

Property Research Sheet**Location ID#: 71838***As of: 6/16/2015**Researched By: Ty McCarthy*Address: 1435 E New York StreetComp Plan Designation: CommercialSubdivision: Lots 367-375, 344-352, 376 & 343 of Ogden Gardens,School District: SD 131 - East Aurora School DistrictParcel Number(s): 15-24-352-025Park District: FVPD - Fox Valley Park DistrictSize: 2.161153 AcresWard: 7Current Zoning: B-B Business BoulevardHistoric District: None1929 Zoning: Not ApplicableANPI Neighborhood: Light of the Community1957 Zoning: Not ApplicableTIF District: N/A**Current Land Use**

Current Land Use: CommercialTotal Building Area: 3,649 sq. ft.Number of Buildings: 1Number of Stories: 1Building 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-EParking 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):



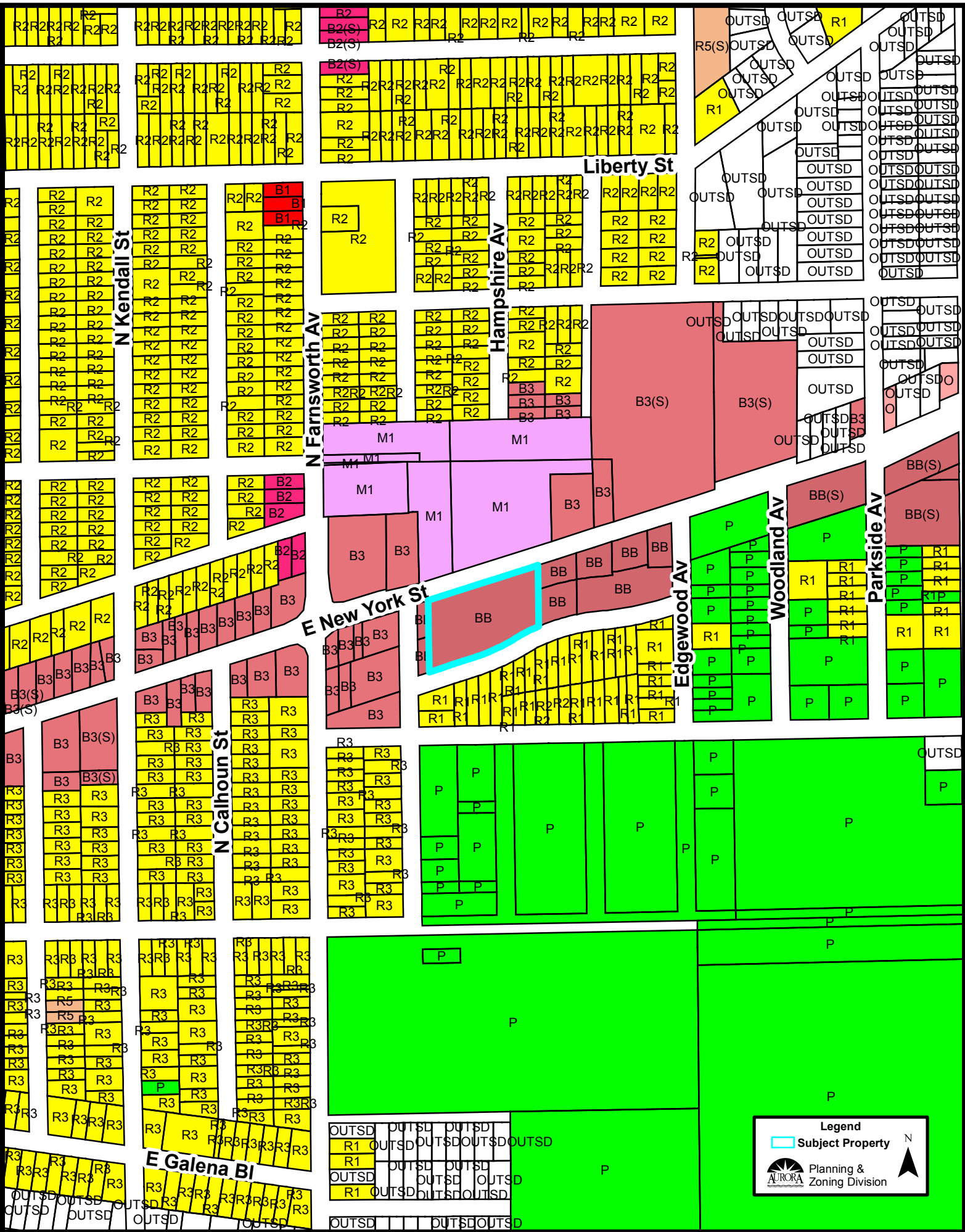
Legend

 Subject Property

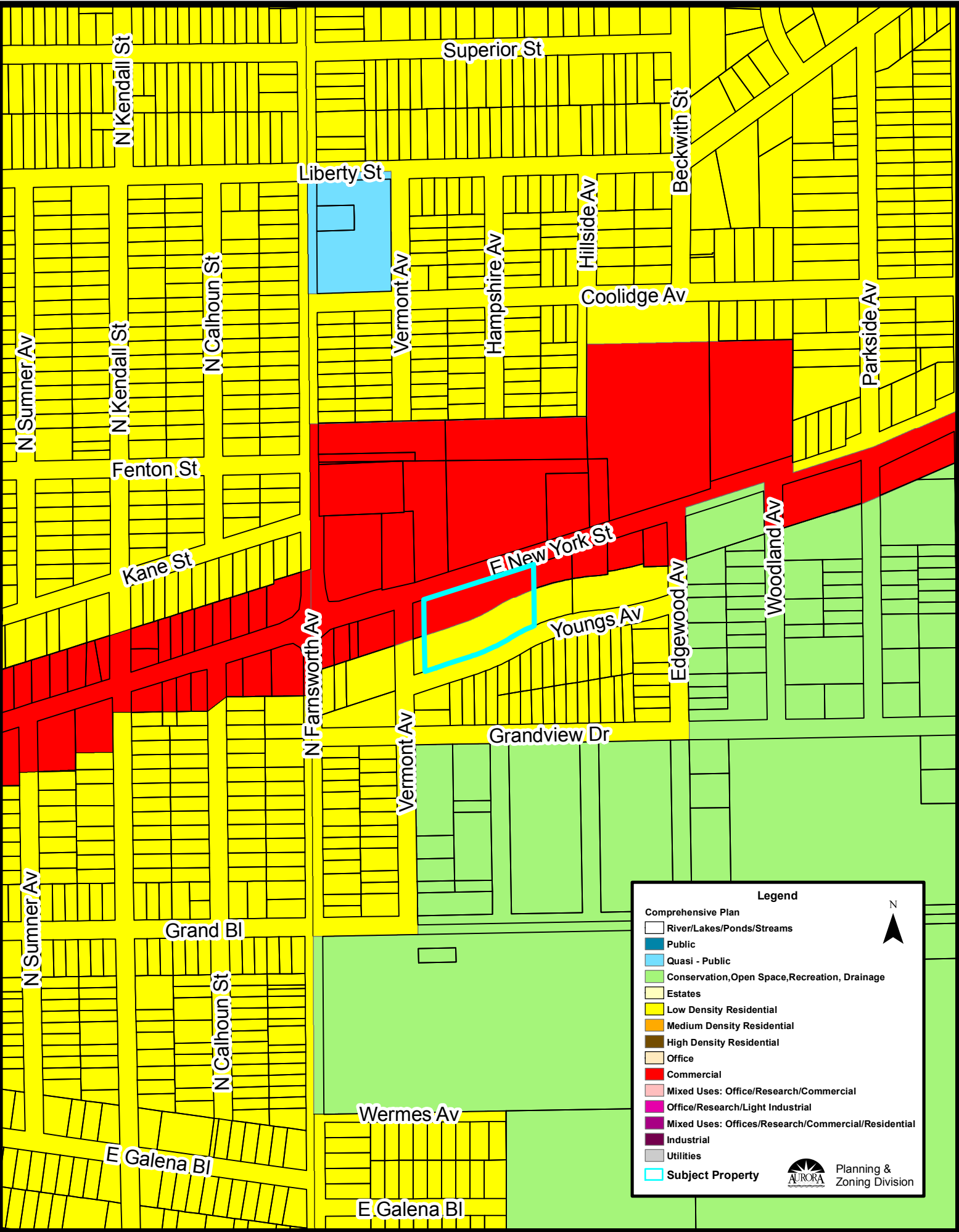
 Planning & Zoning Division

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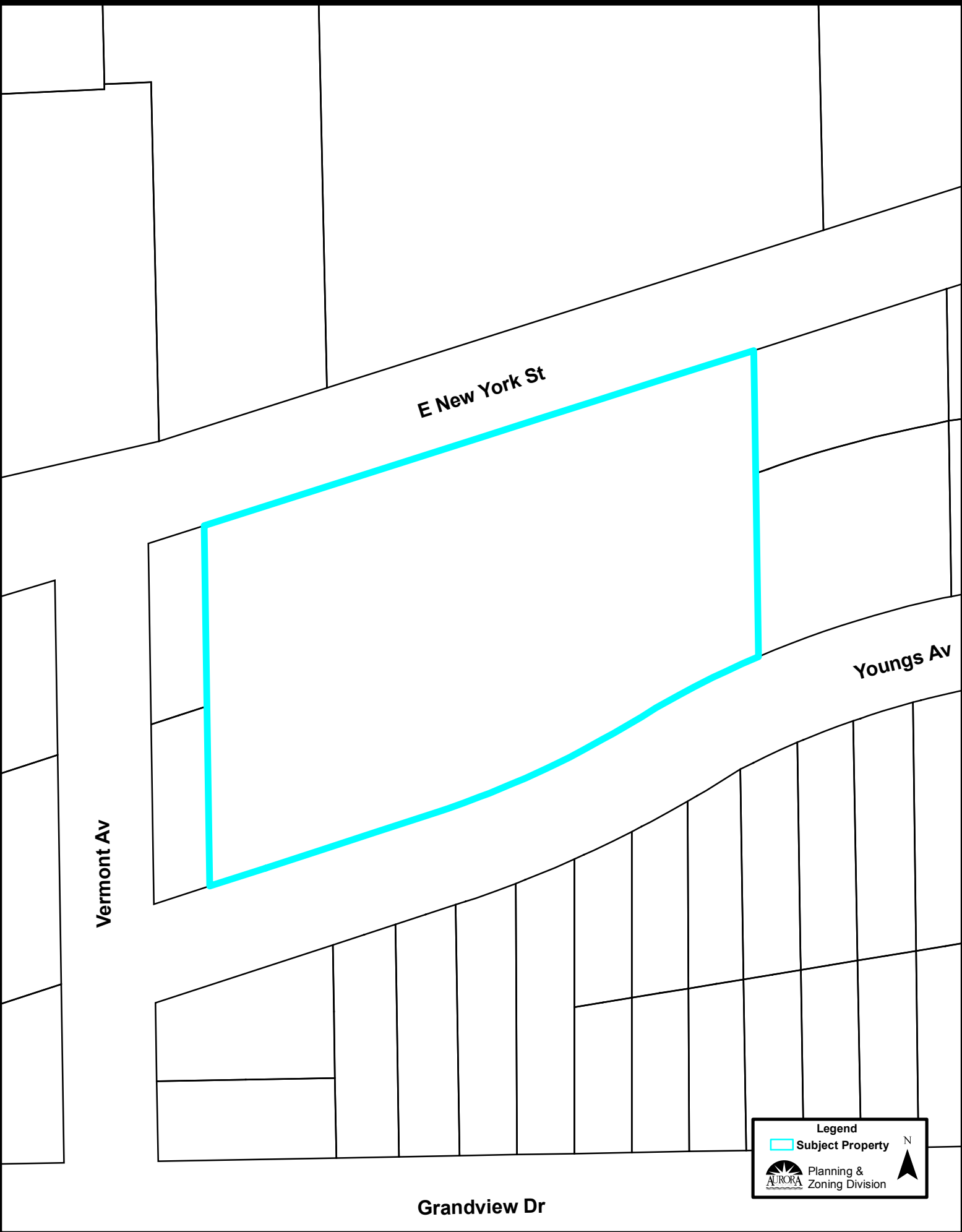
Zoning Plan (1:5,000):



Comprehensive Plan (1:5,000):



Location Map (1:1,000):



Legend

 Subject Property

 Planning & Zoning Division

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