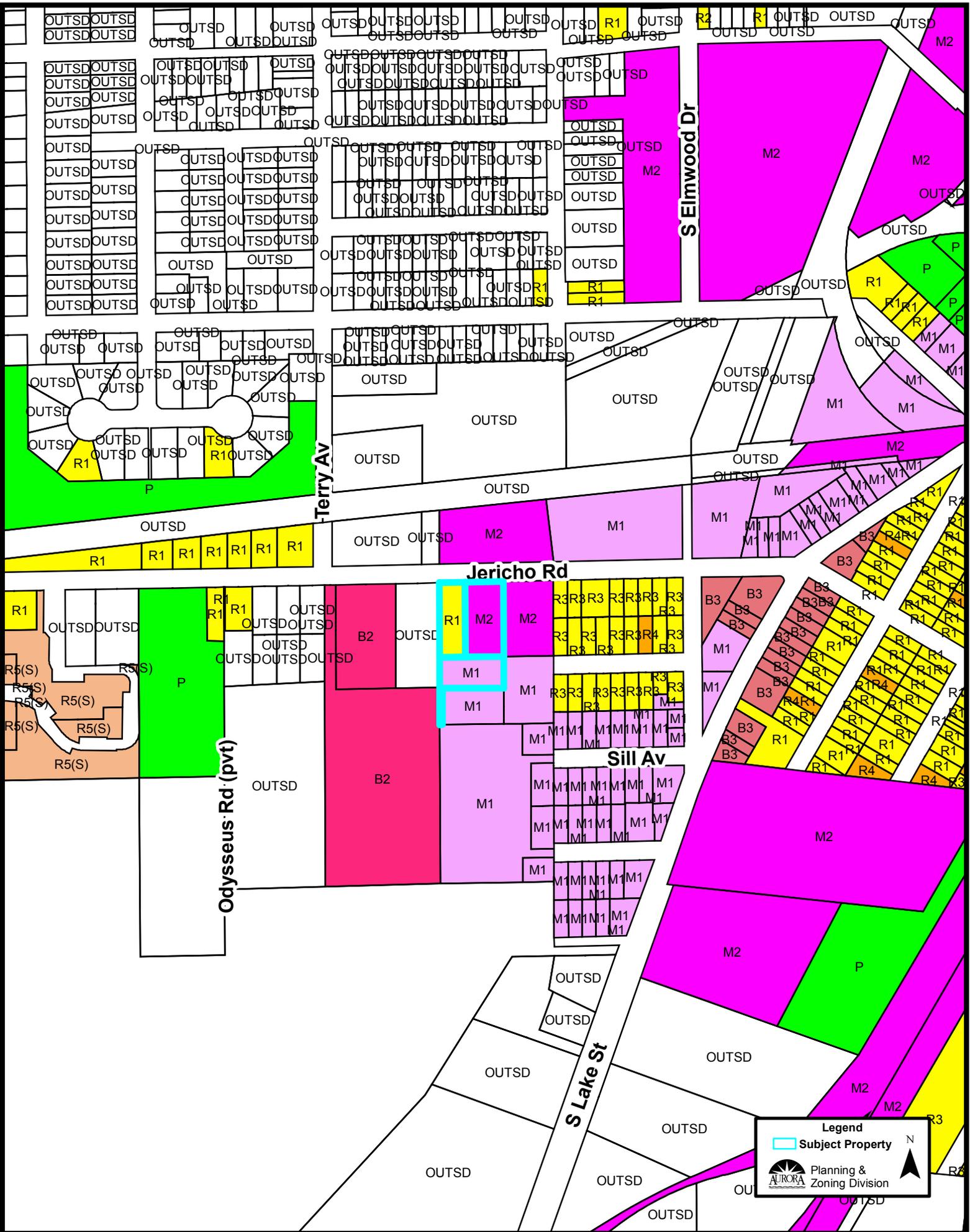
Legend

 Subject Property

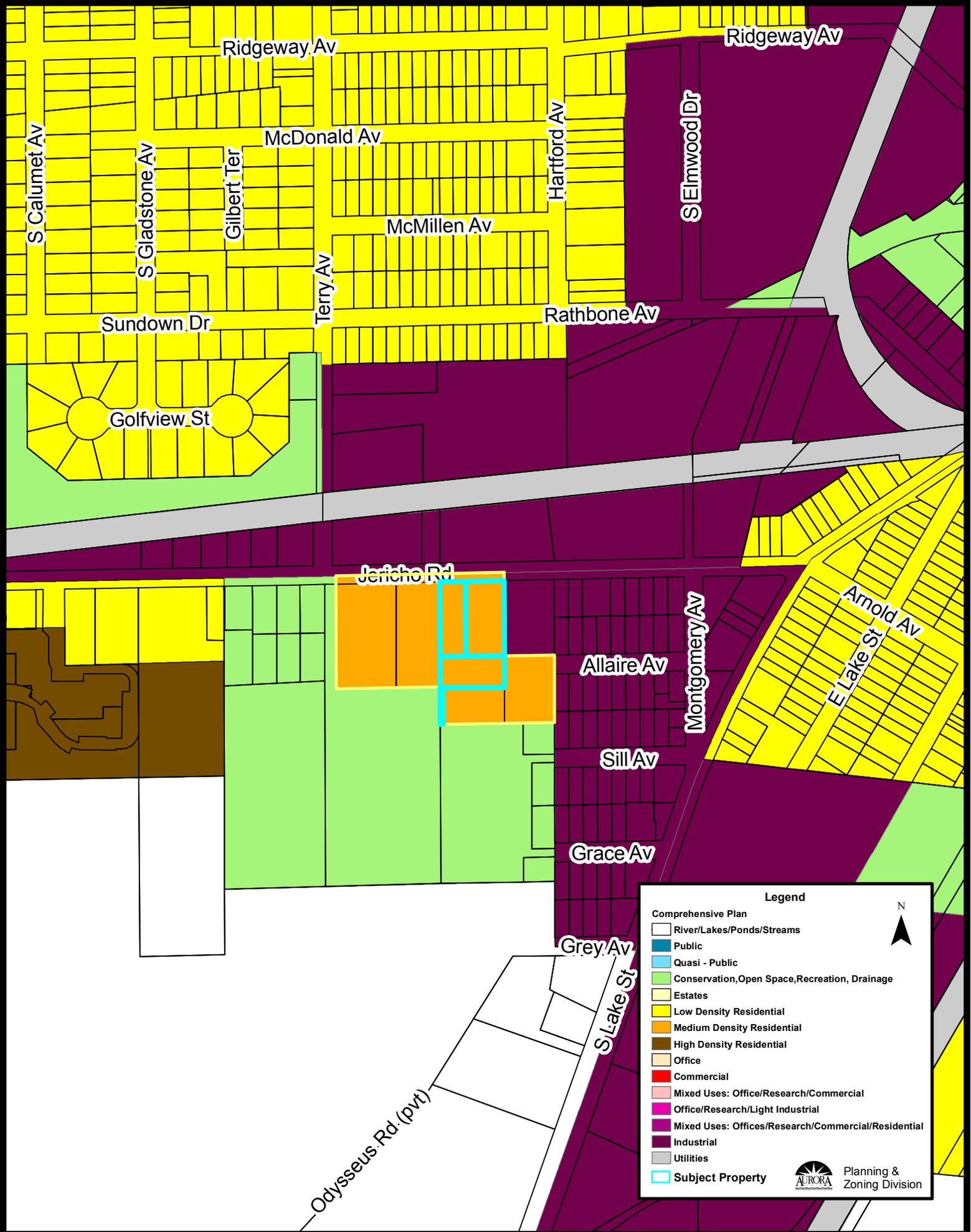
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**Zoning Plan (1:5,000):**



Comprehensive Plan (1:5,000):



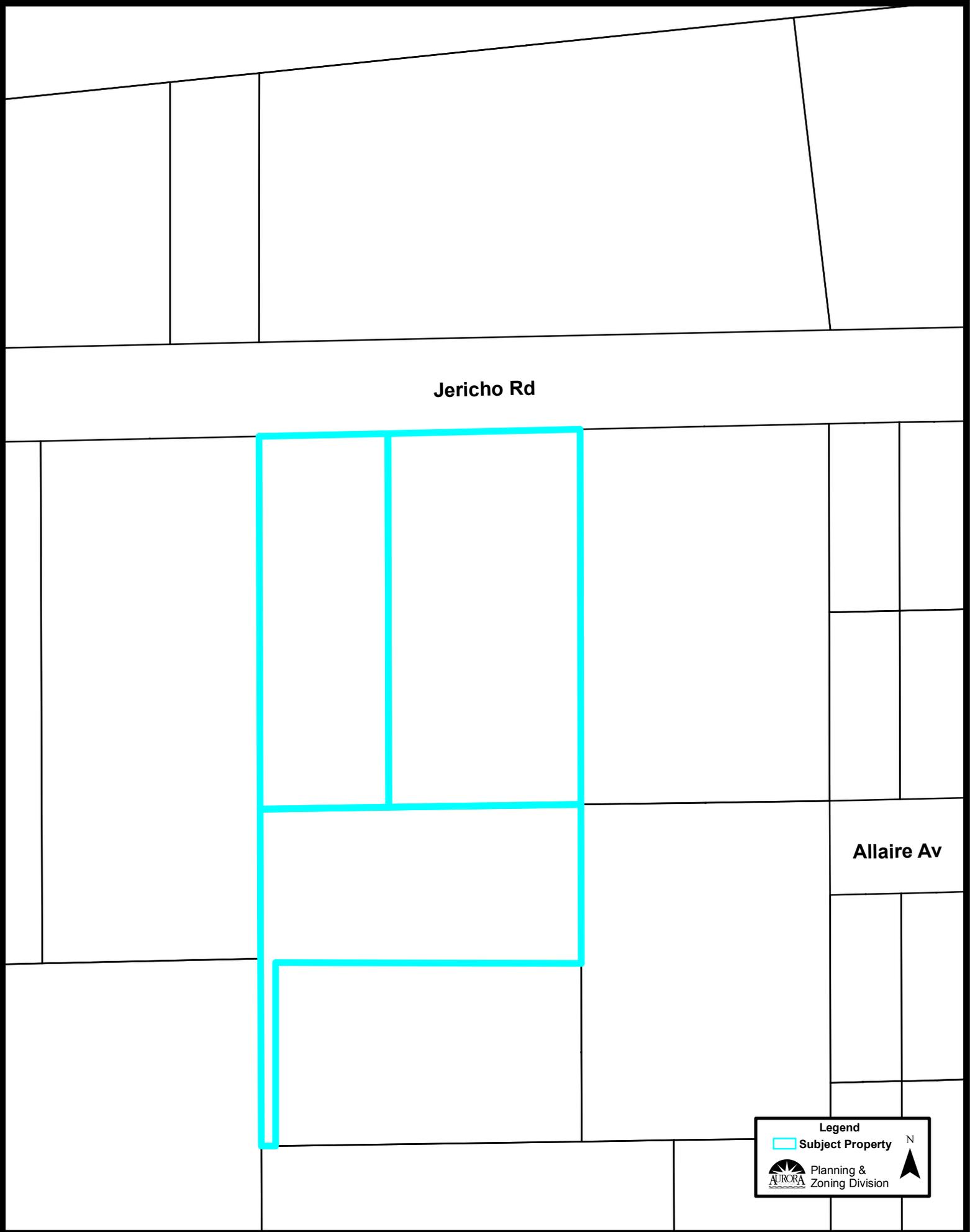
**Legend**

- 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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**Location Map (1:1,000):**



**Jericho Rd**

**Allaire Av**

**Legend**

-  Subject Property

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