

Property Research Sheet

Location ID#(s): 19688-19689

As of: 1/19/2017

Researched By: Alex Minnella

Address: 254, 256, 260, 274, 278, 294, 300 E Indian Tr

Current Zoning: B-2 General Retail

Parcel Number(s): 15-10-401-049

1929 Zoning: Not Applicable

Subdivision: of

1957 Zoning: Not Applicable

Size: 3.95 Acres / 172,062 Sq. Ft.

Comp Plan Designation: Commercial

School District: SD 131 - East Aurora School District

ANPI Neighborhood: None

Park District: FVPD - Fox Valley Park District

TIF District: N/A

Ward: 1

Historic District: None

Current Land Use

Current Land Use: Commercial, Public School AZO Land Use Category: Business and professional, office (2400)

Number of Buildings: 1

Number of Stories: 1

Building Built In: 1989

Parking Spaces: 273

Total Building Area: 45,626 sq. ft.

Non-Residential Area: 172,062 sq. ft.

Zoning Provisions

Setbacks and Other Bulk Standards:

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

Permitted Uses:

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

Special Uses:

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

Miscellaneous Notes on History

None

Legislative History

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

O1974-4396 approved on 5/14/1974: AN ORDINANCE AMENDING ORDINANCE NUMBER 3100, BEING THE AURORA ZONING ORDINANCE AND THE ZONING MAP ATTACHED THERETO.

R2000-331 approved on 7/25/2000: RESOLUTION APPROVING, AS PER SECTION 5.14 OF THE AURORA ZONING ORDINANCE, THE SITE PLAN FOR THE FAMILY AND FAITH CHRISTIAN CHURCH LOCATED AT 274 EAST INDIAN TRAIL IN THE CITY OF AURORA, IL., 60505

Location Maps Attached:

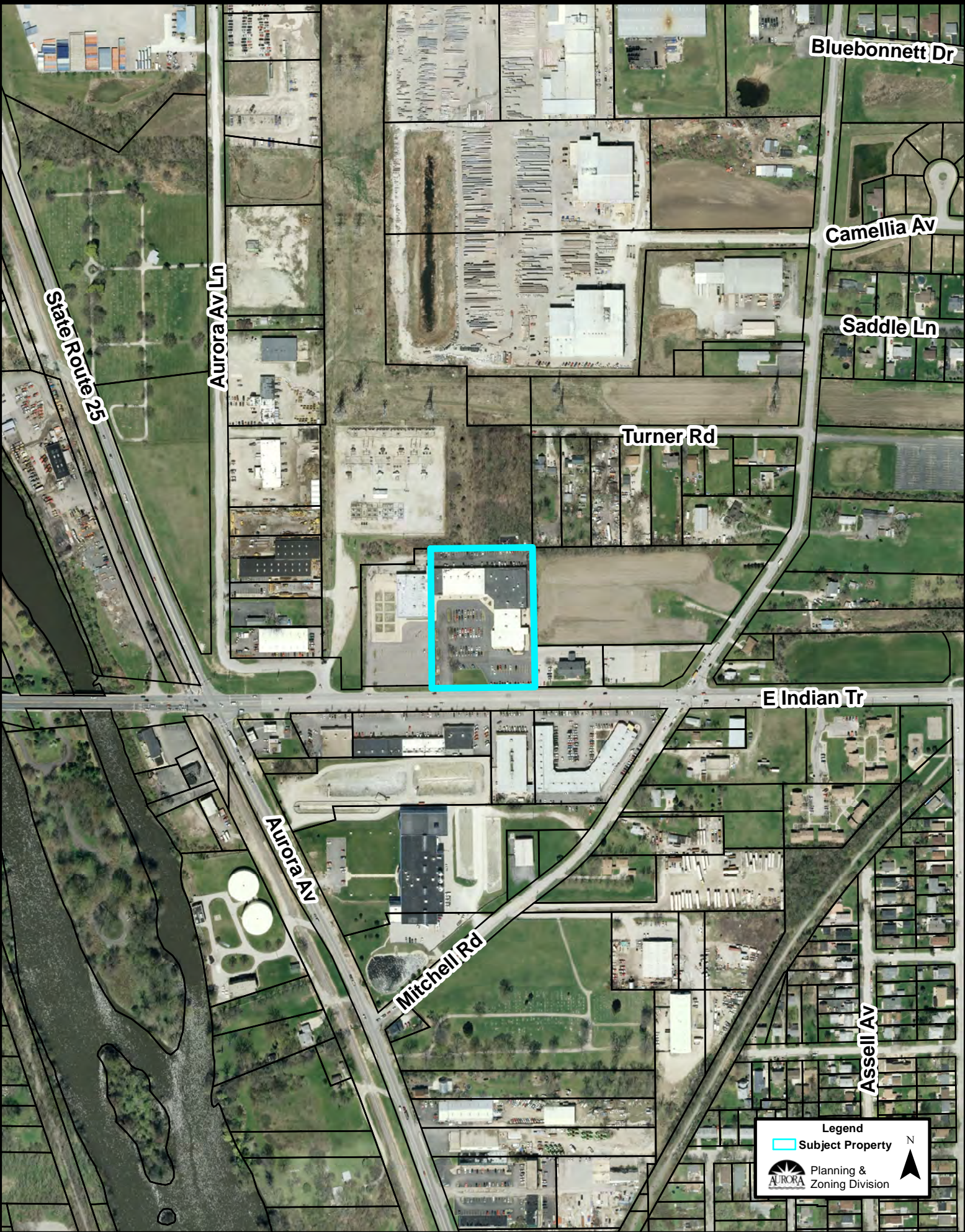
Aerial Overview

Location Map

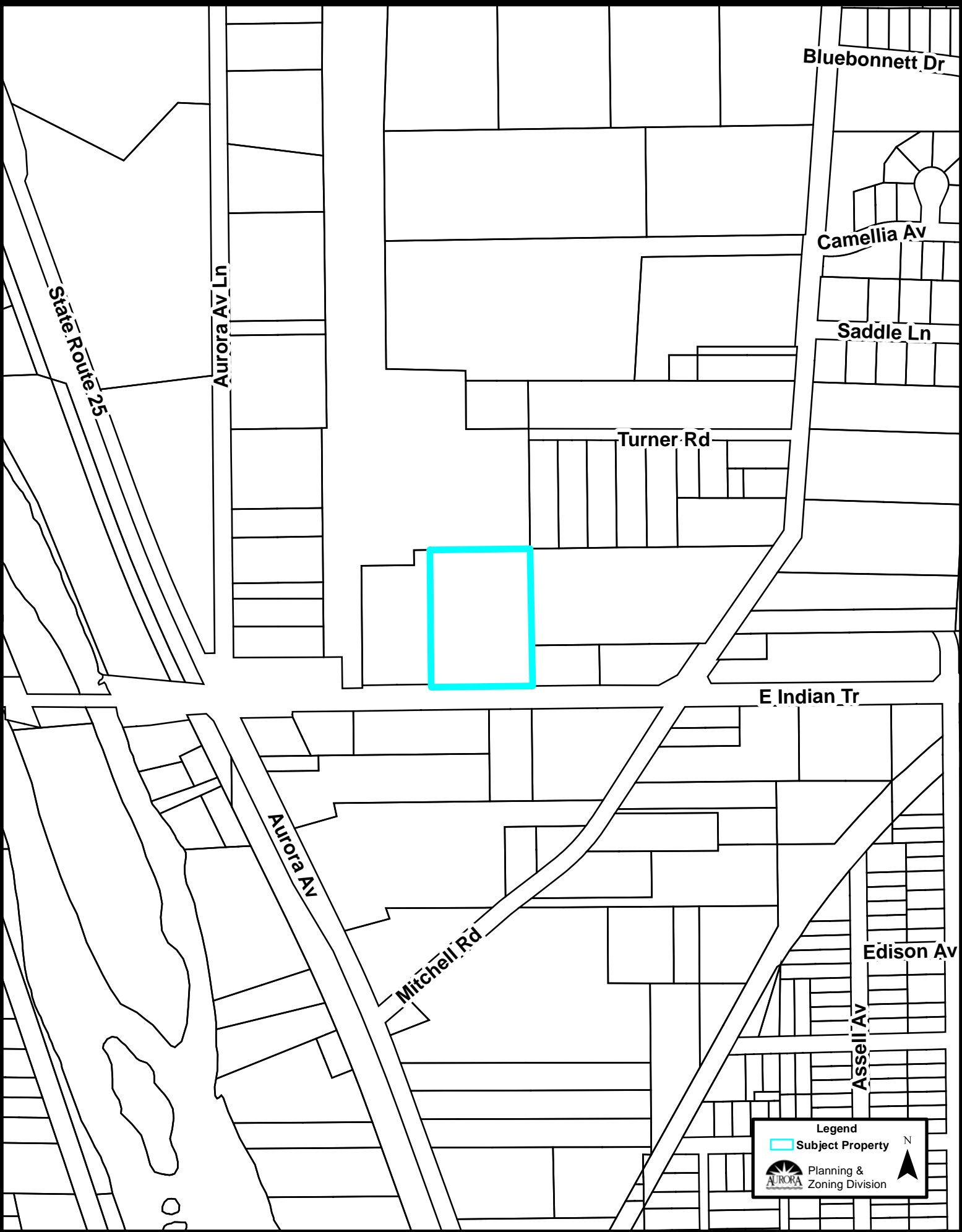
Zoning Map

Comprehensive Plan Map

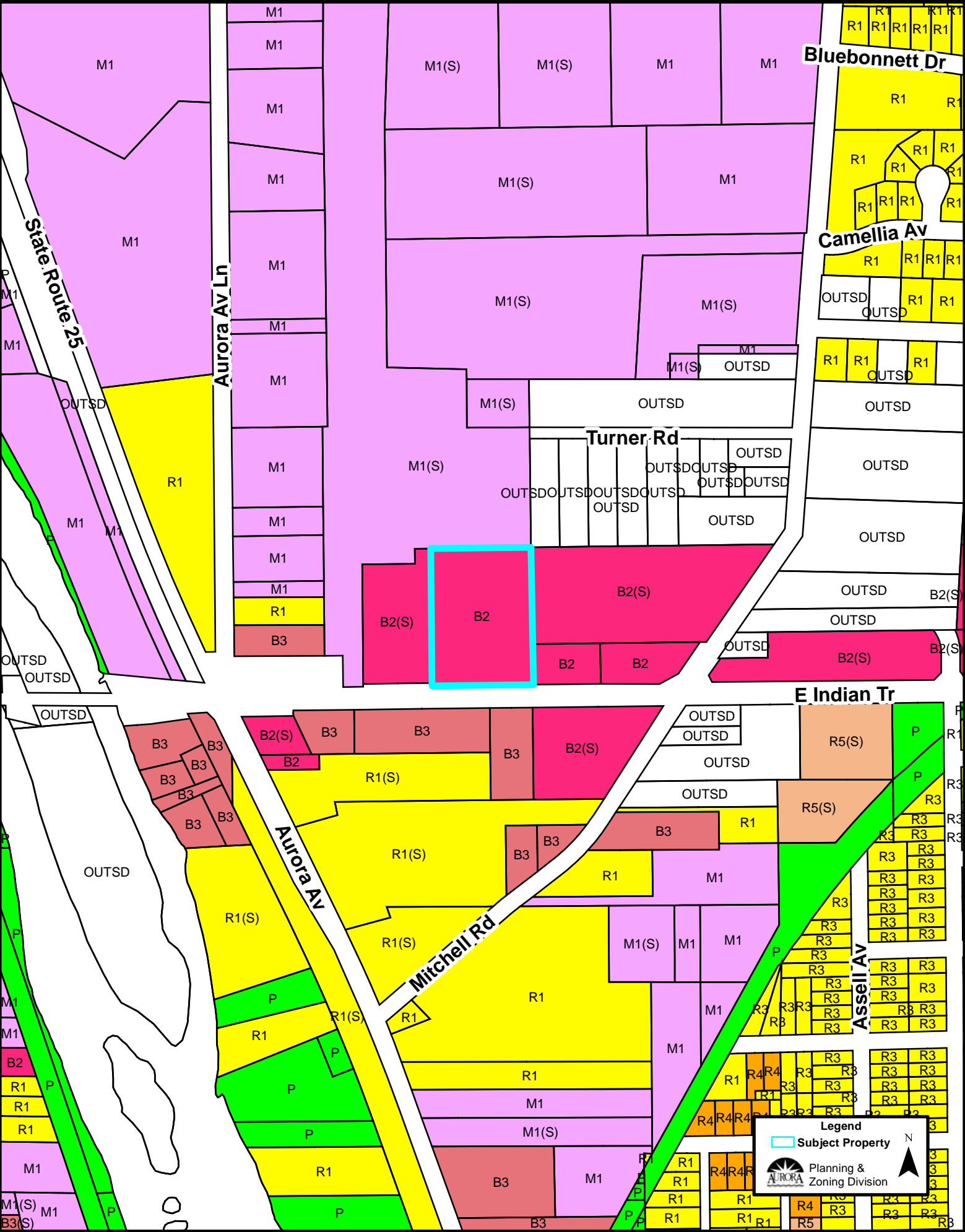
Aerial Photo (1:5,000):



Location Map (1:5,000):



Zoning Map (1:5,000):



Comprehensive Plan (1:5,000):

