

Property Research Sheet

Location ID#(s): 18939-55398

As of: 8/14/2017

Researched By: Alex Minnella

Address: 918-924 N Highland Av

Current Zoning: B-2 General Retail District

Parcel Number(s): 15-16-253-009; 15-16-253-008

1929 Zoning: Not Applicable

Subdivision: Lot 48; Lot 49; Lot 50 of Bishop Park Unit Two

1957 Zoning: Not Applicable

Size: 0.63 Acres / 27,443 Sq. Ft.

Comp Plan Designation: Industrial

School District: SD 129 - West Aurora School District

ANPI Neighborhood: None

TIF District: N/A

Park District: FVPD - Fox Valley Park District

Historic District: None

Ward: 6

Current Land Use

Current Land Use: Commercial; Parking Lot

AZO Land Use Category: Restaurant/Food and beverage services (2500) Parking Facilities, Non-Residential (4170)

Number of Buildings: 1

Parking Spaces:

Building Built In: 1962

Non-Residential Area: 9,317.63 sq. ft.

Total Building Area: 4,349 sq. ft.

Total Dwelling Units: 0

Number of Stories: 4

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 Arterial - 30 feet; from other - 15 feet to 20 feet based on building height.

Side Yard Setback: From residential 20 feet to 30 feet based on building height; from other 5 feet.

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

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

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

Interior Drive Yard Setback: 5 feet

Other bulk standards are typically as follows:

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.

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.

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.

Legislative History

The known legislative history for this Property is as follows:

O1960-3244 approved on 4/25/1960: AN ORDINANCE ANNEXING CERTAIN TERRITORY TO THE CITY OF AURORA, COUNTY OF KANE, STATE OF ILLINOIS.

Location Maps Attached:

Aerial Overview

Location Map

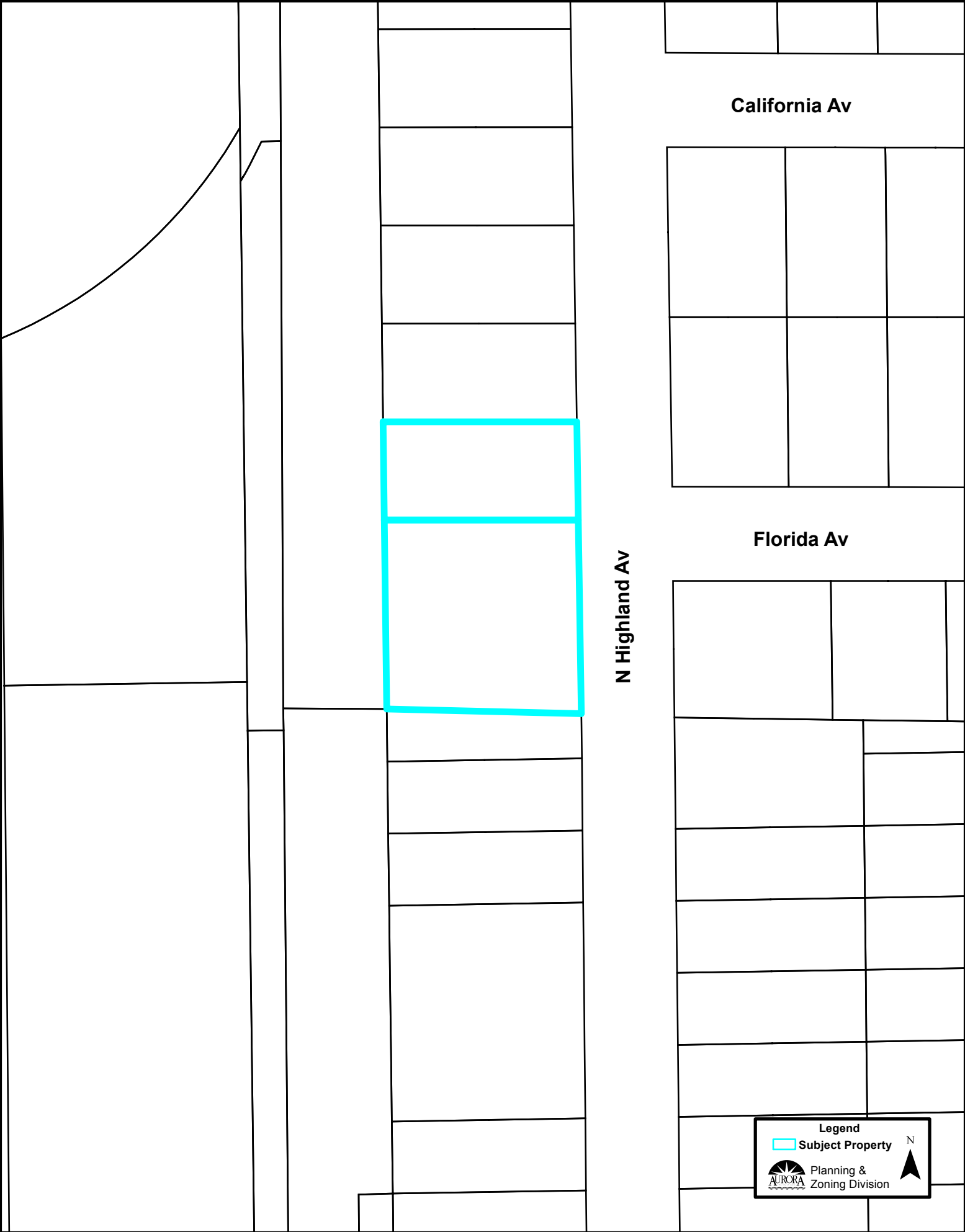
Zoning Map

Comprehensive Plan Map


Aerial Photo (1:1,000):





Location Map (1:1,000):



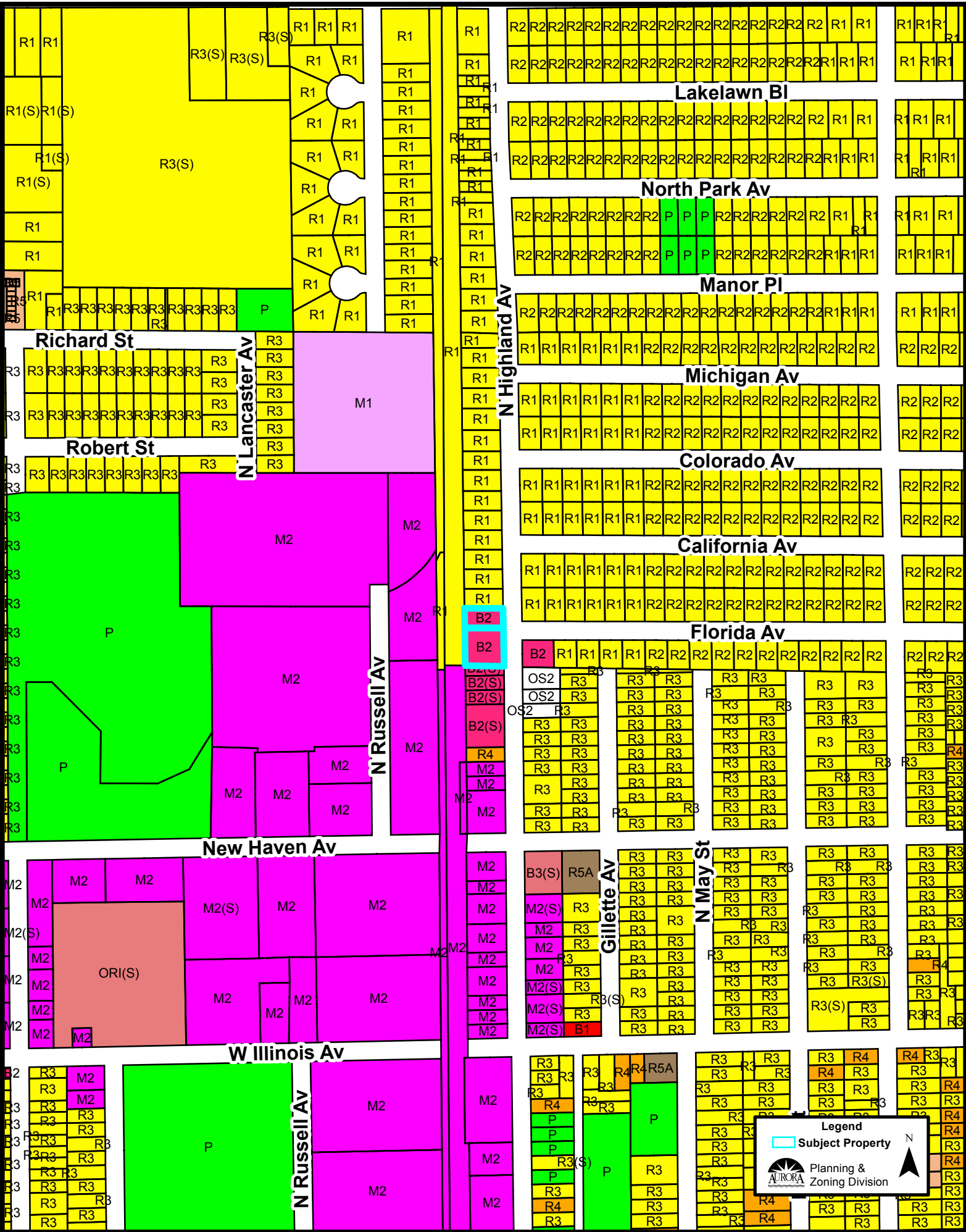
Legend

 Subject Property

 Planning & Zoning Division

N 

Zoning Map (1:5,000):



Comprehensive Plan (1:5,000):

