As of: 9/21/2015 Researched By: Ty McCarthy

<u>Address</u>: 1344 Plum Street <u>Comp Plan Designation:</u> Low Density

Parcel Number(s): 15-20-201-001

School District: SD 129 - West Aurora School

Size: 0.175875 Acres District

<u>Current Zoning:</u> R-2 One-Family Dwelling

<u>District</u>: FVPD - Fox Valley Park District

1929 Zoning: Not Applicable Ward: 4

1957 Zoning: R-2 One-Family Dwelling District

Historic District: None

ANPI Neighborhood: None

TIF District: N/A

**Current Land Use** 

Current Land Use: Residential: Single Family

Total Building Area: 1,247 sq. ft.

Number of Buildings: 1 Number of Stories: 1

Building Built In: 1964

**Zoning Provisions** 

# Setbacks and Other Bulk Standards:

Requirements are pursuant to the Aurora Zoning Ordinance Section(s) 5 and 7.6.

Setbacks and other bulk standards are typically as follows:

Front Yard Setback: 30 feet

Interior Side Yard Setback: 6 feet on lots less than 60 feet wide or less or 8 feet on lots

greater than 60 feet

**Exterior Side Yard Setback:** 10 feet **Exterior Side Yard Reverse Corner** 

Setback: 15 feet

Exterior Rear Yard Setback: Rear Yard Setback: 30 feet

**Setback Exceptions:** Front setback exception for an infill lot. On infill lots the

public street elevation

of the structure shall be located at the average established setback line of the Impact Area. For additional regulations on infill lots refer to Infill Housing Standards located in the Residential District Specific

**Location ID#: 26893** 

Regulations of the zoning

ordinance.

Side setback exception for religious

**institutions**: On lots upon which a religious institution is constructed or extensions made

to an existing religious institution,

there shall be a side setback line of not less

than ten (10) feet on each side of the

main structure and a combined total of side

setback of not less than twenty-five

(25) feet.

**Building Separations: None** 

Minimum Lot Width and Area: Typically 60

feet and 8,000 sq ft

Maximum Lot Coverage: 40%

Maximum Structure Height: Typically 35

feet and not over 2 ½ stories.

Floor Area Ratio: None

Minimum Primary Structure Size: Typically

1,300 sq ft

Minimum Dwelling Unit Size: See minimum

Primary Structure /Building Size

### Parking and Loading:

The Parking and Loading requirements are pursuant to the Aurora Zoning Ordinance <u>Table Two</u>: Schedule of Off-street Parking Requirements and Section(s) 5, and 7.6.

### Permitted Uses:

Permitted Uses are pursuant to the Aurora Zoning Ordinance <u>Table One</u>: Use Categories and Section(s) 4.2, and 7.6

#### **Special Uses:**

Special Uses are pursuant to the Aurora Zoning Ordinance <u>Table One</u>: Use Categories and Section(s) 4.3, and 7.6.

### Limited But Permitted Uses:

Limited but Permitted Uses are pursuant to the Aurora Zoning Ordinance <u>Table One</u>: Use Categories and Section(s) 4.3, and 7.6.

### **Legislative History**

The known legislative history for this Property is as follows:

**O57-3069 approved on 4/3/1957:** AN ORDINANCE N. 3069, ANNEXING CERTAIN TERRITORY TO THE CITY OF AURORA, KANE COUNTY, ILLINOIS

#### **Location Maps Attached:**

Aerial Overview
Location Map
Zoning Map
Comprehensive Plan Map

As of: 7/30/2015 Researched By: Ty McCarthy

Address: 1342 Plum Street Comp Plan Designation: Low Density

Residential

Parcel Number(s): 15-20-201-002

School District: SD 129 - West Aurora School Size: 0.278126 Acres

District

Current Zoning: R-2 One-Family Dwelling Park District: FVPD - Fox Valley Park District

Ward: 4

1929 Zoning: Not Applicable Historic District: None

1957 Zoning: R-2 One-Family Dwelling District ANPI Neighborhood: None

TIF District: N/A

**Current Land Use** 

District

Current Land Use: Residential: Single Family Total Building Area: 1,200 sq. ft.

Number of Buildings: 1 Number of Stories: 1

**Building Built In: 1952** 

**Zoning Provisions** 

### Setbacks and Other Bulk Standards:

Requirements are pursuant to the Aurora Zoning Ordinance Section(s) 5 and 7.6.

Setbacks and other bulk standards are typically as follows:

Front Yard Setback: 30 feet

Interior Side Yard Setback: 6 feet on lots less than 60 feet wide or less or 8 feet on lots

greater than 60 feet

Exterior Side Yard Setback: 10 feet **Exterior Side Yard Reverse Corner** 

Setback: 15 feet

Rear Yard Setback: 30 feet

**Setback Exceptions:** Front setback exception for an infill lot. On infill lots the

public street elevation

of the structure shall be located at the average established setback line of the Impact Area. For additional regulations on infill lots refer to Infill Housing Standards

located in the Residential District Specific

**Location ID#: 26892** 

Regulations of the zoning

ordinance.

Side setback exception for religious

institutions: On lots upon which a religious institution is constructed or extensions made

to an existing religious institution,

there shall be a side setback line of not less

than ten (10) feet on each side of the

main structure and a combined total of side

setback of not less than twenty-five

(25) feet.

**Building Separations: None** 

Minimum Lot Width and Area: Typically 60

feet and 8,000 sq ft

Maximum Lot Coverage: 40%

Maximum Structure Height: Typically 35

feet and not over 2 ½ stories.

Floor Area Ratio: None

Minimum Primary Structure Size: Typically

1,300 sq ft

Minimum Dwelling Unit Size: See minimum

Primary Structure /Building Size

### Parking and Loading:

The Parking and Loading requirements are pursuant to the Aurora Zoning Ordinance <u>Table Two</u>: Schedule of Off-street Parking Requirements and Section(s) 5, and 7.6.

#### Permitted Uses:

Permitted Uses are pursuant to the Aurora Zoning Ordinance <u>Table One</u>: Use Categories and Section(s) 4.2, and 7.6

#### **Special Uses:**

Special Uses are pursuant to the Aurora Zoning Ordinance <u>Table One</u>: Use Categories and Section(s) 4.3, and 7.6.

### Limited But Permitted Uses:

Limited but Permitted Uses are pursuant to the Aurora Zoning Ordinance <u>Table One</u>: Use Categories and Section(s) 4.3, and 7.6.

### **Legislative History**

The known legislative history for this Property is as follows:

**O55-2975 approved on 5/12/1955:** AN ORDINANCE NO. 2975, ANNEXING CERTAIN TERRITORY TO THE CITY OF AURORA, KANE COUNTY, ILLINOIS

#### **Location Maps Attached:**

As of: 7/30/2015 Researched By: Ty McCarthy

Address: 1338 Plum Street Comp Plan Designation: Low Density

Residential

Parcel Number(s): 15-20-201-003

School District: SD 129 - West Aurora School

District Size: 0.298627 Acres

Current Zoning: R-2 One-Family Dwelling Park District: FVPD - Fox Valley Park District

District Ward: 4

1929 Zoning: Not Applicable Historic District: None

1957 Zoning: R-2 One-Family Dwelling District ANPI Neighborhood: None

TIF District: N/A

**Current Land Use** 

Building Built In: 1958 Current Land Use: Residential: Single Family

Total Building Area: 1,356 sq. ft. Number of Buildings: 1

**Zoning Provisions** 

Setbacks and Other Bulk Standards:

Requirements are pursuant to the Aurora Zoning Ordinance Section(s) 5 and 7.6.

Setbacks and other bulk standards are typically as follows:

Front Yard Setback: 30 feet

Interior Side Yard Setback: 6 feet on lots less than 60 feet wide or less or 8 feet on lots

greater than 60 feet

Exterior Side Yard Setback: 10 feet **Exterior Side Yard Reverse Corner** 

Setback: 15 feet

Rear Yard Setback: 30 feet

**Setback Exceptions:** Front setback exception for an infill lot. On infill lots the

public street elevation

of the structure shall be located at the average established setback line of the

Impact Area. For additional regulations on infill lots refer to Infill Housing Standards located in the Residential District Specific

Regulations of the zoning

ordinance.

Side setback exception for religious

institutions: On lots upon which a religious institution is constructed or extensions made

Location ID#: 26890

to an existing religious institution,

there shall be a side setback line of not less

than ten (10) feet on each side of the

main structure and a combined total of side

setback of not less than twenty-five

(25) feet.

**Building Separations: None** 

Minimum Lot Width and Area: Typically 60

feet and 8,000 sq ft

**Maximum Lot Coverage:** 40%

Maximum Structure Height: Typically 35

feet and not over 2 ½ stories.

Floor Area Ratio: None

Minimum Primary Structure Size: Typically

The Parking and Loading requirements are pursuant to the Aurora Zoning Ordinance <u>Table Two</u>: Schedule of Off-street Parking Requirements and Section(s) 5, and 7.6.

### **Permitted Uses:**

Permitted Uses are pursuant to the Aurora Zoning Ordinance <u>Table One</u>: Use Categories and Section(s) 4.2, and 7.6

### **Special Uses:**

Special Uses are pursuant to the Aurora Zoning Ordinance <u>Table One</u>: Use Categories and Section(s) 4.3, and 7.6.

#### Limited But Permitted Uses:

Limited but Permitted Uses are pursuant to the Aurora Zoning Ordinance <u>Table One</u>: Use Categories and Section(s) 4.3, and 7.6.

### **Legislative History**

The known legislative history for this Property is as follows:

**O55-2975 approved on 5/12/1955:** AN ORDINANCE NO. 2975, ANNEXING CERTAIN TERRITORY TO THE CITY OF AURORA, KANE COUNTY, ILLINOIS

### **Location Maps Attached:**

As of: 7/30/2015 Researched By: Ty McCarthy

Address: 0 Open Space

School District: SD 129 - West Aurora School

Parcel Number(s): 15-20-201-004 District

Size: 5.734251 Acres

Park District: FVPD - Fox Valley Park District

<u>Current Zoning:</u> P Park and Recreation District <u>Ward:</u> 4

1929 Zoning: Not Applicable Historic District: None

<u>1957 Zoning:</u> Not Applicable <u>ANPI Neighborhood:</u> None

Comp Plan Designation: Conservation / Open

Space / Recreation / Drainage

TIF District: N/A

Location ID#: 56929

#### **Current Land Use**

Current Land Use: Vacant Land/Open Space

#### **Zoning Provisions**

#### Setbacks and Other Bulk Standards:

Requirements are pursuant to the Aurora Zoning Ordinance Section(s) 5 and 6.6.

Setbacks and other bulk standards are typically as follows:

Front Yard Setback: Reserved Building Separations: None

Interior Side Yard Setback: Reserved Minimum Lot Width and Area: None Interior Drive Yard Setback: Reserved Maximum Lot Coverage: Reserved

Exterior Side Yard Setback: Reserved

Maximum Structure Height: The maximum

Exterior Side Yard Reverse Corner height of buildings shall be forty (40) feet.

Setback: Reserved Minimum Primary Structure Size: None

Setback: Reserved Minimum Primary Structure Size: None Exterior Rear Yard Setback: Reserved Minimum Dwelling Unit Size: None

Rear Yard Setback: Reserved
Setback Exceptions: Reserved

### Parking and Loading:

The Parking and Loading requirements are pursuant to the Aurora Zoning Ordinance <u>Table Two</u>: Schedule of Off-street Parking Requirements and Section(s) 5, and 6.6.

#### Permitted Uses:

Permitted Uses are pursuant to the Aurora Zoning Ordinance <u>Table One</u>: Use Categories and Section(s) 4.2, and 6.6

#### **Special Uses:**

Special Uses are pursuant to the Aurora Zoning Ordinance <u>Table One</u>: Use Categories and Section(s) 4.3, and 6.6.

### **Limited But Permitted Uses:**

Limited but Permitted Uses are pursuant to the Aurora Zoning Ordinance <u>Table One</u>: Use Categories and Section(s) 4.3, and 6.6.

## **Legislative History**

The known legislative history for this Property is as follows:

**O55-2961 approved on 4/3/1957:** AN ORDINANCE NO. 2961, ANNEXING CERTAIN TERRITORY KNOWN AS WEST AURORA SENIOR HIGH SCHOOL SITE, TO THE CITY OF AURORA, KANE COUNTY, ILLINOIS

**O92-031 approved on 5/19/1992:** REZONE EXISTING PARKS AND OTHER LAND FROM THEIR CURRENT ZONING CLASSIFICATIONS TO THE "PUBLIC OPEN SPACE/RECREATION PARK" CLASSIFICATION.

#### **Location Maps Attached:**

As of: 9/21/2015 Researched By: Ty McCarthy

Address: 0 Vacant <u>Comp Plan Designation:</u> Low Density

Residential

Parcel Number(s): 15-20-201-005
School District: SD 129 - West Aurora School

Size: 0.16075 Acres District

<u>Current Zoning:</u> R-2 One-Family Dwelling <u>Park District:</u> FVPD - Fox Valley Park District

District Ward: 4

1929 Zoning: Not Applicable

Historic District: None

<u>1957 Zoning:</u> R-2 One-Family Dwelling District

<u>ANPI Neighborhood:</u> None

TIF District: N/A

**Current Land Use** 

Current Land Use: Vacant/Open Space

**Zoning Provisions** 

Setbacks and Other Bulk Standards:

Requirements are pursuant to the Aurora Zoning Ordinance Section(s) 5 and 7.6.

Setbacks and other bulk standards are typically as follows:

Front Yard Setback: 30 feet

Interior Side Yard Setback: 6 feet on lots less than 60 feet wide or less or 8 feet on lots

greater than 60 feet

Exterior Side Yard Setback: 10 feet Exterior Side Yard Reverse Corner

Setback: 15 feet

Rear Yard Setback: 30 feet

**Setback Exceptions:** Front setback exception for an infill lot. On infill lots the

public street elevation

of the structure shall be located at the average established setback line of the

Impact Area. For additional regulations on infill lots refer to Infill Housing Standards located in the Residential District Specific

Regulations of the zoning

ordinance.

**Side setback exception for religious institutions:** On lots upon which a religious

institution is constructed or extensions made to an existing religious institution,

**Location ID#: 57023** 

to all existing religious institution,

there shall be a side setback line of not less than ten (10) feet on each side of the

main structure and a combined total of side

setback of not less than twenty-five

(25) feet.

**Building Separations:** None

Minimum Lot Width and Area: Typically 60

feet and 8,000 sq ft

Maximum Lot Coverage: 40%

Maximum Structure Height: Typically 35

feet and not over 2 1/2 stories.

Floor Area Ratio: None

Minimum Primary Structure Size: Typically

1,300 sq ft

Minimum Dwelling Unit Size: See minimum

Primary Structure /Building Size

The Parking and Loading requirements are pursuant to the Aurora Zoning Ordinance <u>Table Two</u>: Schedule of Off-street Parking Requirements and Section(s) 5, and 7.6.

### **Permitted Uses:**

Permitted Uses are pursuant to the Aurora Zoning Ordinance <u>Table One</u>: Use Categories and Section(s) 4.2, and 7.6

#### Special Uses:

Special Uses are pursuant to the Aurora Zoning Ordinance <u>Table One</u>: Use Categories and Section(s) 4.3, and 7.6.

#### Limited But Permitted Uses:

Limited but Permitted Uses are pursuant to the Aurora Zoning Ordinance <u>Table One</u>: Use Categories and Section(s) 4.3, and 7.6.

### **Legislative History**

The known legislative history for this Property is as follows:

**O55-2975** approved on 5/12/1955: AN ORDINANCE NO. 2975, ANNEXING CERTAIN TERRITORY TO THE CITY OF AURORA, KANE COUNTY, ILLINOIS

### **Location Maps Attached:**

Aerial Overview Location Map Zoning Map Comprehensive Plan Map

As of: 9/21/2015 Researched By: Ty McCarthy

<u>Address</u>: 407 N Randall Road <u>Comp Plan Designation:</u> Low Density

Residential

Parcel Number(s): 15-20-201-006
School District: SD 129 - West Aurora School

Size: 0.354491 Acres District

<u>Current Zoning:</u> R-2 One-Family Dwelling <u>Park District:</u> FVPD - Fox Valley Park District

District Ward: 4

1929 Zoning: Not Applicable

Historic District: None

<u>1957 Zoning:</u> R-2 One-Family Dwelling District

<u>ANPI Neighborhood:</u> None

TIF District: N/A

**Current Land Use** 

Current Land Use: Vacant Land/Open Space

**Zoning Provisions** 

Setbacks and Other Bulk Standards:

Requirements are pursuant to the Aurora Zoning Ordinance Section(s) 5 and 7.6.

Setbacks and other bulk standards are typically as follows:

Front Yard Setback: 30 feet

**Interior Side Yard Setback:** 6 feet on lots less than 60 feet wide or less or 8 feet on lots

greater than 60 feet

Exterior Side Yard Setback: 10 feet Exterior Side Yard Reverse Corner

Setback: 15 feet

Rear Yard Setback: 30 feet

**Setback Exceptions:** Front setback exception for an infill lot. On infill lots the

public street elevation

of the structure shall be located at the average established setback line of the Impact Area. For additional regulations on infill lots refer to Infill Housing Standards located in the Residential District Specific

Regulations of the zoning

ordinance.

Side setback exception for religious institutions: On lots upon which a religious

institution is constructed or extensions made to an existing religious institution,

**Location ID#: 27465** 

there shall be a side setback line of not less

than ten (10) feet on each side of the main structure and a combined total of side

setback of not less than twenty-five

(25) feet.

**Building Separations:** None

Minimum Lot Width and Area: Typically 60

feet and 8,000 sq ft

Maximum Lot Coverage: 40%

Maximum Structure Height: Typically 35

feet and not over 2 1/2 stories.

Floor Area Ratio: None

Minimum Primary Structure Size: Typically

1,300 sq ft

Minimum Dwelling Unit Size: See minimum

Primary Structure /Building Size

The Parking and Loading requirements are pursuant to the Aurora Zoning Ordinance <u>Table Two</u>: Schedule of Off-street Parking Requirements and Section(s) 5, and 7.6.

### **Permitted Uses:**

Permitted Uses are pursuant to the Aurora Zoning Ordinance <u>Table One</u>: Use Categories and Section(s) 4.2, and 7.6 Permitted Exceptions:

#### Special Uses:

Special Uses are pursuant to the Aurora Zoning Ordinance <u>Table One</u>: Use Categories and Section(s) 4.3, and 7.6.

#### Limited But Permitted Uses:

Limited but Permitted Uses are pursuant to the Aurora Zoning Ordinance <u>Table One</u>: Use Categories and Section(s) 4.3, and 7.6.

### **Legislative History**

The known legislative history for this Property is as follows:

**O55-2975** approved on 5/12/1955: AN ORDINANCE NO. 2975, ANNEXING CERTAIN TERRITORY TO THE CITY OF AURORA, KANE COUNTY, ILLINOIS

### **Location Maps Attached:**

Aerial Overview Location Map Zoning Map Comprehensive Plan Map

As of: 7/30/2015 Researched By: Ty McCarthy

Address: 0 Open Space Comp Plan Designation: Low Density

Residential Parcel Number(s): 15-20-201-010

School District: SD 129 - West Aurora School

District Size: 0.615998 Acres

Current Zoning: R-2 One-Family Dwelling Park District: FVPD - Fox Valley Park District

District Ward: 4

1929 Zoning: Not Applicable Historic District: None

1957 Zoning: R-2 One-Family Dwelling District ANPI Neighborhood: None

TIF District: N/A

**Current Land Use** 

Current Land Use: Vacant Land/Open Space

**Zoning Provisions** 

Setbacks and Other Bulk Standards:

Requirements are pursuant to the Aurora Zoning Ordinance Section(s) 5 and 7.6.

Setbacks and other bulk standards are typically as follows:

Front Yard Setback: 30 feet

Interior Side Yard Setback: 6 feet on lots less than 60 feet wide or less or 8 feet on lots

greater than 60 feet

Exterior Side Yard Setback: 10 feet **Exterior Side Yard Reverse Corner** 

Setback: 15 feet

Rear Yard Setback: 30 feet

**Setback Exceptions:** Front setback exception for an infill lot. On infill lots the

public street elevation

of the structure shall be located at the average established setback line of the Impact Area. For additional regulations on infill lots refer to Infill Housing Standards located in the Residential District Specific Regulations of the zoning

ordinance.

Side setback exception for religious

**institutions:** On lots upon which a religious institution is constructed or extensions made

Location ID#: 57026

to an existing religious institution,

there shall be a side setback line of not less than ten (10) feet on each side of the

main structure and a combined total of side

setback of not less than twenty-five

(25) feet.

**Building Separations: None** 

Minimum Lot Width and Area: Typically 60

feet and 8,000 sq ft

**Maximum Lot Coverage: 40%** 

Maximum Structure Height: Typically 35

feet and not over 2 1/2 stories.

Floor Area Ratio: None

Minimum Primary Structure Size: Typically

The Parking and Loading requirements are pursuant to the Aurora Zoning Ordinance <u>Table Two</u>: Schedule of Off-street Parking Requirements and Section(s) 5, and 7.6.

### Permitted Uses:

Permitted Uses are pursuant to the Aurora Zoning Ordinance <u>Table One</u>: Use Categories and Section(s) 4.2, and 7.6

### **Special Uses:**

Special Uses are pursuant to the Aurora Zoning Ordinance <u>Table One</u>: Use Categories and Section(s) 4.3, and 7.6.

#### Limited But Permitted Uses:

Limited but Permitted Uses are pursuant to the Aurora Zoning Ordinance <u>Table One</u>: Use Categories and Section(s) 4.3, and 7.6.

### **Legislative History**

The known legislative history for this Property is as follows:

**O57-3069 approved on 4/3/1957:** AN ORDINANCE NO. 3069, ANNEXING CERTAIN TERRITORY TO THE CITY OF AURORA, KANE COUNTY, ILLINOIS

### **Location Maps Attached:**

As of: 7/30/2015 Researched By: Ty McCarthy

<u>Address</u>: 107 N Randall Road <u>Comp Plan Designation:</u> Low Density

Residential

Parcel Number(s): 15-20-201-014

Size: 0.605327 Acres

School District: SD 129 - West Aurora School
District

<u>126.</u> 0.003321 Acres

<u>Current Zoning:</u> R-2 One-Family Dwelling <u>Park District</u>: FVPD - Fox Valley Park District

Ward: 4
1929 Zoning: Not Applicable

Historic District: None 1957 Zoning: R-2 One-Family Dwelling District

ANPI Neighborhood: None

TIF District: N/A

**Current Land Use** 

Current Land Use: Vacant Land/Open Space

**Zoning Provisions** 

Setbacks and Other Bulk Standards:

Requirements are pursuant to the Aurora Zoning Ordinance Section(s) 5 and 7.6.

Setbacks and other bulk standards are typically as follows:

Front Yard Setback: 30 feet

**Interior Side Yard Setback:** 6 feet on lots less than 60 feet wide or less or 8 feet on lots

greater than 60 feet

Exterior Side Yard Setback: 10 feet Exterior Side Yard Reverse Corner

Setback: 15 feet

Rear Yard Setback: 30 feet

**Setback Exceptions:** Front setback exception for an infill lot. On infill lots the

public street elevation

of the structure shall be located at the average established setback line of the Impact Area. For additional regulations on infill lots refer to Infill Housing Standards located in the Residential District Specific

Regulations of the zoning

ordinance.

Side setback exception for religious institutions: On lots upon which a religious

institution is constructed or extensions made to an existing religious institution,

Location ID#: 1755

there shall be a side setback line of not less

than ten (10) feet on each side of the main structure and a combined total of side

setback of not less than twenty-five

(25) feet.

**Building Separations:** None

Minimum Lot Width and Area: Typically 60

feet and 8,000 sq ft

Maximum Lot Coverage: 40%

Maximum Structure Height: Typically 35

feet and not over 2 ½ stories.

Floor Area Ratio: None

Minimum Primary Structure Size: Typically

1,300 sq ft

Minimum Dwelling Unit Size: See minimum

Primary Structure /Building Size

The Parking and Loading requirements are pursuant to the Aurora Zoning Ordinance <u>Table Two</u>: Schedule of Off-street Parking Requirements and Section(s) 5, and 7.6.

#### Permitted Uses:

Permitted Uses are pursuant to the Aurora Zoning Ordinance <u>Table One</u>: Use Categories and Section(s) 4.2, and 7.6

#### **Special Uses:**

Special Uses are pursuant to the Aurora Zoning Ordinance <u>Table One</u>: Use Categories and Section(s) 4.3, and 7.6.

#### Limited But Permitted Uses:

Limited but Permitted Uses are pursuant to the Aurora Zoning Ordinance <u>Table One</u>: Use Categories and Section(s) 4.3, and 7.6.

### **Legislative History**

The known legislative history for this Property is as follows:

**O57-3069 approved on 4/3/1957:** AN ORDINANCE NO. 3069, ANNEXING CERTAIN TERRITORY TO THE CITY OF AURORA, KANE COUNTY, ILLINOIS

## **Location Maps Attached:**

As of: 7/30/2015 Researched By: Ty McCarthy

Address: 0 Open Space Comp Plan Designation: Low Density

Residential Parcel Number(s): 15-20-201-017

School District: SD 129 - West Aurora School

Size: 1.388029 Acres District

<u>Current Zoning:</u> R-2 One-Family Dwelling <u>Park District:</u> FVPD - Fox Valley Park District

District Ward: 4

1929 Zoning: Not Applicable

Historic District: None

<u>1957 Zoning:</u> R-2 One-Family Dwelling District

<u>ANPI Neighborhood:</u> None

TIF District: N/A

**Current Land Use** 

Current Land Use: Vacant Land/Open Space

**Zoning Provisions** 

Setbacks and Other Bulk Standards:

Requirements are pursuant to the Aurora Zoning Ordinance Section(s) 5 and 7.6.

Setbacks and other bulk standards are typically as follows:

Front Yard Setback: 30 feet

**Interior Side Yard Setback:** 6 feet on lots less than 60 feet wide or less or 8 feet on lots

greater than 60 feet

**Exterior Side Yard Setback:** 10 feet **Exterior Side Yard Reverse Corner** 

Setback: 15 feet

Rear Yard Setback: 30 feet

**Setback Exceptions:** Front setback exception for an infill lot. On infill lots the

public street elevation

of the structure shall be located at the average established setback line of the Impact Area. For additional regulations on

infill lots refer to Infill Housing Standards located in the Residential District Specific

Regulations of the zoning

ordinance.

**Side setback exception for religious institutions:** On lots upon which a religious

institution is constructed or extensions made to an existing religious institution,

Location ID#: 59381

there shall be a side setback line of not less

than ten (10) feet on each side of the

main structure and a combined total of side setback of not less than twenty-five

(25) feet.

**Building Separations:** None

Minimum Lot Width and Area: Typically 60

feet and 8,000 sq ft

Maximum Lot Coverage: 40%

Maximum Structure Height: Typically 35

feet and not over 2  $\frac{1}{2}$  stories.

Floor Area Ratio: None

Minimum Primary Structure Size: Typically

1,300 sq ft

Minimum Dwelling Unit Size: See minimum

Primary Structure /Building Size

The Parking and Loading requirements are pursuant to the Aurora Zoning Ordinance <u>Table Two</u>: Schedule of Off-street Parking Requirements and Section(s) 5, and 7.6.

#### **Permitted Uses:**

Permitted Uses are pursuant to the Aurora Zoning Ordinance <u>Table One</u>: Use Categories and Section(s) 4.2, and 7.6

#### **Special Uses:**

Special Uses are pursuant to the Aurora Zoning Ordinance <u>Table One</u>: Use Categories and Section(s) 4.3, and 7.6.

#### Limited But Permitted Uses:

Limited but Permitted Uses are pursuant to the Aurora Zoning Ordinance <u>Table One</u>: Use Categories and Section(s) 4.3, and 7.6.

#### **Legislative History**

The known legislative history for this Property is as follows:

**O57-3069 approved on 4/3/1957:** AN ORDINANCE NO. 3069, ANNEXING CERTAIN TERRITORY TO THE CITY OF AURORA, KANE COUNTY, ILLINOIS

### **Location Maps Attached:**

As of: 7/30/2015 Researched By: Ty McCarthy

Address: 0 Open Space Comp Plan Designation: Low Density

Residential Parcel Number(s): 15-20-201-018

School District: SD 129 - West Aurora School

District Size: 1.305973 Acres

Current Zoning: R-2 One-Family Dwelling Park District: FVPD - Fox Valley Park District

Ward: 4

1929 Zoning: Not Applicable Historic District: None

1957 Zoning: R-2 One-Family Dwelling District ANPI Neighborhood: None

TIF District: N/A

**Current Land Use** 

District

Current Land Use: Vacant Land/Open Space

**Zoning Provisions** 

Setbacks and Other Bulk Standards:

Requirements are pursuant to the Aurora Zoning Ordinance Section(s) 5 and 7.6.

Setbacks and other bulk standards are typically as follows:

Front Yard Setback: 30 feet

Interior Side Yard Setback: 6 feet on lots less than 60 feet wide or less or 8 feet on lots

greater than 60 feet

Exterior Side Yard Setback: 10 feet **Exterior Side Yard Reverse Corner** 

Setback: 15 feet

Rear Yard Setback: 30 feet

**Setback Exceptions:** Front setback exception for an infill lot. On infill lots the

public street elevation

of the structure shall be located at the average established setback line of the Impact Area. For additional regulations on infill lots refer to Infill Housing Standards located in the Residential District Specific Regulations of the zoning

ordinance.

Side setback exception for religious

**institutions**: On lots upon which a religious institution is constructed or extensions made

Location ID#: 59380

to an existing religious institution,

there shall be a side setback line of not less than ten (10) feet on each side of the

main structure and a combined total of side

setback of not less than twenty-five

(25) feet.

**Building Separations: None** 

Minimum Lot Width and Area: Typically 60

feet and 8,000 sq ft

**Maximum Lot Coverage: 40%** 

Maximum Structure Height: Typically 35

feet and not over 2 1/2 stories.

Floor Area Ratio: None

Minimum Primary Structure Size: Typically

The Parking and Loading requirements are pursuant to the Aurora Zoning Ordinance <u>Table Two</u>: Schedule of Off-street Parking Requirements and Section(s) 5, and 7.6.

### **Permitted Uses:**

Permitted Uses are pursuant to the Aurora Zoning Ordinance <u>Table One</u>: Use Categories and Section(s) 4.2, and 7.6

### **Special Uses:**

Special Uses are pursuant to the Aurora Zoning Ordinance <u>Table One</u>: Use Categories and Section(s) 4.3, and 7.6.

#### Limited But Permitted Uses:

Limited but Permitted Uses are pursuant to the Aurora Zoning Ordinance <u>Table One</u>: Use Categories and Section(s) 4.3, and 7.6.

## **Legislative History**

The known legislative history for this Property is as follows:

**O57-3069 approved on 4/3/1957:** AN ORDINANCE NO. 3069, ANNEXING CERTAIN TERRITORY TO THE CITY OF AURORA, KANE COUNTY, ILLINOIS

## **Location Maps Attached:**

As of: 7/30/2015 Researched By: Ty McCarthy

<u>Address</u>: 1303 W Galena Blvd <u>Comp Plan Designation:</u> Low Density

Residential Parcel Number(s): 15-20-201-034

School District: SD 129 - West Aurora School

Size: 0.277374 Acres District

<u>Current Zoning:</u> R-2 One-Family Dwelling <u>Park District:</u> FVPD - Fox Valley Park District

District Ward: 4

1929 Zoning: Not Applicable

Historic District: None

<u>1957 Zoning:</u> R-2 One-Family Dwelling District

<u>ANPI Neighborhood:</u> None

TIF District: N/A

**Current Land Use** 

Current Land Use: Vacant Land/Open Space

**Zoning Provisions** 

Setbacks and Other Bulk Standards:

Requirements are pursuant to the Aurora Zoning Ordinance Section(s) 5 and 7.6.

Setbacks and other bulk standards are typically as follows:

Front Yard Setback: 30 feet

**Interior Side Yard Setback:** 6 feet on lots less than 60 feet wide or less or 8 feet on lots

greater than 60 feet

Exterior Side Yard Setback: 10 feet Exterior Side Yard Reverse Corner

Setback: 15 feet

Rear Yard Setback: 30 feet

**Setback Exceptions:** Front setback exception for an infill lot. On infill lots the

public street elevation

of the structure shall be located at the average established setback line of the

Impact Area. For additional regulations on infill lots refer to Infill Housing Standards located in the Residential District Specific

Regulations of the zoning

ordinance.

Side setback exception for religious institutions: On lots upon which a religious

institution is constructed or extensions made to an existing religious institution,

Location ID#: 888889266

there shall be a side setback line of not less

than ten (10) feet on each side of the main structure and a combined total of side

setback of not less than twenty-five

(25) feet.

**Building Separations:** None

Minimum Lot Width and Area: Typically 60

feet and 8,000 sq ft

Maximum Lot Coverage: 40%

Maximum Structure Height: Typically 35

feet and not over 2 ½ stories.

Floor Area Ratio: None

Minimum Primary Structure Size: Typically

1,300 sq ft

Minimum Dwelling Unit Size: See minimum

Primary Structure /Building Size

The Parking and Loading requirements are pursuant to the Aurora Zoning Ordinance <u>Table Two</u>: Schedule of Off-street Parking Requirements and Section(s) 5, and 7.6.

#### Permitted Uses:

Permitted Uses are pursuant to the Aurora Zoning Ordinance <u>Table One</u>: Use Categories and Section(s) 4.2, and 7.6

#### **Special Uses:**

Special Uses are pursuant to the Aurora Zoning Ordinance <u>Table One</u>: Use Categories and Section(s) 4.3, and 7.6.

#### Limited But Permitted Uses:

Limited but Permitted Uses are pursuant to the Aurora Zoning Ordinance <u>Table One</u>: Use Categories and Section(s) 4.3, and 7.6.

#### **Legislative History**

The known legislative history for this Property is as follows:

**O25-2005 approved on 09/08/1925**: AN ORDINANCE NO. 2005 PROVIDING FOR THE ANNEXATION OF A CERTAIN TRACT OF LAND TO THE CITY OF AURORA, AS HEREIN DESCRIBED

**O57-3069 approved on 4/3/1957:** AN ORDINANCE NO. 3069, ANNEXING CERTAIN TERRITORY TO THE CITY OF AURORA, KANE COUNTY, ILLINOIS

#### **Location Maps Attached:**

As of: 7/30/2015 Researched By: Ty McCarthy

Address: 0 Parking Lot Comp Plan Designation: Low Density

Residential

Parcel Number(s): 15-20-201-035 School District: SD 129 - West Aurora School

District Size: 0.113405 Acres

Current Zoning: R-2 One-Family Dwelling Park District: FVPD - Fox Valley Park District

District Ward: 4

1929 Zoning: Not Applicable Historic District: None

1957 Zoning: R-2 One-Family Dwelling District ANPI Neighborhood: None

TIF District: N/A

**Current Land Use** 

Current Land Use: Vacant Land/Open Space/ Parking Lot

**Zoning Provisions** 

Setbacks and Other Bulk Standards:

Requirements are pursuant to the Aurora Zoning Ordinance Section(s) 5 and 7.6.

Setbacks and other bulk standards are typically as follows:

Front Yard Setback: 30 feet

Interior Side Yard Setback: 6 feet on lots less than 60 feet wide or less or 8 feet on lots

greater than 60 feet

Exterior Side Yard Setback: 10 feet **Exterior Side Yard Reverse Corner** 

Setback: 15 feet

Rear Yard Setback: 30 feet

**Setback Exceptions:** Front setback exception for an infill lot. On infill lots the

public street elevation

of the structure shall be located at the average established setback line of the Impact Area. For additional regulations on infill lots refer to Infill Housing Standards located in the Residential District Specific

Regulations of the zoning

ordinance.

Side setback exception for religious

**institutions**: On lots upon which a religious institution is constructed or extensions made

Location ID#: 54431

to an existing religious institution,

there shall be a side setback line of not less

than ten (10) feet on each side of the

main structure and a combined total of side setback of not less than twenty-five

(25) feet.

**Building Separations: None** 

Minimum Lot Width and Area: Typically 60

feet and 8,000 sq ft

**Maximum Lot Coverage: 40%** 

Maximum Structure Height: Typically 35

feet and not over 2 1/2 stories.

Floor Area Ratio: None

Minimum Primary Structure Size: Typically

The Parking and Loading requirements are pursuant to the Aurora Zoning Ordinance <u>Table Two</u>: Schedule of Off-street Parking Requirements and Section(s) 5, and 7.6.

### **Permitted Uses:**

Permitted Uses are pursuant to the Aurora Zoning Ordinance <u>Table One</u>: Use Categories and Section(s) 4.2, and 7.6 Permitted Exceptions:

### **Special Uses:**

Special Uses are pursuant to the Aurora Zoning Ordinance <u>Table One</u>: Use Categories and Section(s) 4.3, and 7.6.

#### Limited But Permitted Uses:

Limited but Permitted Uses are pursuant to the Aurora Zoning Ordinance <u>Table One</u>: Use Categories and Section(s) 4.3, and 7.6.

## **Legislative History**

The known legislative history for this Property is as follows:

**O57-3069 approved on 4/3/1957:** AN ORDINANCE NO. 3069, ANNEXING CERTAIN TERRITORY TO THE CITY OF AURORA, KANE COUNTY, ILLINOIS

### **Location Maps Attached:**

As of: 7/30/2015 Researched By: Ty McCarthy

Address: 0 Parking Lot Comp Plan Designation: Low Density

Residential Parcel Number(s): 15-20-201-037

School District: SD 129 - West Aurora School

District Size: 0.122685 Acres

Current Zoning: R-2 One-Family Dwelling Park District: FVPD - Fox Valley Park District

District Ward: 4

1929 Zoning: Not Applicable Historic District: None

1957 Zoning: R-2 One-Family Dwelling District ANPI Neighborhood: None

**Current Land Use** 

Current Land Use: Vacant Land/Open Space/Parking Lot

**Zoning Provisions** 

Setbacks and Other Bulk Standards:

Requirements are pursuant to the Aurora Zoning Ordinance Section(s) 5 and 7.6.

Setbacks and other bulk standards are typically as follows:

Front Yard Setback: 30 feet

Interior Side Yard Setback: 6 feet on lots less than 60 feet wide or less or 8 feet on lots

greater than 60 feet

Exterior Side Yard Setback: 10 feet **Exterior Side Yard Reverse Corner** 

Setback: 15 feet

Rear Yard Setback: 30 feet

**Setback Exceptions:** Front setback exception for an infill lot. On infill lots the

public street elevation

of the structure shall be located at the average established setback line of the Impact Area. For additional regulations on infill lots refer to Infill Housing Standards located in the Residential District Specific

Regulations of the zoning

ordinance.

Side setback exception for religious

**institutions**: On lots upon which a religious institution is constructed or extensions made

**Location ID#: 54432** 

to an existing religious institution,

there shall be a side setback line of not less

than ten (10) feet on each side of the

main structure and a combined total of side

setback of not less than twenty-five

(25) feet.

TIF District: N/A

**Building Separations: None** 

Minimum Lot Width and Area: Typically 60

feet and 8,000 sq ft

**Maximum Lot Coverage: 40%** 

Maximum Structure Height: Typically 35

feet and not over 2 1/2 stories.

Floor Area Ratio: None

Minimum Primary Structure Size: Typically

The Parking and Loading requirements are pursuant to the Aurora Zoning Ordinance <u>Table Two</u>: Schedule of Off-street Parking Requirements and Section(s) 5, and 7.6.

### **Permitted Uses:**

Permitted Uses are pursuant to the Aurora Zoning Ordinance <u>Table One</u>: Use Categories and Section(s) 4.2, and 7.6

### **Special Uses:**

Special Uses are pursuant to the Aurora Zoning Ordinance <u>Table One</u>: Use Categories and Section(s) 4.3, and 7.6.

#### Limited But Permitted Uses:

Limited but Permitted Uses are pursuant to the Aurora Zoning Ordinance <u>Table One</u>: Use Categories and Section(s) 4.3, and 7.6.

## **Legislative History**

The known legislative history for this Property is as follows:

**O57-3069 approved on 4/3/1957:** AN ORDINANCE NO. 3069, ANNEXING CERTAIN TERRITORY TO THE CITY OF AURORA, KANE COUNTY, ILLINOIS

### **Location Maps Attached:**

As of: 7/30/2015 Researched By: Ty McCarthy

<u>Address</u>: 0 Parking Lot <u>Comp Plan Designation:</u> Low Density

Residential Parcel Number(s): 15-20-201-039

School District: SD 129 - West Aurora School

Size: 0.119725 Acres District

Current Zoning: R-2 One-Family Dwelling Park District: FVPD - Fox Valley Park District

District Ward: 4

1929 Zoning: Not Applicable

Historic District: None

<u>1957 Zoning:</u> R-2 One-Family Dwelling District

<u>ANPI Neighborhood:</u> None

TIF District: N/A

**Current Land Use** 

Current Land Use: Vacant Land/Open Space/Parking Lot

**Zoning Provisions** 

Setbacks and Other Bulk Standards:

Requirements are pursuant to the Aurora Zoning Ordinance Section(s) 5 and 7.6.

Setbacks and other bulk standards are typically as follows:

Front Yard Setback: 30 feet

Interior Side Yard Setback: 6 feet on lots less than 60 feet wide or less or 8 feet on lots

greater than 60 feet

Exterior Side Yard Setback: 10 feet Exterior Side Yard Reverse Corner

Setback: 15 feet

Rear Yard Setback: 30 feet

**Setback Exceptions:** Front setback exception for an infill lot. On infill lots the

public street elevation

of the structure shall be located at the average established setback line of the Impact Area. For additional regulations on infill lots refer to Infill Housing Standards located in the Residential District Specific

Regulations of the zoning

ordinance.

Side setback exception for religious

institutions: On lots upon which a religious institution is constructed or extensions made

**Location ID#: 54433** 

to an existing religious institution,

there shall be a side setback line of not less than ten (10) feet on each side of the

main structure and a combined total of side

setback of not less than twenty-five

(25) feet.

**Building Separations: None** 

Minimum Lot Width and Area: Typically 60

feet and 8,000 sq ft

**Maximum Lot Coverage: 40%** 

Maximum Structure Height: Typically 35

feet and not over 2 ½ stories.

Floor Area Ratio: None

Minimum Primary Structure Size: Typically

The Parking and Loading requirements are pursuant to the Aurora Zoning Ordinance <u>Table Two</u>: Schedule of Off-street Parking Requirements and Section(s) 5, and 7.6.

### **Permitted Uses:**

Permitted Uses are pursuant to the Aurora Zoning Ordinance <u>Table One</u>: Use Categories and Section(s) 4.2, and 7.6

### **Special Uses:**

Special Uses are pursuant to the Aurora Zoning Ordinance <u>Table One</u>: Use Categories and Section(s) 4.3, and 7.6.

#### Limited But Permitted Uses:

Limited but Permitted Uses are pursuant to the Aurora Zoning Ordinance <u>Table One</u>: Use Categories and Section(s) 4.3, and 7.6.

## **Legislative History**

The known legislative history for this Property is as follows:

**O57-3069 approved on 4/3/1957:** AN ORDINANCE NO. 3069, ANNEXING CERTAIN TERRITORY TO THE CITY OF AURORA, KANE COUNTY, ILLINOIS

### **Location Maps Attached:**

As of: 7/30/2015 Researched By: Ty McCarthy

Address: 0 Vacant Comp Plan Designation: Low Density

Residential Parcel Number(s): 15-20-201-041

School District: SD 129 - West Aurora School

District Size: 1.406775 Acres

Current Zoning: R-2 One-Family Dwelling Park District: FVPD - Fox Valley Park District

District Ward: 4

1929 Zoning: Not Applicable Historic District: None

1957 Zoning: R-2 One-Family Dwelling District ANPI Neighborhood: None

TIF District: N/A

**Current Land Use** 

Current Land Use: Vacant Land/Open Space

**Zoning Provisions** 

Setbacks and Other Bulk Standards:

Requirements are pursuant to the Aurora Zoning Ordinance Section(s) 5 and 7.6.

Setbacks and other bulk standards are typically as follows:

Front Yard Setback: 30 feet

Interior Side Yard Setback: 6 feet on lots less than 60 feet wide or less or 8 feet on lots

greater than 60 feet

Exterior Side Yard Setback: 10 feet **Exterior Side Yard Reverse Corner** 

Setback: 15 feet

Rear Yard Setback: 30 feet

**Setback Exceptions:** Front setback exception for an infill lot. On infill lots the

public street elevation

of the structure shall be located at the average established setback line of the Impact Area. For additional regulations on infill lots refer to Infill Housing Standards located in the Residential District Specific Regulations of the zoning

ordinance.

Side setback exception for religious institutions: On lots upon which a religious institution is constructed or extensions made to an existing religious institution,

Location ID#: 49483

there shall be a side setback line of not less than ten (10) feet on each side of the

main structure and a combined total of side setback of not less than twenty-five

(25) feet.

**Building Separations: None** 

Minimum Lot Width and Area: Typically 60

feet and 8,000 sq ft

**Maximum Lot Coverage: 40%** 

Maximum Structure Height: Typically 35

feet and not over 2 1/2 stories.

Floor Area Ratio: None

Minimum Primary Structure Size: Typically

The Parking and Loading requirements are pursuant to the Aurora Zoning Ordinance <u>Table Two</u>: Schedule of Off-street Parking Requirements and Section(s) 5, and 7.6.

### **Permitted Uses:**

Permitted Uses are pursuant to the Aurora Zoning Ordinance <u>Table One</u>: Use Categories and Section(s) 4.2, and 7.6

### **Special Uses:**

Special Uses are pursuant to the Aurora Zoning Ordinance <u>Table One</u>: Use Categories and Section(s) 4.3, and 7.6.

#### Limited But Permitted Uses:

Limited but Permitted Uses are pursuant to the Aurora Zoning Ordinance <u>Table One</u>: Use Categories and Section(s) 4.3, and 7.6.

### **Legislative History**

The known legislative history for this Property is as follows:

**O57-3069 approved on 4/3/1957:** AN ORDINANCE NO. 3069, ANNEXING CERTAIN TERRITORY TO THE CITY OF AURORA, KANE COUNTY, ILLINOIS

### **Location Maps Attached:**

As of: 7/30/2015 Researched By: Ty McCarthy

Address: 0 Parking Lot Comp Plan Designation: Low Density

Residential

Parcel Number(s): 15-20-201-043 School District: SD 129 - West Aurora School

District Size: 0.154426 Acres

Current Zoning: R-2 One-Family Dwelling Park District: FVPD - Fox Valley Park District

District Ward: 4

1929 Zoning: Not Applicable Historic District: None

1957 Zoning: R-2 One-Family Dwelling District ANPI Neighborhood: None

TIF District: N/A

**Current Land Use** 

Current Land Use: Vacant Land/Open Space/Parking Lot

**Zoning Provisions** 

Setbacks and Other Bulk Standards:

Requirements are pursuant to the Aurora Zoning Ordinance Section(s) 5 and 7.6.

Setbacks and other bulk standards are typically as follows:

Front Yard Setback: 30 feet

Interior Side Yard Setback: 6 feet on lots less than 60 feet wide or less or 8 feet on lots

greater than 60 feet

Exterior Side Yard Setback: 10 feet **Exterior Side Yard Reverse Corner** 

Setback: 15 feet

Rear Yard Setback: 30 feet

**Setback Exceptions:** Front setback exception for an infill lot. On infill lots the

public street elevation

of the structure shall be located at the average established setback line of the Impact Area. For additional regulations on infill lots refer to Infill Housing Standards located in the Residential District Specific

Regulations of the zoning

ordinance.

Side setback exception for religious institutions: On lots upon which a religious institution is constructed or extensions made to an existing religious institution,

Location ID#: 54434

there shall be a side setback line of not less than ten (10) feet on each side of the

main structure and a combined total of side setback of not less than twenty-five

(25) feet.

**Building Separations: None** 

Minimum Lot Width and Area: Typically 60

feet and 8,000 sq ft

**Maximum Lot Coverage: 40%** 

Maximum Structure Height: Typically 35

feet and not over 2 1/2 stories.

Floor Area Ratio: None

Minimum Primary Structure Size: Typically

The Parking and Loading requirements are pursuant to the Aurora Zoning Ordinance <u>Table Two</u>: Schedule of Off-street Parking Requirements and Section(s) 5, and 7.6.

### **Permitted Uses:**

Permitted Uses are pursuant to the Aurora Zoning Ordinance <u>Table One</u>: Use Categories and Section(s) 4.2, and 7.6

### **Special Uses:**

Special Uses are pursuant to the Aurora Zoning Ordinance <u>Table One</u>: Use Categories and Section(s) 4.3, and 7.6.

#### Limited But Permitted Uses:

Limited but Permitted Uses are pursuant to the Aurora Zoning Ordinance <u>Table One</u>: Use Categories and Section(s) 4.3, and 7.6.

## **Legislative History**

The known legislative history for this Property is as follows:

**O57-3069 approved on 4/3/1957:** AN ORDINANCE NO. 3069, ANNEXING CERTAIN TERRITORY TO THE CITY OF AURORA, KANE COUNTY, ILLINOIS

### **Location Maps Attached:**

Size: 30.2002 Acres

As of: 7/30/2015 Researched By: Ty McCarthy

Address: 1201 W New York Street Comp Plan Designation: Conservation / Open

Space / Recreation / Drainage

Parcel Number(s): 15-20-201-045

School District: SD 129 - West Aurora School

**Location ID#: 24953** 

District

<u>Current Zoning:</u> P Park and Recreation District <u>Park District</u>: FVPD - Fox Valley Park District

1929 Zoning: Not Applicable Ward: 4

<u>1957 Zoning:</u> Not Applicable <u>Historic District:</u> None

ANPI Neighborhood: None

TIF District: N/A

**Current Land Use** 

Current Land Use: Quasi-Public: School

Number of Buildings: 2

**Zoning Provisions** 

Setbacks and Other Bulk Standards:

Requirements are pursuant to the Aurora Zoning Ordinance Section(s) 5 and 6.6.

Setbacks and other bulk standards are typically as follows:

Front Yard Setback: Reserved Building Separations: None

Interior Side Yard Setback: Reserved Minimum Lot Width and Area: None Interior Drive Yard Setback: Reserved Maximum Lot Coverage: Reserved

Exterior Side Yard Setback: Reserved

Maximum Structure Height: The maximum height of buildings shall be forty (40) feet.

Exterior Side Yard Reverse Corner height of buildings shall be forty (40) feet.

Setback: Reserved Minimum Primary Structure Size: None

Exterior Rear Yard Setback: Reserved Minimum Dwelling Unit Size: None

Rear Yard Setback: Reserved Setback Exceptions: Reserved

Parking and Loading:

The Parking and Loading requirements are pursuant to the Aurora Zoning Ordinance <u>Table Two</u>:

Schedule of Off-street Parking Requirements and Section(s) 5, and 6.6.

Permitted Uses:

Permitted Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and

Section(s) 4.2, and 6.6

#### Special Uses:

Special Uses are pursuant to the Aurora Zoning Ordinance <u>Table One</u>: Use Categories and Section(s) 4.3, and 6.6.

#### Limited But Permitted Uses:

Limited but Permitted Uses are pursuant to the Aurora Zoning Ordinance <u>Table One</u>: Use Categories and Section(s) 4.3, and 6.6.

## **Legislative History**

The known legislative history for this Property is as follows:

**O55-2961 approved on 4/3/1957:** AN ORDINANCE NO. 2961, ANNEXING CERTAIN TERRITORY KNOWN AS WEST AURORA SENIOR HIGH SCHOOL SITE, TO THE CITY OF AURORA, KANE COUNTY, ILLINOIS

**O64-3638 approved on 4/3/1964:** VACATING AND DEDICATING A PORTION OF PUBLIC RIGHT OF WAY FOR N. COMMONWEALTH AVENUE BETWEEN W. NEW YORK STREET AND PLUM STREET

**O92-031 approved on 5/19/1992:**REZONE EXISTING PARKS AND OTHER LAND FROM THEIR CURRENT ZONING CLASSIFICATIONS TO THE "PUBLIC OPEN SPACE/RECREATION PARK" CLASSIFICATION.

**O92-085 approved on 10/20/1992:** VACATING THAT PORTION OF DEDICATED PUBLIC RIGHT-OF-WAY OF W. NEW YORK STREET IN FRONT OF WEST HIGH SCHOOL, WESTWARD FROM THE INTERSECTION OF COMMONWEALTH AVENUE TO THE INTERSECTION WITH GALENA BLVD OPPOSITE GALENA BLVD (10/20/92)

#### **Location Maps Attached:**

As of: 7/30/2015 Researched By: Ty McCarthy

Address: 0 Parking Lot Comp Plan Designation: Low Density

Residential

Subdivision: Lot 6 of West Park Addition

School District: SD 129 - West Aurora School District

Parcel Number(s): 15-20-229-001

Size: 0.066796 Acres Park District: FVPD - Fox Valley Park District

Current Zoning: R-2 One-Family Dwelling Ward: 4

District

Historic District: None 1929 Zoning: B Residential Districts

ANPI Neighborhood: None 1957 Zoning: R-2 One-Family Dwelling District

TIF District: N/A

**Current Land Use** 

Current Land Use: Vacant Land/Open Space

**Zoning Provisions** 

Setbacks and Other Bulk Standards:

Requirements are pursuant to the Aurora Zoning Ordinance Section(s) 5 and 7.6.

Setbacks and other bulk standards are typically as follows:

Front Yard Setback: 30 feet

Interior Side Yard Setback: 6 feet on lots less than 60 feet wide or less or 8 feet on lots

greater than 60 feet

Exterior Side Yard Setback: 10 feet **Exterior Side Yard Reverse Corner** 

Setback: 15 feet

Rear Yard Setback: 30 feet

**Setback Exceptions:** Front setback exception for an infill lot. On infill lots the

public street elevation

of the structure shall be located at the average established setback line of the

Impact Area. For additional regulations on infill lots refer to Infill Housing Standards located in the Residential District Specific

Regulations of the zoning

ordinance.

Side setback exception for religious institutions: On lots upon which a religious institution is constructed or extensions made to an existing religious institution,

**Location ID#: 53223** 

there shall be a side setback line of not less

than ten (10) feet on each side of the main structure and a combined total of side

setback of not less than twenty-five

(25) feet.

**Building Separations:** None

Minimum Lot Width and Area: Typically 60

feet and 8,000 sq ft

Maximum Lot Coverage: 40%

Maximum Structure Height: Typically 35

feet and not over 2 ½ stories.

Floor Area Ratio: None

Minimum Primary Structure Size: Typically

1,300 sq ft

Minimum Dwelling Unit Size: See minimum

Primary Structure /Building Size

The Parking and Loading requirements are pursuant to the Aurora Zoning Ordinance <u>Table Two</u>: Schedule of Off-street Parking Requirements and Section(s) 5, and 7.6.

#### Permitted Uses:

Permitted Uses are pursuant to the Aurora Zoning Ordinance <u>Table One</u>: Use Categories and Section(s) 4.2, and 7.6

#### **Special Uses:**

Special Uses are pursuant to the Aurora Zoning Ordinance <u>Table One</u>: Use Categories and Section(s) 4.3, and 7.6.

#### Limited But Permitted Uses:

Limited but Permitted Uses are pursuant to the Aurora Zoning Ordinance <u>Table One</u>: Use Categories and Section(s) 4.3, and 7.6.

### **Legislative History**

The known legislative history for this Property is as follows:

**O25-2005 approved on 09/08/1925:** AN ORDINANCE NO. 2005 PROVIDING FOR THE ANNEXATION OF A CERTAIN TRACT OF LAND TO THE CITY OF AURORA, AS HEREIN DESCRIBED

### **Location Maps Attached:**

As of: 7/30/2015 Researched By: Ty McCarthy

Address: 0 Parking Lot Comp Plan Designation: Low Density

Residential

Subdivision: Lot 5 of West Park Addition

School District: SD 129 - West Aurora School District

Parcel Number(s): 15-20-229-002

District

<u>Bicel Number(3)</u>. 13-20-223-002 Distr

<u>Size</u>: 0.137039 Acres <u>Park District</u>: FVPD - Fox Valley Park District

<u>Current Zoning:</u> R-2 One-Family Dwelling <u>Ward:</u> 4

District

1929 Zoning: B Residential Districts

ANPI Neighborhood: None 1957 Zoning: R-2 One-Family Dwelling District

TIF District: N/A

**Current Land Use** 

Current Land Use: Vacant Land/Open Space/Parking Lot

**Zoning Provisions** 

Setbacks and Other Bulk Standards:

Requirements are pursuant to the Aurora Zoning Ordinance Section(s) 5 and 7.6.

Setbacks and other bulk standards are typically as follows:

Front Yard Setback: 30 feet

Interior Side Yard Setback: 6 feet on lots less than 60 feet wide or less or 8 feet on lots

greater than 60 feet

**Exterior Side Yard Setback:** 10 feet **Exterior Side Yard Reverse Corner** 

Setback: 15 feet

Rear Yard Setback: 30 feet

**Setback Exceptions:** Front setback exception for an infill lot. On infill lots the

public street elevation

of the structure shall be located at the average established setback line of the

Impact Area. For additional regulations on infill lots refer to Infill Housing Standards located in the Residential District Specific

Regulations of the zoning

ordinance.

Side setback exception for religious institutions: On lots upon which a religious

institution is constructed or extensions made to an existing religious institution,

Location ID#: 53224

there shall be a side setback line of not less

than ten (10) feet on each side of the main structure and a combined total of side

setback of not less than twenty-five

(25) feet.

**Building Separations:** None

Minimum Lot Width and Area: Typically 60

feet and 8,000 sq ft

Historic District: None

Maximum Lot Coverage: 40%

Maximum Structure Height: Typically 35

feet and not over 2 1/2 stories.

Floor Area Ratio: None

Minimum Primary Structure Size: Typically

1,300 sq ft

Minimum Dwelling Unit Size: See minimum

The Parking and Loading requirements are pursuant to the Aurora Zoning Ordinance <u>Table Two</u>: Schedule of Off-street Parking Requirements and Section(s) 5, and 7.6.

### Permitted Uses:

Permitted Uses are pursuant to the Aurora Zoning Ordinance <u>Table One</u>: Use Categories and Section(s) 4.2, and 7.6

### **Special Uses:**

Special Uses are pursuant to the Aurora Zoning Ordinance <u>Table One</u>: Use Categories and Section(s) 4.3, and 7.6.

### Limited But Permitted Uses:

Limited but Permitted Uses are pursuant to the Aurora Zoning Ordinance <u>Table One</u>: Use Categories and Section(s) 4.3, and 7.6.

### **Legislative History**

The known legislative history for this Property is as follows:

**O25-2005 approved on 09/08/1925:** AN ORDINANCE NO. 2005 PROVIDING FOR THE ANNEXATION OF A CERTAIN TRACT OF LAND TO THE CITY OF AURORA, AS HEREIN DESCRIBED

# **Location Maps Attached:**

As of: 7/30/2015 Researched By: Ty McCarthy

Address: 0 Parking Lot Comp Plan Designation: Low Density

Residential

Subdivision: Lot 4 of West Park Addition

School District: SD 129 - West Aurora School District

Parcel Number(s): 15-20-229-003

District

<u>arcer Number(s)</u>. 15-20-229-003 Distr

<u>Size</u>: 0.137174 Acres <u>Park District</u>: FVPD - Fox Valley Park District

Current Zoning: R-2 One-Family Dwelling Ward: 4

District ———

Historic District: None 1929 Zoning: B Residential Districts

ANPI Neighborhood: None 1957 Zoning: R-2 One-Family Dwelling District

TIF District: N/A

**Current Land Use** 

Current Land Use: Vacant Land/Open Space/Parking Lot

**Zoning Provisions** 

Setbacks and Other Bulk Standards:

Requirements are pursuant to the Aurora Zoning Ordinance Section(s) 5 and 7.6.

Setbacks and other bulk standards are typically as follows:

Front Yard Setback: 30 feet

**Interior Side Yard Setback:** 6 feet on lots less than 60 feet wide or less or 8 feet on lots

greater than 60 feet

**Exterior Side Yard Setback:** 10 feet **Exterior Side Yard Reverse Corner** 

Setback: 15 feet

Rear Yard Setback: 30 feet

**Setback Exceptions:** Front setback exception for an infill lot. On infill lots the

public street elevation

of the structure shall be located at the average established setback line of the

Impact Area. For additional regulations on infill lots refer to Infill Housing Standards located in the Residential District Specific

Regulations of the zoning

ordinance.

Side setback exception for religious institutions: On lots upon which a religious

institution is constructed or extensions made to an existing religious institution,

**Location ID#: 53225** 

there shall be a side setback line of not less

than ten (10) feet on each side of the

main structure and a combined total of side setback of not less than twenty-five

(25) feet.

**Building Separations:** None

Minimum Lot Width and Area: Typically 60

feet and 8,000 sq ft

Maximum Lot Coverage: 40%

Maximum Structure Height: Typically 35

feet and not over 2 ½ stories.

Floor Area Ratio: None

Minimum Primary Structure Size: Typically

1,300 sq ft

Minimum Dwelling Unit Size: See minimum

The Parking and Loading requirements are pursuant to the Aurora Zoning Ordinance <u>Table Two</u>: Schedule of Off-street Parking Requirements and Section(s) 5, and 7.6.

### Permitted Uses:

Permitted Uses are pursuant to the Aurora Zoning Ordinance <u>Table One</u>: Use Categories and Section(s) 4.2, and 7.6

### **Special Uses:**

Special Uses are pursuant to the Aurora Zoning Ordinance <u>Table One</u>: Use Categories and Section(s) 4.3, and 7.6.

### Limited But Permitted Uses:

Limited but Permitted Uses are pursuant to the Aurora Zoning Ordinance <u>Table One</u>: Use Categories and Section(s) 4.3, and 7.6.

### **Legislative History**

The known legislative history for this Property is as follows:

**O25-2005 approved on 09/08/1925:** AN ORDINANCE NO. 2005 PROVIDING FOR THE ANNEXATION OF A CERTAIN TRACT OF LAND TO THE CITY OF AURORA, AS HEREIN DESCRIBED

# **Location Maps Attached:**

As of: 7/30/2015 Researched By: Ty McCarthy

Address: 0 Parking Lot Comp Plan Designation: Low Density

Residential

<u>Subdivision: Lots 7 & 8 of West Park Addition</u>
School District: SD 129 - West Aurora School

Parcel Number(s): 15-20-229-006 District

<u>Size</u>: 0.30612 Acres <u>Park District</u>: FVPD - Fox Valley Park District

<u>Current Zoning:</u> R-2 One-Family Dwelling <u>Ward:</u> 4

District

Historic District: None 1929 Zoning: B Residential Districts

ANPI Neighborhood: None 1957 Zoning: R-2 One-Family Dwelling District

TIF District: N/A

**Current Land Use** 

Current Land Use: Vacant Land/Open Space/Parking Lot

**Zoning Provisions** 

Setbacks and Other Bulk Standards:

Requirements are pursuant to the Aurora Zoning Ordinance Section(s) 5 and 7.6.

Setbacks and other bulk standards are typically as follows:

Front Yard Setback: 30 feet

Interior Side Yard Setback: 6 feet on lots less than 60 feet wide or less or 8 feet on lots

greater than 60 feet

**Exterior Side Yard Setback:** 10 feet **Exterior Side Yard Reverse Corner** 

Setback: 15 feet

Rear Yard Setback: 30 feet

**Setback Exceptions:** Front setback exception for an infill lot. On infill lots the

public street elevation

of the structure shall be located at the average established setback line of the

Impact Area. For additional regulations on infill lots refer to Infill Housing Standards located in the Residential District Specific

Regulations of the zoning

ordinance.

Side setback exception for religious institutions: On lots upon which a religious

institution is constructed or extensions made to an existing religious institution,

**Location ID#: 53479** 

there shall be a side setback line of not less

than ten (10) feet on each side of the main structure and a combined total of side

setback of not less than twenty-five

(25) feet.

**Building Separations:** None

Minimum Lot Width and Area: Typically 60

feet and 8,000 sq ft

Maximum Lot Coverage: 40%

Maximum Structure Height: Typically 35

feet and not over 2 1/2 stories.

Floor Area Ratio: None

Minimum Primary Structure Size: Typically

1,300 sq ft

Minimum Dwelling Unit Size: See minimum

The Parking and Loading requirements are pursuant to the Aurora Zoning Ordinance <u>Table Two</u>: Schedule of Off-street Parking Requirements and Section(s) 5, and 7.6.

### Permitted Uses:

Permitted Uses are pursuant to the Aurora Zoning Ordinance <u>Table One</u>: Use Categories and Section(s) 4.2, and 7.6

### **Special Uses:**

Special Uses are pursuant to the Aurora Zoning Ordinance <u>Table One</u>: Use Categories and Section(s) 4.3, and 7.6.

### Limited But Permitted Uses:

Limited but Permitted Uses are pursuant to the Aurora Zoning Ordinance <u>Table One</u>: Use Categories and Section(s) 4.3, and 7.6.

### **Legislative History**

The known legislative history for this Property is as follows:

**O25-2005 approved on 09/08/1925:** AN ORDINANCE NO. 2005 PROVIDING FOR THE ANNEXATION OF A CERTAIN TRACT OF LAND TO THE CITY OF AURORA, AS HEREIN DESCRIBED

# **Location Maps Attached:**

As of: 7/30/2015 Researched By: Ty McCarthy

Address: 206 N Fordham Ave Comp Plan Designation: Low Density

Residential

Subdivision: Lot 10 of West Park Addition

School District: SD 129 - West Aurora School

District Parcel Number(s): 15-20-229-008

Size: 0.137996 Acres Park District: FVPD - Fox Valley Park District

Current Zoning: R-2 One-Family Dwelling Ward: 4

District

Historic District: None 1929 Zoning: B Residential Districts

ANPI Neighborhood: None

1957 Zoning: R-2 One-Family Dwelling District TIF District: N/A

**Current Land Use** 

Current Land Use: Residential: Single Family Total Building Area: 768 sq. ft.

Number of Buildings: 1 Number of Stories: 1

**Building Built In: 1952** 

**Zoning Provisions** 

Setbacks and Other Bulk Standards:

Requirements are pursuant to the Aurora Zoning Ordinance Section(s) 5 and 7.6.

Setbacks and other bulk standards are typically as follows:

Front Yard Setback: 30 feet

Interior Side Yard Setback: 6 feet on lots less than 60 feet wide or less or 8 feet on lots

greater than 60 feet

Exterior Side Yard Setback: 10 feet **Exterior Side Yard Reverse Corner** 

Setback: 15 feet

Rear Yard Setback: 30 feet

**Setback Exceptions:** Front setback exception for an infill lot. On infill lots the

public street elevation

of the structure shall be located at the average established setback line of the Impact Area. For additional regulations on infill lots refer to Infill Housing Standards

located in the Residential District Specific

Location ID#: 14776

Regulations of the zoning

ordinance.

Side setback exception for religious institutions: On lots upon which a religious institution is constructed or extensions made

to an existing religious institution,

there shall be a side setback line of not less

than ten (10) feet on each side of the

main structure and a combined total of side

setback of not less than twenty-five

(25) feet.

**Building Separations: None** 

Minimum Lot Width and Area: Typically 60

feet and 8,000 sq ft

**Maximum Lot Coverage:** 40%

Maximum Structure Height: Typically 35

feet and not over 2 ½ stories.

Floor Area Ratio: None

Minimum Primary Structure Size: Typically

1,300 sq ft

Minimum Dwelling Unit Size: See minimum

Primary Structure /Building Size

### Parking and Loading:

The Parking and Loading requirements are pursuant to the Aurora Zoning Ordinance <u>Table Two</u>: Schedule of Off-street Parking Requirements and Section(s) 5, and 7.6.

# Permitted Uses:

Permitted Uses are pursuant to the Aurora Zoning Ordinance <u>Table One</u>: Use Categories and Section(s) 4.2, and 7.6

### **Special Uses:**

Special Uses are pursuant to the Aurora Zoning Ordinance <u>Table One</u>: Use Categories and Section(s) 4.3, and 7.6.

### <u>Limited But Permitted Uses:</u>

Limited but Permitted Uses are pursuant to the Aurora Zoning Ordinance <u>Table One</u>: Use Categories and Section(s) 4.3, and 7.6.

# **Legislative History**

The known legislative history for this Property is as follows:

**O25-2005** approved on **09/08/1925**: AN ORDINANCE NO. 2005 PROVIDING FOR THE ANNEXATION OF A CERTAIN TRACT OF LAND TO THE CITY OF AURORA, AS HEREIN DESCRIBED

# **Location Maps Attached:**

As of: 7/30/2015 Researched By: Ty McCarthy

Address: 200 N Fordham Ave Comp Plan Designation: Low Density

Residential

Subdivision: Lots 10 & 11 of West Park Addition

School District: SD 129 - West Aurora School District Parcel Number(s): 15-20-229-009

Size: 0.137734 Acres Park District: FVPD - Fox Valley Park District

Current Zoning: R-2 One-Family Dwelling Ward: 4

District

Historic District: None 1929 Zoning: B Residential Districts

ANPI Neighborhood: None 1957 Zoning: R-2 One-Family Dwelling District

TIF District: N/A

**Current Land Use** 

Current Land Use: Vacant Land/Open Space

**Zoning Provisions** 

Setbacks and Other Bulk Standards:

Requirements are pursuant to the Aurora Zoning Ordinance Section(s) 5 and 7.6.

Setbacks and other bulk standards are typically as follows:

Front Yard Setback: 30 feet

Interior Side Yard Setback: 6 feet on lots less than 60 feet wide or less or 8 feet on lots

greater than 60 feet

Exterior Side Yard Setback: 10 feet **Exterior Side Yard Reverse Corner** 

Setback: 15 feet

Rear Yard Setback: 30 feet

**Setback Exceptions:** Front setback exception for an infill lot. On infill lots the

public street elevation

of the structure shall be located at the average established setback line of the

Impact Area. For additional regulations on infill lots refer to Infill Housing Standards located in the Residential District Specific

Regulations of the zoning

ordinance.

Side setback exception for religious institutions: On lots upon which a religious institution is constructed or extensions made to an existing religious institution,

**Location ID#: 14775** 

there shall be a side setback line of not less

than ten (10) feet on each side of the main structure and a combined total of side

setback of not less than twenty-five

(25) feet.

**Building Separations:** None

Minimum Lot Width and Area: Typically 60

feet and 8,000 sq ft

Maximum Lot Coverage: 40%

Maximum Structure Height: Typically 35

feet and not over 2 ½ stories.

Floor Area Ratio: None

Minimum Primary Structure Size: Typically

1,300 sq ft

Minimum Dwelling Unit Size: See minimum

The Parking and Loading requirements are pursuant to the Aurora Zoning Ordinance <u>Table Two</u>: Schedule of Off-street Parking Requirements and Section(s) 5, and 7.6.

### Permitted Uses:

Permitted Uses are pursuant to the Aurora Zoning Ordinance <u>Table One</u>: Use Categories and Section(s) 4.2, and 7.6

### **Special Uses:**

Special Uses are pursuant to the Aurora Zoning Ordinance <u>Table One</u>: Use Categories and Section(s) 4.3, and 7.6.

### Limited But Permitted Uses:

Limited but Permitted Uses are pursuant to the Aurora Zoning Ordinance <u>Table One</u>: Use Categories and Section(s) 4.3, and 7.6.

### **Legislative History**

The known legislative history for this Property is as follows:

**O25-2005 approved on 09/08/1925:** AN ORDINANCE NO. 2005 PROVIDING FOR THE ANNEXATION OF A CERTAIN TRACT OF LAND TO THE CITY OF AURORA, AS HEREIN DESCRIBED

# **Location Maps Attached:**

As of: 7/30/2015 Researched By: Ty McCarthy

Address: 0 Vacant <u>Comp Plan Designation:</u> Low Density

Residential

Parcel Number(s): 15-20-231-001
School District: SD 129 - West Aurora School

Size: 0.116415 Acres District

Current Zoning: R-2 One-Family Dwelling Park District: FVPD - Fox Valley Park District

Ward: 4

District

1929 Zoning: B Residential Districts

Historic District: None

<u>1957 Zoning:</u> R-2 One-Family Dwelling District

<u>ANPI Neighborhood:</u> None

TIF District: N/A

**Current Land Use** 

Current Land Use: Vacant Land/Open Space/Parking Lot

**Zoning Provisions** 

Setbacks and Other Bulk Standards:

Requirements are pursuant to the Aurora Zoning Ordinance Section(s) 5 and 7.6.

Setbacks and other bulk standards are typically as follows:

Front Yard Setback: 30 feet

**Interior Side Yard Setback:** 6 feet on lots less than 60 feet wide or less or 8 feet on lots

greater than 60 feet

Exterior Side Yard Setback: 10 feet Exterior Side Yard Reverse Corner

Setback: 15 feet

Rear Yard Setback: 30 feet

**Setback Exceptions:** Front setback exception for an infill lot. On infill lots the

public street elevation

of the structure shall be located at the average established setback line of the Impact Area. For additional regulations on infill lots refer to Infill Housing Standards located in the Residential District Specific

Regulations of the zoning

ordinance.

Side setback exception for religious

institutions: On lots upon which a religious institution is constructed or extensions made

Location ID#: 55077

to an existing religious institution,

there shall be a side setback line of not less than ten (10) feet on each side of the

main structure and a combined total of side

setback of not less than twenty-five

(25) feet.

**Building Separations: None** 

Minimum Lot Width and Area: Typically 60

feet and 8,000 sq ft

**Maximum Lot Coverage: 40%** 

Maximum Structure Height: Typically 35

feet and not over 2 ½ stories.

Floor Area Ratio: None

Minimum Primary Structure Size: Typically

1,300 sq ft

# Minimum Dwelling Unit Size: See minimum

Primary Structure /Building Size

# Parking and Loading:

The Parking and Loading requirements are pursuant to the Aurora Zoning Ordinance <u>Table Two</u>: Schedule of Off-street Parking Requirements and Section(s) 5, and 7.6.

### Permitted Uses:

Permitted Uses are pursuant to the Aurora Zoning Ordinance <u>Table One</u>: Use Categories and Section(s) 4.2, and 7.6

### **Special Uses:**

Special Uses are pursuant to the Aurora Zoning Ordinance <u>Table One</u>: Use Categories and Section(s) 4.3, and 7.6.

### Limited But Permitted Uses:

Limited but Permitted Uses are pursuant to the Aurora Zoning Ordinance <u>Table One</u>: Use Categories and Section(s) 4.3, and 7.6.

### **Legislative History**

The known legislative history for this Property is as follows:

**O25-2005 approved on 09/08/1925:** AN ORDINANCE NO. 2005 PROVIDING FOR THE ANNEXATION OF A CERTAIN TRACT OF LAND TO THE CITY OF AURORA, AS HEREIN DESCRIBED

# **Location Maps Attached:**

As of: 7/30/2015 Researched By: Ty McCarthy

Address: 1112 Spruce Street Comp Plan Designation: Low Density

Residential

Subdivision: Lot 4 of West Park Addition

School District: SD 129 - West Aurora School Parcel Number(s): 15-20-231-002

District

Size: 0.185461 Acres Park District: FVPD - Fox Valley Park District

Current Zoning: R-2 One-Family Dwelling Ward: 4

District

Historic District: None 1929 Zoning: Not Applicable

ANPI Neighborhood: None

1957 Zoning: R-2 One-Family Dwelling District

TIF District: N/A

### **Current Land Use**

Current Land Use: Vacant Land/Open Space/Parking Lot

# **Zoning Provisions**

# Setbacks and Other Bulk Standards:

Requirements are pursuant to the Aurora Zoning Ordinance Section(s) 5 and 7.6.

Setbacks and other bulk standards are typically as follows:

Front Yard Setback: 30 feet

Interior Side Yard Setback: 6 feet on lots less than 60 feet wide or less or 8 feet on lots

greater than 60 feet

Exterior Side Yard Setback: 10 feet **Exterior Side Yard Reverse Corner** 

Setback: 15 feet

Rear Yard Setback: 30 feet

**Setback Exceptions:** Front setback exception for an infill lot. On infill lots the

public street elevation

of the structure shall be located at the average established setback line of the Impact Area. For additional regulations on infill lots refer to Infill Housing Standards located in the Residential District Specific Regulations of the zoning

ordinance.

institutions: On lots upon which a religious institution is constructed or extensions made to an existing religious institution, there shall be a side setback line of not less than ten (10) feet on each side of the

**Location ID#: 30413** 

main structure and a combined total of side

setback of not less than twenty-five

Side setback exception for religious

(25) feet.

**Building Separations: None** 

Minimum Lot Width and Area: Typically 60

feet and 8,000 sq ft

**Maximum Lot Coverage: 40%** 

Maximum Structure Height: Typically 35

feet and not over 2 1/2 stories.

Floor Area Ratio: None

Minimum Primary Structure Size: Typically

1,300 sq ft

# Minimum Dwelling Unit Size: See minimum

Primary Structure /Building Size

### Parking and Loading:

The Parking and Loading requirements are pursuant to the Aurora Zoning Ordinance <u>Table Two</u>: Schedule of Off-street Parking Requirements and Section(s) 5, and 7.6.

### Permitted Uses:

Permitted Uses are pursuant to the Aurora Zoning Ordinance <u>Table One</u>: Use Categories and Section(s) 4.2, and 7.6 Permitted Exceptions:

### **Special Uses:**

Special Uses are pursuant to the Aurora Zoning Ordinance <u>Table One</u>: Use Categories and Section(s) 4.3, and 7.6.

#### Limited But Permitted Uses:

Limited but Permitted Uses are pursuant to the Aurora Zoning Ordinance <u>Table One</u>: Use Categories and Section(s) 4.3, and 7.6.

# **Legislative History**

The known legislative history for this Property is as follows:

**O25-2005** approved on **09/08/1925**: AN ORDINANCE NO. 2005 PROVIDING FOR THE ANNEXATION OF A CERTAIN TRACT OF LAND TO THE CITY OF AURORA, AS HEREIN DESCRIBED

# **Location Maps Attached:**

As of: 10/21/2015 Researched By: Ty McCarthy

Address: 1108 Spruce Street Comp Plan Designation: Low Density

Residential

Subdivision: Lot 3 of West Park Addition

School District: SD 129 - West Aurora School District

Parcel Number(s): 15-20-231-003

Size: 0.173677 Acres Park District: FVPD - Fox Valley Park District

Current Zoning: R-2 One-Family Dwelling Ward: 4

District

1929 Zoning: Not Applicable

ANPI Neighborhood: None 1957 Zoning: R-2 One-Family Dwelling District

TIF District: N/A

**Current Land Use** 

Current Land Use: Residential: Single Family Total Building Area: 1,147 sq. ft.

Number of Buildings: 1 Number of Stories: 1

**Building Built In: 2000** 

**Zoning Provisions** 

# Setbacks and Other Bulk Standards:

Requirements are pursuant to the Aurora Zoning Ordinance Section(s) 5 and 7.6.

Setbacks and other bulk standards are typically as follows:

Front Yard Setback: 30 feet

Interior Side Yard Setback: 6 feet on lots less than 60 feet wide or less or 8 feet on lots

greater than 60 feet

Exterior Side Yard Setback: 10 feet **Exterior Side Yard Reverse Corner** 

Setback: 15 feet

Rear Yard Setback: 30 feet

**Setback Exceptions:** Front setback exception for an infill lot. On infill lots the

public street elevation

of the structure shall be located at the average established setback line of the Impact Area. For additional regulations on infill lots refer to Infill Housing Standards

located in the Residential District Specific

Location ID#: 1767

Regulations of the zoning

Historic District: None

ordinance.

Side setback exception for religious

institutions: On lots upon which a religious institution is constructed or extensions made

to an existing religious institution,

there shall be a side setback line of not less

than ten (10) feet on each side of the

main structure and a combined total of side

setback of not less than twenty-five

(25) feet.

**Building Separations: None** 

Minimum Lot Width and Area: Typically 60

feet and 8,000 sq ft

**Maximum Lot Coverage:** 40%

Maximum Structure Height: Typically 35

feet and not over 2 ½ stories.

Floor Area Ratio: None

Minimum Primary Structure Size: Typically

1,300 sq ft

Minimum Dwelling Unit Size: See minimum

Primary Structure /Building Size

### Parking and Loading:

The Parking and Loading requirements are pursuant to the Aurora Zoning Ordinance <u>Table Two</u>: Schedule of Off-street Parking Requirements and Section(s) 5, and 7.6.

# Permitted Uses:

Permitted Uses are pursuant to the Aurora Zoning Ordinance <u>Table One</u>: Use Categories and Section(s) 4.2, and 7.6

### **Special Uses:**

Special Uses are pursuant to the Aurora Zoning Ordinance <u>Table One</u>: Use Categories and Section(s) 4.3, and 7.6.

### <u>Limited But Permitted Uses:</u>

Limited but Permitted Uses are pursuant to the Aurora Zoning Ordinance <u>Table One</u>: Use Categories and Section(s) 4.3, and 7.6.

# **Legislative History**

The known legislative history for this Property is as follows:

**O25-2005 approved on 9/8/1925:**AN ORDINANCE NO. 2005 PROVIDING FOR THE ANNEXATION OF A CERTAIN TRACT OF LAND TO THE CITY OF AURORA, AS HEREIN DESCRIBED

# **Location Maps Attached:**

Aerial Overview
Location Map
Zoning Map
Comprehensive Plan Map

As of: 7/30/2015 Researched By: Ty McCarthy

Address: 1147 W Galena Blvd Comp Plan Designation: Low Density

Residential

Parcel Number(s): 15-20-233-002

School District: SD 129 - West Aurora School District Size: 0.918912 Acres

Current Zoning: R-2 One-Family Dwelling Park District: FVPD - Fox Valley Park District District

Ward: 4 1929 Zoning: B Residential Districts

Historic District: None 1957 Zoning: R-2 One-Family Dwelling District

ANPI Neighborhood: None

TIF District: N/A

**Current Land Use** 

Current Land Use: Vacant Land/Open Space

**Zoning Provisions** 

Setbacks and Other Bulk Standards:

Requirements are pursuant to the Aurora Zoning Ordinance Section(s) 5 and 7.6.

Setbacks and other bulk standards are typically as follows:

Front Yard Setback: 30 feet

Interior Side Yard Setback: 6 feet on lots less than 60 feet wide or less or 8 feet on lots

greater than 60 feet

Exterior Side Yard Setback: 10 feet **Exterior Side Yard Reverse Corner** 

Setback: 15 feet

Rear Yard Setback: 30 feet

**Setback Exceptions:** Front setback exception for an infill lot. On infill lots the

public street elevation

of the structure shall be located at the average established setback line of the Impact Area. For additional regulations on infill lots refer to Infill Housing Standards located in the Residential District Specific

Regulations of the zoning

ordinance.

Side setback exception for religious institutions: On lots upon which a religious institution is constructed or extensions made to an existing religious institution,

**Location ID#: 16503** 

there shall be a side setback line of not less than ten (10) feet on each side of the

main structure and a combined total of side setback of not less than twenty-five

(25) feet.

**Building Separations:** None

Minimum Lot Width and Area: Typically 60

feet and 8,000 sq ft

Maximum Lot Coverage: 40%

Maximum Structure Height: Typically 35

feet and not over 2 ½ stories.

Floor Area Ratio: None

Minimum Primary Structure Size: Typically

1,300 sq ft

Minimum Dwelling Unit Size: See minimum

The Parking and Loading requirements are pursuant to the Aurora Zoning Ordinance <u>Table Two</u>: Schedule of Off-street Parking Requirements and Section(s) 5, and 7.6.

### Permitted Uses:

Permitted Uses are pursuant to the Aurora Zoning Ordinance <u>Table One</u>: Use Categories and Section(s) 4.2, and 7.6

### **Special Uses:**

Special Uses are pursuant to the Aurora Zoning Ordinance <u>Table One</u>: Use Categories and Section(s) 4.3, and 7.6.

### Limited But Permitted Uses:

Limited but Permitted Uses are pursuant to the Aurora Zoning Ordinance <u>Table One</u>: Use Categories and Section(s) 4.3, and 7.6.

### **Legislative History**

The known legislative history for this Property is as follows:

**O25-2005 approved on 09/08/1925:** AN ORDINANCE NO. 2005 PROVIDING FOR THE ANNEXATION OF A CERTAIN TRACT OF LAND TO THE CITY OF AURORA, AS HEREIN DESCRIBED

# **Location Maps Attached:**

As of: 7/30/2015 Researched By: Ty McCarthy

<u>Address</u>: 0 Open Space <u>Comp Plan Designation:</u> Conservation / Open

Space / Recreation / Drainage Parcel Number(s): 15-20-233-003

School District: SD 129 - West Aurora School

Size: 1.011666 Acres District

Current Zoning: R-1 One-Family Dwelling Park District: FVPD - Fox Valley Park District

District Ward: 4

1929 Zoning: B Residential Districts

Historic District: None

<u>1957 Zoning:</u> R-2 One-Family Dwelling District

<u>ANPI Neighborhood:</u> None

TIF District: N/A

**Current Land Use** 

Current Land Use: Vacant Land/Open Space

**Zoning Provisions** 

Setbacks and Other Bulk Standards:

Requirements are pursuant to the Aurora Zoning Ordinance Section(s) 5 and 7.5.

Setbacks and other bulk standards are typically as follows:

Front Yard Setback: 30 feet

**Interior Side Yard Setback:** 6 feet on lots less than 60 feet wide or less or 8 feet on lots

greater than 60 feet

**Exterior Side Yard Setback:** 10 feet **Exterior Side Yard Reverse Corner** 

Setback: 15 feet

Rear Yard Setback: 30 feet

**Setback Exceptions:** Front setback exception for an infill lot. On infill lots the

public street elevation

of the structure shall be located at the average established setback line of the Impact Area. For additional regulations on infill lots refer to Infill Housing Standards located in the Residential District Specific

Regulations of the zoning

ordinance.

Side setback exception for religious institutions: On lots upon which a religious

institution is constructed or extensions made

Location ID#: 53480

to an existing religious institution,

there shall be a side setback line of not less than ten (10) feet on each side of the

main structure and a combined total of side

setback of not less than twenty-five

(25) feet.

**Building Separations:** None

Minimum Lot Width and Area: Typically 75

feet and 10,000 sq ft

Maximum Lot Coverage: 40%

Maximum Structure Height: Typically 35

feet and not over 2  $\frac{1}{2}$  stories.

Floor Area Ratio: None

Minimum Primary Structure Size: Typically

1,450 sq ft

Minimum Dwelling Unit Size: See minimum

The Parking and Loading requirements are pursuant to the Aurora Zoning Ordinance <u>Table Two</u>: Schedule of Off-street Parking Requirements and Section(s) 5, and 7.5.

### Permitted Uses:

Permitted Uses are pursuant to the Aurora Zoning Ordinance <u>Table One</u>: Use Categories and Section(s) 4.2, and 7.5

#### **Special Uses:**

Special Uses are pursuant to the Aurora Zoning Ordinance <u>Table One</u>: Use Categories and Section(s) 4.3, and 7.5.

### **Limited But Permitted Uses:**

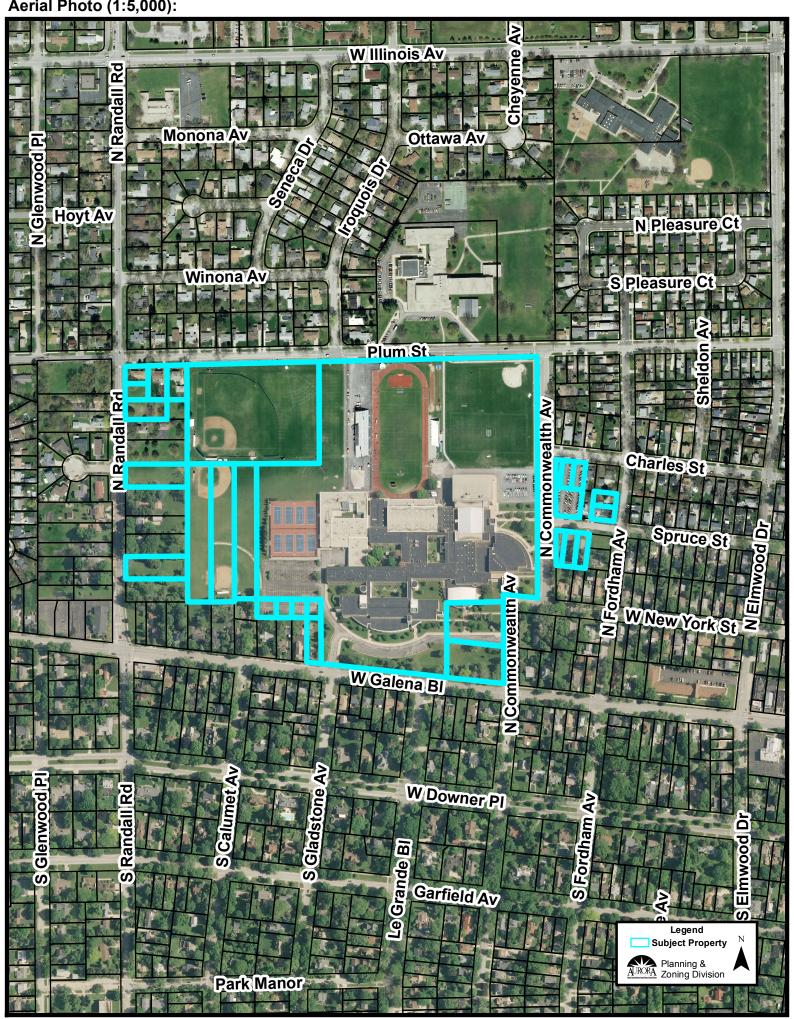
Limited but Permitted Uses are pursuant to the Aurora Zoning Ordinance <u>Table One</u>: Use Categories and Section(s) 4.3, and 7.5.

### **Legislative History**

The known legislative history for this Property is as follows:

**O57-3060 approved on 1/23/1957:** AN ORDINANCE NO. 3060, ANNEXING CERTAIN TERRITORY TO THE CITY OF AURORA, KANE COUNTY, ILLINOIS

# **Location Maps Attached:**



#### Zoning Plan (1:5,000): R1 R2 B2 A R1 R1 R1(S) R1 R5 R1(S) R5 R5 R5 R5 R5 R2 R2 R2 Cheyenne W Illinois Av R2 B2 R2 R2 O(S) O(S) R2 R2 R2 R2 R2 **R2(S)** P(S) R2 R2 R2 R2 Rd R2 Randal Monona Av Ottawa Av R2 R2 **R2(S)** R2 Merrimac Pl R2 **Hoyt Av** R2 Winona Av P(S) R2 Plum St R2 R2\R2 R2 R2 Rd R2 R2 Randall R2 R2 R2 R2 R2 R2 R2 R2 R2 Z R2 R1 R2 R2 R2 R1 R2 R2 R2 R2 W Galena Bl **R2(S)** R2 R R2 R2 2 R2 umet Av Randall R1 R1 R1 R2 R1 R1 Gladstone Av R1 R1 R2 Ś Cal W Downer PI R1 S R1 R1 R1 R1 R2 Garfield Av R1 R1 R1 enwood R1 R1 R1 R1 R1 R1 R1 Grande BI R1 R1 R1 R1 R1 R1 R1 Legend R1 R1 R1 N Subject Property R1 R1 R1 R1 R1 R1 R1 Planning & Zoning Division G R1 R1 R R1 R1 R1 R1 R1 R1 'n

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Comprehensive Plan (1:5,000): Cheyenne W Illinois Av Rd Randall Monona Av Ottawa Av 矼 Ó Senecal Glenwood Hoyt Av N Pleasure Ct Z Winona Av S Pleasure Ct Plum St Sheldon Rd Commonwealth Av Randall Charles St W New York St. Spruce St Elmwood ⋛ Commonwealth W Galena BI Legend Comprehensive Plan River/Lakes/Ponds/Streams Calumet Av Gladstone Av Public ᇟ W Downer PI Rd Quasi - Public enwood Conservation, Open Space, Recreation, Drainage Randall Estates Low Density Residential Medium Density Residential 回  $\overline{\Omega}$ Grande F High Density Residential Office S S Commercial Garfield Av Mixed Uses: Office/Research/Commercial Office/Research/Light Industrial Le Mixed Uses: Offices/Research/Commercial/Residential Industrial Utilities Planning & Subject Property Zoning Division Park Manor ng

Location Map (1:5,000): A W Illinois Av Cheyenne Rd Randall Sonoca Monona Av Ottawa Av Glenwood Hoyt Av N Pleasure Ct Winona Av S'Pleasure, Ct heldon Plum St R S N Commonwealth Av Randāll Charles St Spruce St ₹ Commonwealth W New York St W Galena Bl ¥ Δ Calumet / W Downer PI **R** Gladstone enwood ¥ Fordham / Randall Δ Elmwood 窗 Grande I ច ഗ S က Garfield Av Le Legend Subject Property Planning & Zoning Division Park Manor