

Property Research Sheet

Location ID#: 71838

As of: 6/16/2015

Researched By: Ty McCarthy

Address: 1435 E New York Street

Comp Plan Designation: Commercial

Subdivision: Lots 367-375, 344-352, 376 & 343 of Ogden Gardens,

School District: SD 131 - East Aurora School District

Parcel Number(s): 15-24-352-025

Park District: FVPD - Fox Valley Park District

Size: 2.161153 Acres

Ward: 7

Current Zoning: B-B Business Boulevard

Historic District: None

1929 Zoning: Not Applicable

ANPI Neighborhood: Light of the Community

1957 Zoning: Not Applicable

TIF District: N/A

Current Land Use

Current Land Use: Commercial

Total Building Area: 3,649 sq. ft.

Number of Buildings: 1

Number of Stories: 1

Building Built In: 1948

Zoning Provisions

Setbacks and Other Bulk Standards:

Requirements are pursuant to the Aurora Zoning Ordinance Section(s) 5 and 8.6.

Setbacks and other bulk standards are typically as follows:

Front Yard Setback: 35 feet

Rear Yard Setback: See section 8.6-5.2.B.iii

Interior Side Yard Setback: See section 8.6-5.2.B.ii.a.b

Building Separations: See Section 8.6-5.2.C

Exterior Side Yard Setback: See section 8.6-5.2.B.ii.c

Minimum Lot Width and Area: 150 feet

Exterior Side Yard Reverse Corner Setback: See section 8.6-5.2.B.ii.c

Maximum Structure Height: See section 8.6-5.2.A

Exterior Rear Yard Setback: See section 8.6-5.2.B.iii

Minimum Dwelling Unit Size: See Section 8.6-5.3.B-E

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 8.6.

Permitted Uses:

Permitted Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.2, and 8.6

Special Uses:

Special Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.3, and 8.6.

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 8.6.

Legislative History

The known legislative history for this Property is as follows:

O87-5654 approved on 4/7/1987: ANNEXING TERRITORY TO THE CITY OF AURORA, AND PLACING THE SAME IN PROPER ZONING CLASSIFICATIONS (SOUTH OF E. NEW YORK ST.)

PDFNL10-012 approved on 5/26/2010: A RESOLUTION APPROVING A TEN FOOT (10') FRONT-YARD PARKING LOT SETBACK VARIATION ON 0.67 ACRE PROPERTY LOCATED AT 1435 E. NEW YORK STREET AURORA, ILLINOIS

Location Maps Attached:

Aerial Overview
Aerial Map
Zoning Map
Comprehensive Plan Map

Aerial Photo (1:1,000):



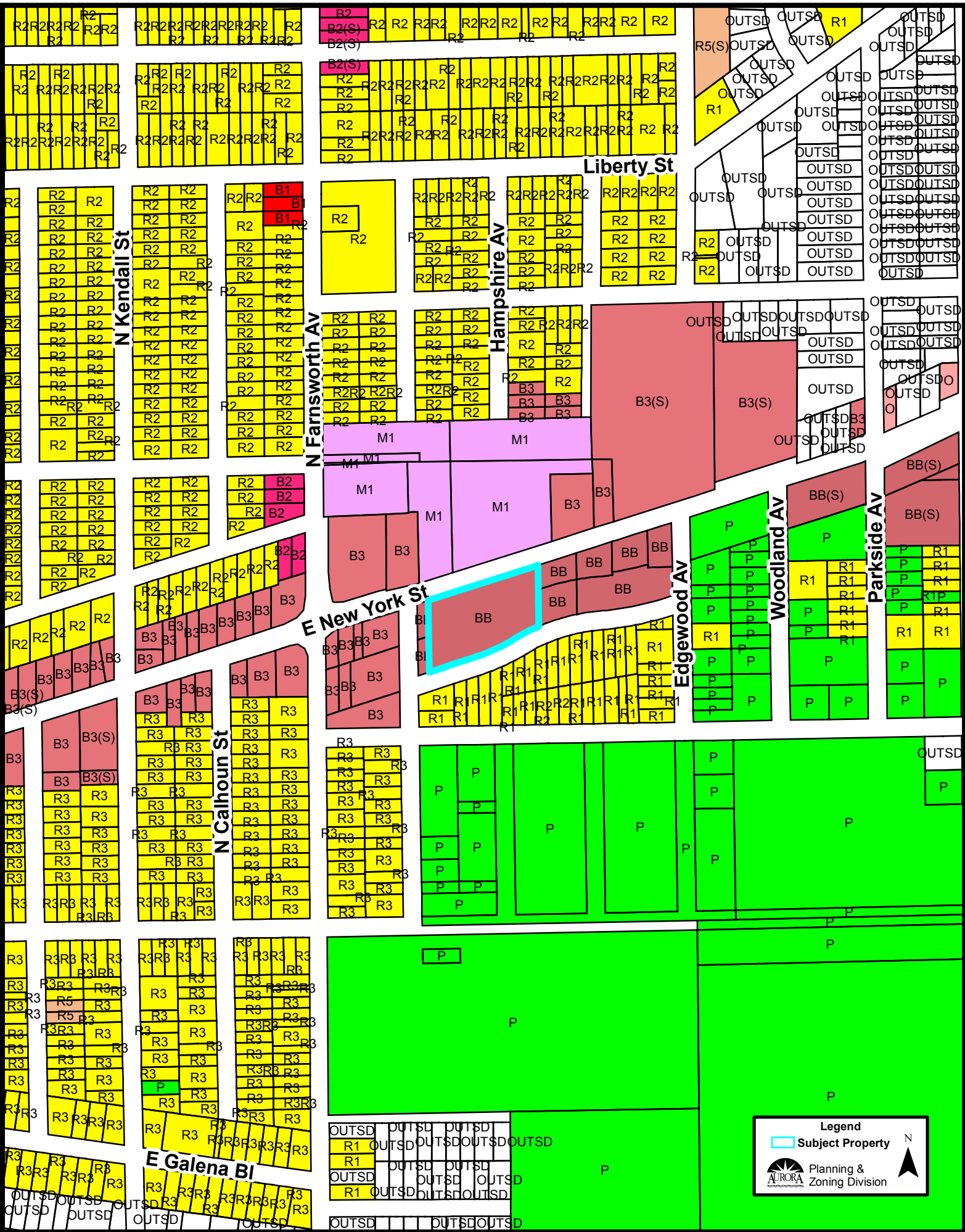
Legend

 Subject Property

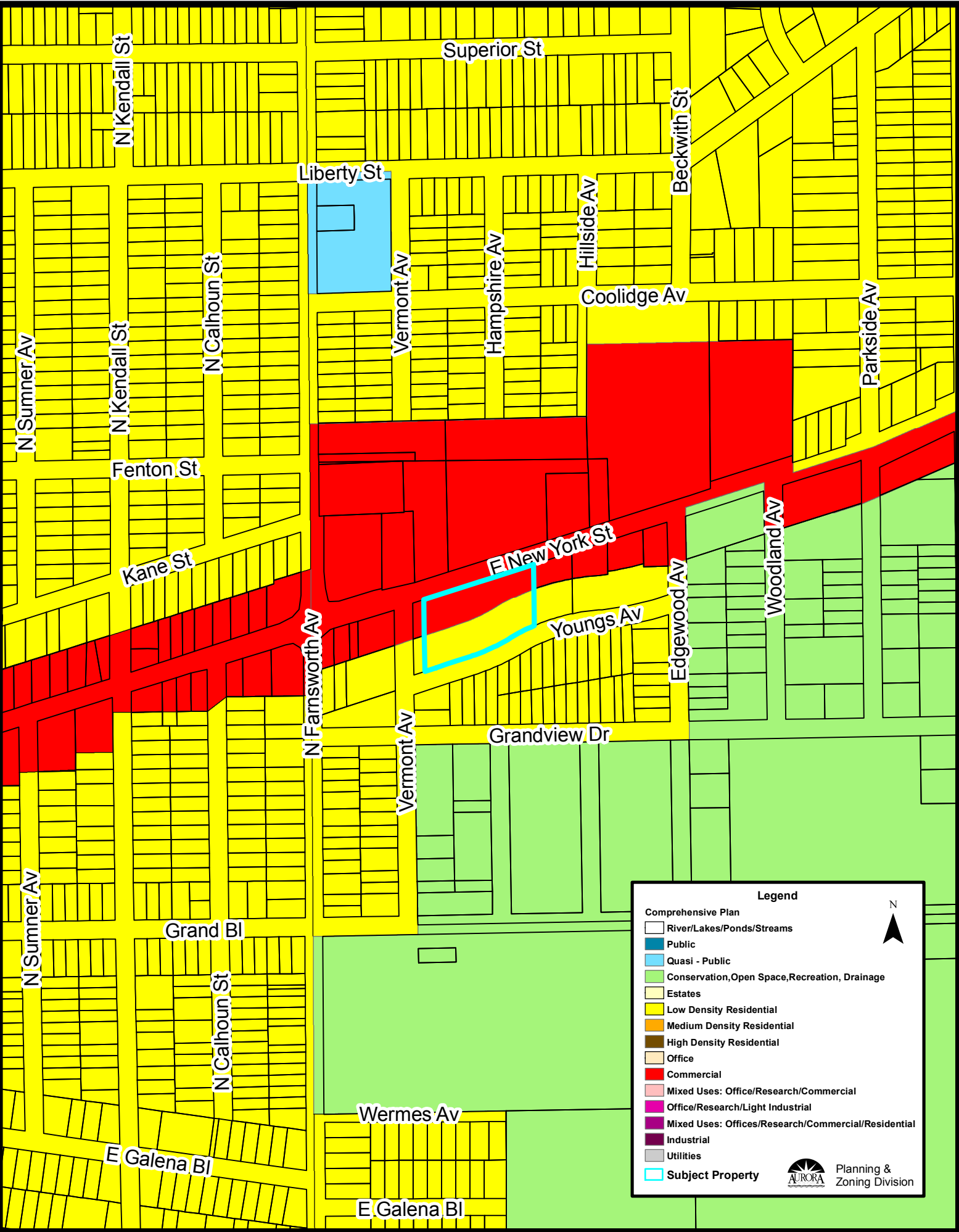
 Planning & Zoning Division

 N

Zoning Plan (1:5,000):



Comprehensive Plan (1:5,000):



Location Map (1:1,000):

