

# Property Research Sheet

**Location ID#(s): 72415**

As of: 1/24/2017

Researched By: Jill Morgan

Address: 250 E Indian Trail

Current Zoning: B-2 (S) General Retail

Parcel Number(s): 15-10-401-078

1929 Zoning: Not Applicable

Subdivision: of

1957 Zoning: Not Applicable

Size: 2.444 Acres / 106,461 Sq. Ft.

Comp Plan Designation: Public

School District: SD 131 - East Aurora School District

ANPI Neighborhood: None

Park District: FVPD - Fox Valley Park District

TIF District: TIF #6

Ward: 1

Historic District: 1/24/2017

Overall Development Name: 250 E. Indian Trail

## Current Land Use

Current Land Use: Quasi-Public: School

AZO Land Use Category: Educational services (6100)

Number of Buildings: 1

Parking Spaces:

Building Built In: 1981

Non-Residential Area:

Total Building Area: 36,529

Total Dwelling Units:

Number of Stories: 1

Residential Rental: 0 / License:

## Zoning Provisions

### Setbacks and Other Bulk Standards:

Requirements are pursuant to the Aurora Zoning Ordinance Section(s) 5 and 8.3.

Setbacks 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.

**Side Yard Setback:** From Fox River - 30 Feet; from residential 20 feet to 30 feet based on building height; from other 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 Side Yard Reverse Corner Setback:**

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

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

**Setback Exceptions:**

**Interior Drive Yard Setback:** 5 feet

Other bulk standards are typically as follows:

**Building Separations:**

**Minimum Lot Width and Area:** None.

**Maximum Lot Coverage:** None.

**Maximum Structure Height:** None.

**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.

**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 8.3.

Permitted Uses:

Permitted Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.2 and 8.3 Permitted Exceptions: Additional Uses: Flea Market and Religious Institution

Special Uses:

Special Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.3 and 8.3.

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 8.3.

**Miscellaneous Notes on History**

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Parcel number 15-10-401-050 is retired. Due to the dedication of public ROW on 6/9/15 the parcel number was changed to the current 15-10-401-078.

**Legislative History**

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The known legislative history for this Property is as follows:

**O1963-3528 approved on 11/18/1963:** AN ORDINANCE ANNEXING CERTAIN TERRITORY TO THE CITY OF AURORA, COUNTY OF KANE, STATE OF ILLINOIS

**O1977-4612 approved on 4/5/1977:** AN ORDINANCE AMENDING ORDINANCE NUMBER 3100, BEING THE AURORA ZONING ORDINANCE AND THE ZONING MAP ATTACHED THERETO.

**O1979-4797 approved on 6/5/1979:** AN ORDINANCE PERMITTING A SPECIAL USE FOR CERTAIN PROPERTY IN THE B-2 ZONING CLASSIFICATION

**O2004-039 approved on 4/13/2004:** AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR A FLEA MARKET/RETAIL USE LOCATED AT 250 E. INDIAN TRAIL ROAD AURORA, ILLINOIS.

**O2005-061 approved on 5/10/2005:** AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO ESTABLISH A CHURCH USE LOCATED AT 250 E. INDIAN TRAIL, AURORA, ILLINOIS.

**O2014-053 approved on 8/26/2014:** AN ORDINANCE VACATING A CITY EASEMENT ON THE PROPERTY LOCATED AT 250 E. INDIAN TRAIL, IN THE CITY OF AURORA, ILLINOIS, 60505

**R2014-220 approved on 8/26/2014:** RESOLUTION ACCEPTING DEDICATION OF RIGHT-OF-WAY FOR FARNSWORTH AVENUE AND DEDICATION OF A CITY EASEMENT LOCATED AT 250 E. INDIAN TRAIL, AURORA, ILLINOIS 60505

**Location Maps Attached:**

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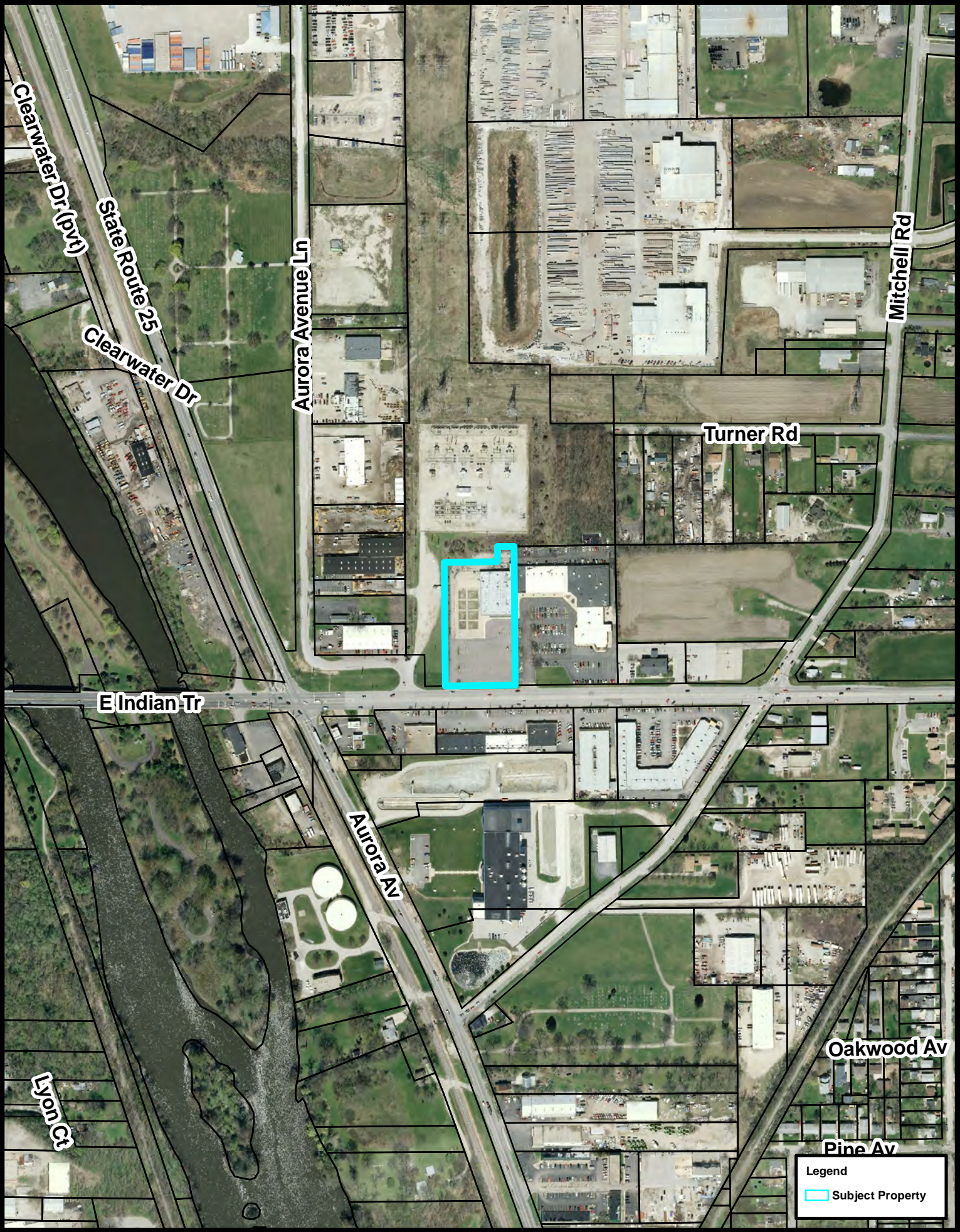
Aerial Overview

Location Map

Zoning Map

Comprehensive Plan Map







Location Map (1:5,000):

