

Property Research Sheet

Location ID#: 27045

As of: 4/29/2015

Researched By: Ty McCarthy

Address: 1032 Prairie St

Comp Plan Designation: Utilites

Subdivision: Lot 2 of Hercules Park Addition

School District: SD 129 - West Aurora School District

Parcel Number(s): 15-29-226-011

Park District: FVPD - Fox Valley Park District

Size: 0.178538 Acres

Ward: 4

Current Zoning: B-1 Local Retail

Historic District: None

1929 Zoning: Not Applicable

ANPI Neighborhood: None

1957 Zoning: B-2 Business District, General Retail

TIF District: N/A

Current Land Use

Current Land Use: Commercial

Total Building Area: 4,620 sq ft

Number of Buildings: 1

Number of Stories: 1

Building Built In: 1970

Zoning Provisions

Setbacks and Other Bulk Standards:

Requirements are pursuant to the Aurora Zoning Ordinance Section(s) 5 and 8.2.

Setbacks and other bulk standards are typically as follows:

Front Yard Setback: From Tollway - 75 feet; from Arterial - 30 feet; from other 15 feet to 20 feet based on building height.

Interior Side Yard Setback: From Fox River - 30 Feet; from residential 20 feet to 30 feet based on building height; from other 5 feet.

Interior Drive Yard Setback: 5 feet

Exterior Side Yard Setback: From Tollway - 75 feet; from Arterial - 30 feet; from other 15 feet to 20 feet based on building height.

Exterior Rear Yard Setback: From Tollway - 75 feet; from Arterial - 30 feet; from other 15 feet to 20 feet based on building height.

Rear Yard Setback: From Fox River - 30 Feet; from residential 20 feet to 30 feet based on building height; from other - 8 feet.

Minimum Lot Width and Area: None.

Maximum Lot Coverage: None.

Maximum Structure Height: 3 stories or 50 feet

Floor Area Ratio: None.

Minimum Primary Structure Size: None.

Minimum Dwelling Unit Size: The total square footage permitted for the residential use shall not exceed the total first floor square footage that is utilized for the office or business use.

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 8.2.

Permitted Uses:

Permitted Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.2, and 8.2 Permitted Exceptions:

Special Uses:

Special Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.3, and 8.2.

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 8.2.

Legislative History

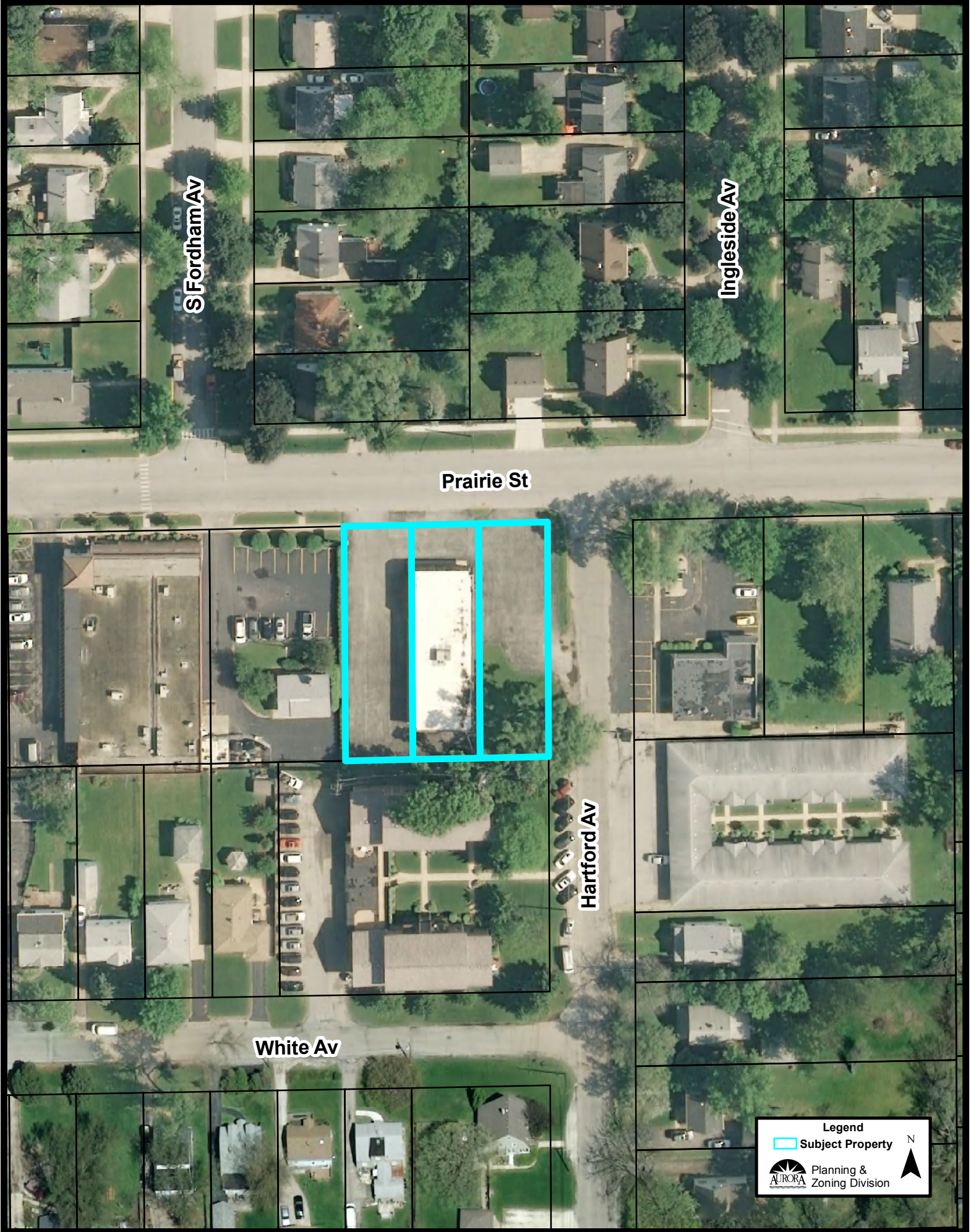
The known legislative history for this Property is as follows:

O49-2744 approved on 02/01/1949: AN ORDINANCE NO. 2744 PROVIDING ANNEXATION OF CERTAIN TERRITORY TO THE CORPORATE LIMITS OF AURORA, ILLINOIS.

Location Maps Attached:

Aerial Overview
Aerial Map
Zoning Map
Comprehensive Plan Map

Aerial Photo (1:1,000):



S Fordham Av

Ingleside Av

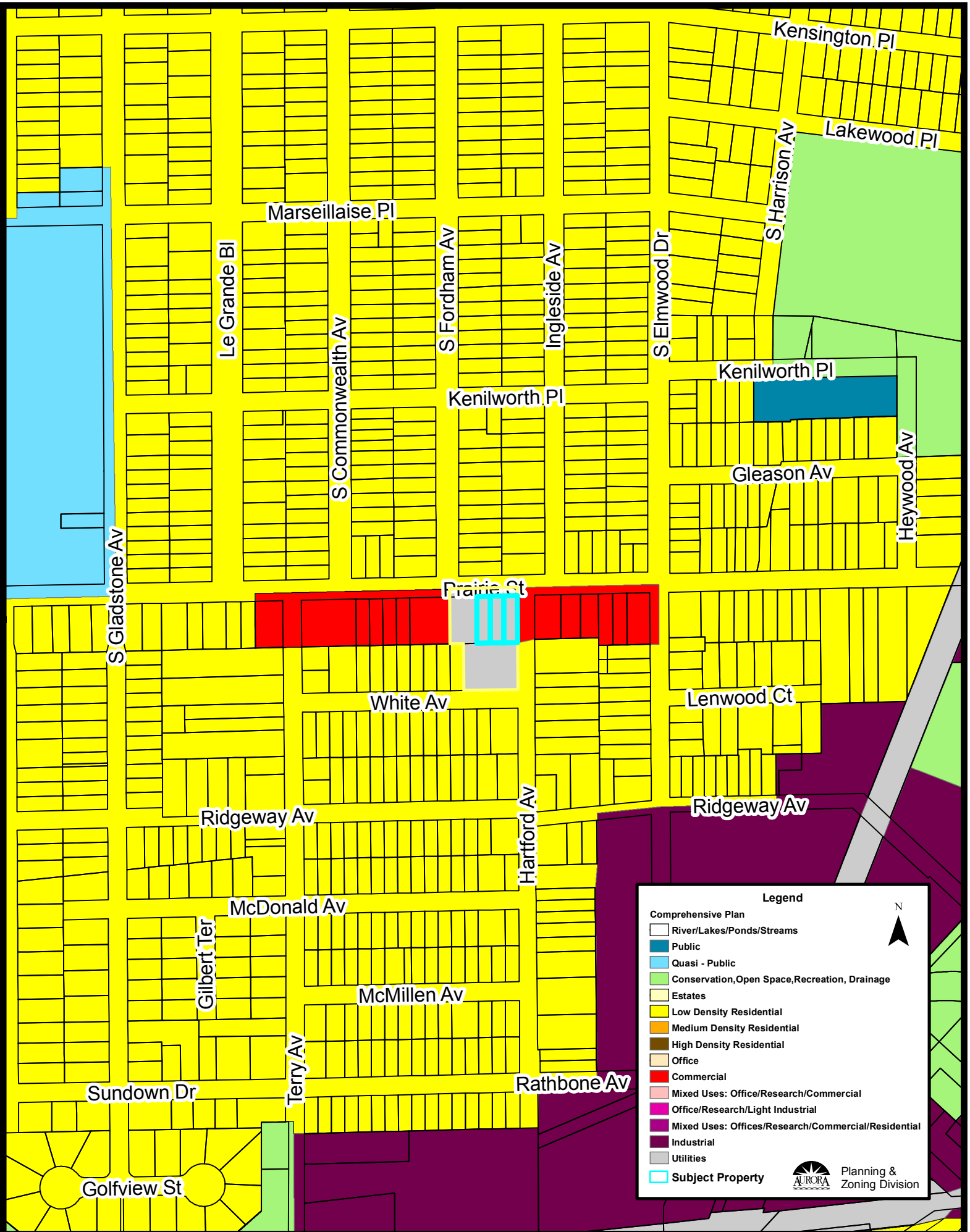
Prairie St

Hartford Av

White Av

Legend
[Cyan border] Subject Property
AURORA Planning & Zoning Division
N

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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Planning & Zoning Division

Location Map (1:1,000):

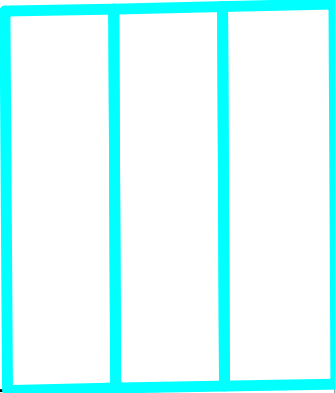
S Fordham Av



Ingleside Av

Prairie St

Hartford Av

White Av



Legend
 Subject Property
 Planning & Zoning Division

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