

## Property Research Sheet

Location ID#: 54450

As of: 6/16/2015

Researched By: Ty McCarthy

Address: 0 Vacant

Comp Plan Designation: Low Density Residential

Subdivision: Bickford of Aurora

School District: SD 129 - West Aurora School District

Parcel Number(s): 14-24-232-011

Park District: FVPD - Fox Valley Park District

Size: 4.294401 Acres

Ward: 5

Current Zoning: R-5(S) Multi-Family Dwelling District

Historic District: None

1929 Zoning: Not Applicable

ANPI Neighborhood: None

1957 Zoning: Not Applicable

TIF District: N/A

## Current Land Use

Current Land Use: Open Space and Water Surfaces

## 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 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 ½ stories.

**Floor Area Ratio:** None

**Minimum Primary Structure Size:** Typically 1,450 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 Table Two: Schedule of Off-street Parking Requirements and Section(s) 5, and 7.5.

### Permitted Uses:

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

### Special Uses:

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

### **Legislative History**

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The known legislative history for this Property is as follows:

**073-4290 approved on 3/20/1973:** ANNEXATION 073-4290

**099-009 approved on 2/9/1999:** GRANTING A SPECIAL USE PERMIT FOR A CHURCH AND PRIVATE SCHOOL AT THE SOUTHWEST CORNER OF GALENA BLVD. AND ORCHARD ROAD

**002-077 approved on 7/9/2002:** AN ORDINANCE APPROVING THE COUNTRYSIDE VISION PLAN FOR THE AREA LOCATED WEST OF ORCHARD ROAD AND EAST, NORTH AND SOUTH OF THE EXISTING MUNICIPAL BOUNDARY AGREEMENT LINES.

**015-050 approved on 8/25/2015:** AN ORDINANCE AMENDING ORDINANCE NUMBER 3100, BEING THE AURORA ZONING ORDINANCE AND THE ZONING MAP ATTACHED THERETO, BY REZONING PROPERTY FROM R-1(S) ONE FAMILY DWELLING TO R-1(S) ONE FAMILY DWELLING DISTRICT, R-5(S) MULTIPLE FAMILY DWELLING DISTRICT AND OS-1(S) CONSERVATION, OPEN SPACE, AND DRAINAGE DISTRICT, AND ESTABLISHING A SPECIAL USE PLANNED DEVELOPMENT AND APPROVING THE BICKFORD OF AURORA PLAN DESCRIPTION FOR 9.026 ACRES LOCATED AT SOUTHWEST CORNER OF ORCHARD ROAD AND GALENA BOULEVARD, AURORA, ILLINOIS 60506

### **Location Maps Attached:**

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Aerial Overview  
Aerial Map  
Zoning Map  
Comprehensive Plan Map

## Property Research Sheet

Location ID#: 20

As of: 6/16/2015

Researched By: Ty McCarthy

Address: 0 Vacant

Comp Plan Designation: Low Density Residential

Subdivision: Bickford of Aurora

School District: SD 129 - West Aurora School District

Parcel Number(s): 14-24-276-029

Park District: FVPD - Fox Valley Park District

Size: 4.732633 Acres

Ward: 5

Current Zoning: R-1(S) One-Family Dwelling District, OS-1(S) Conservation

Historic District: None

1929 Zoning: Not Applicable

ANPI Neighborhood: None

1957 Zoning: Not Applicable

TIF District: N/A

## Current Land Use

Current Land Use: Vacant Land/Open Space

## Zoning Provisions

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### **Location Maps Attached:**

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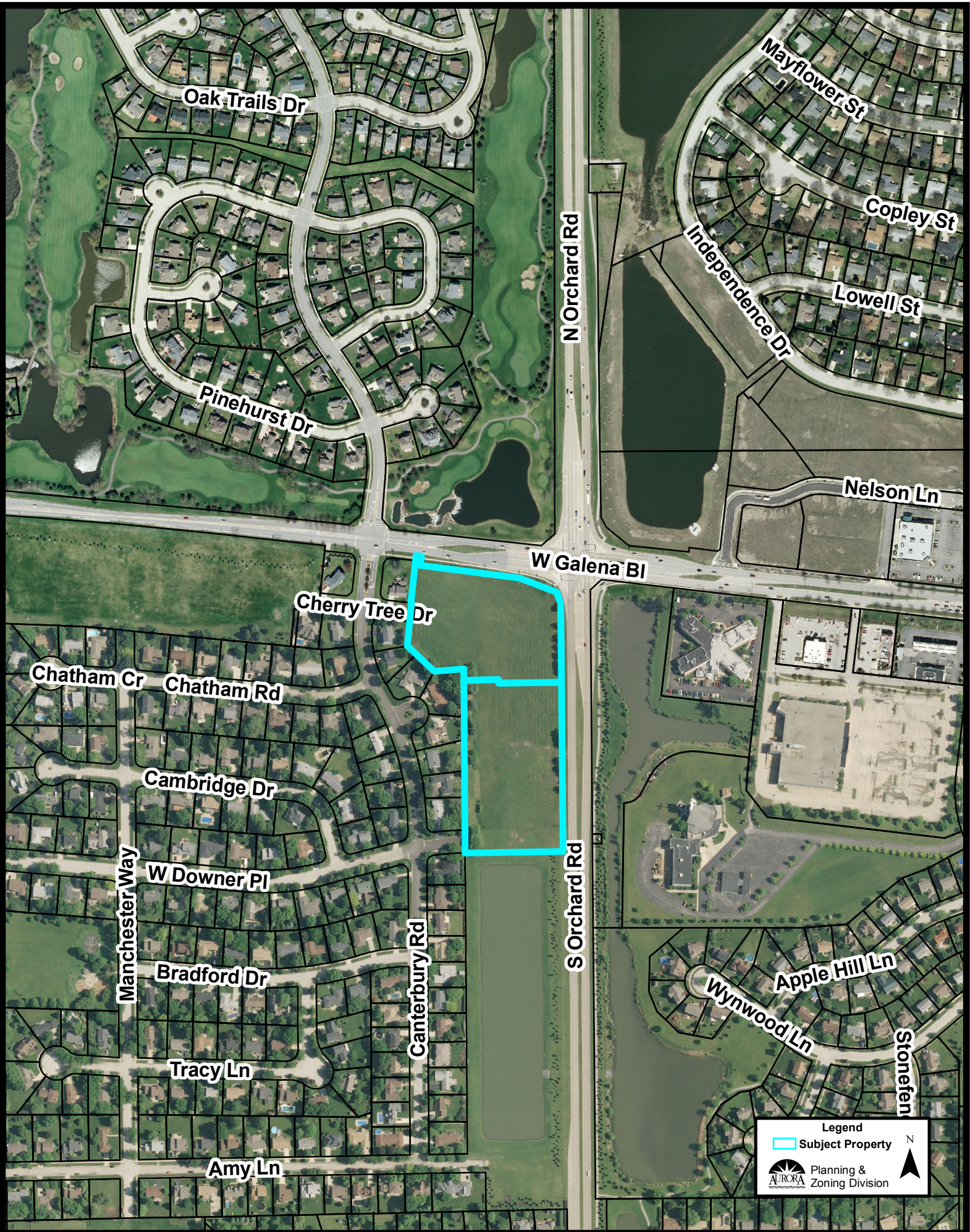
Aerial Overview

Aerial Map

Zoning Map

Comprehensive Plan Map

Aerial Photo (1:5,000):



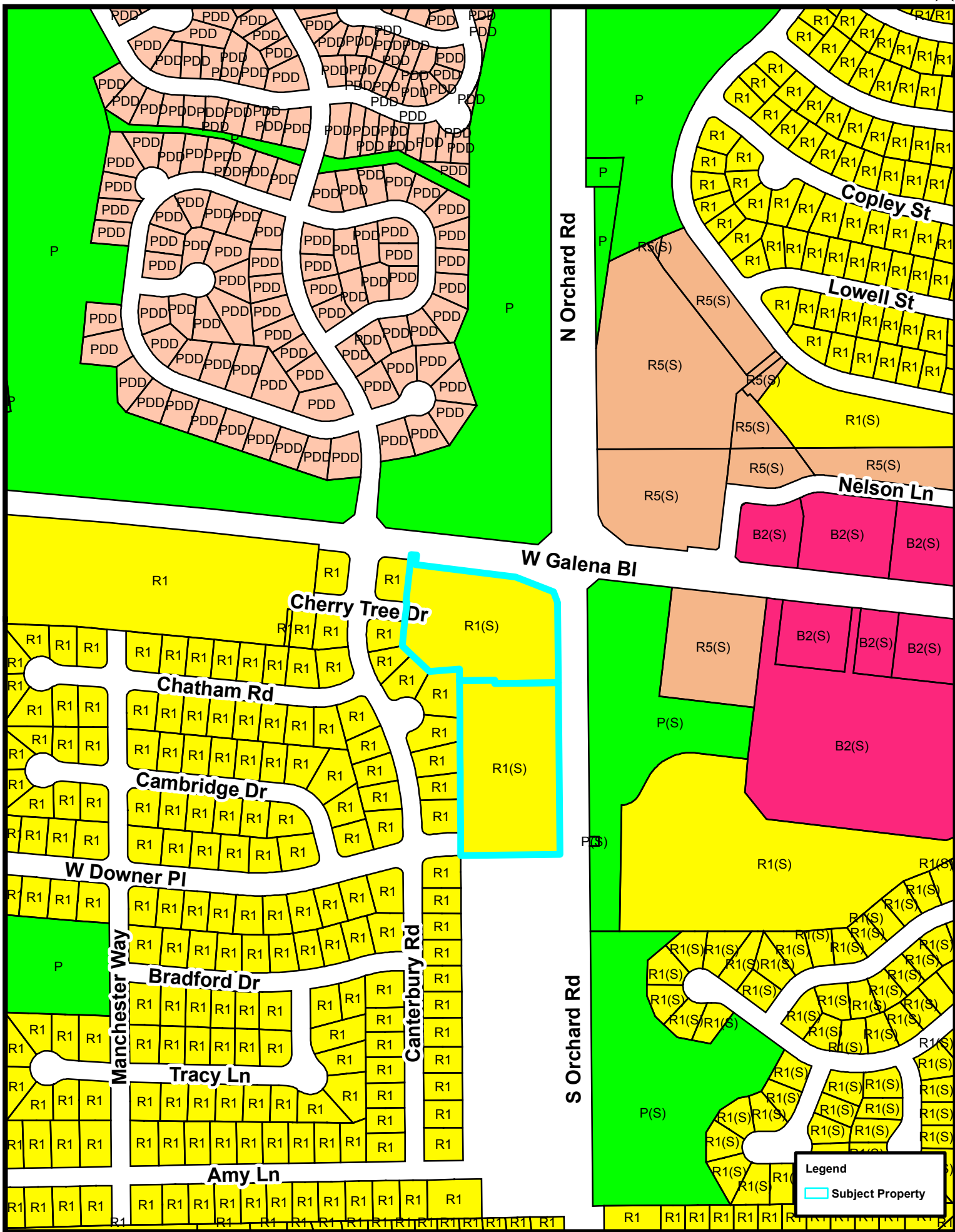
Legend

- Subject Property

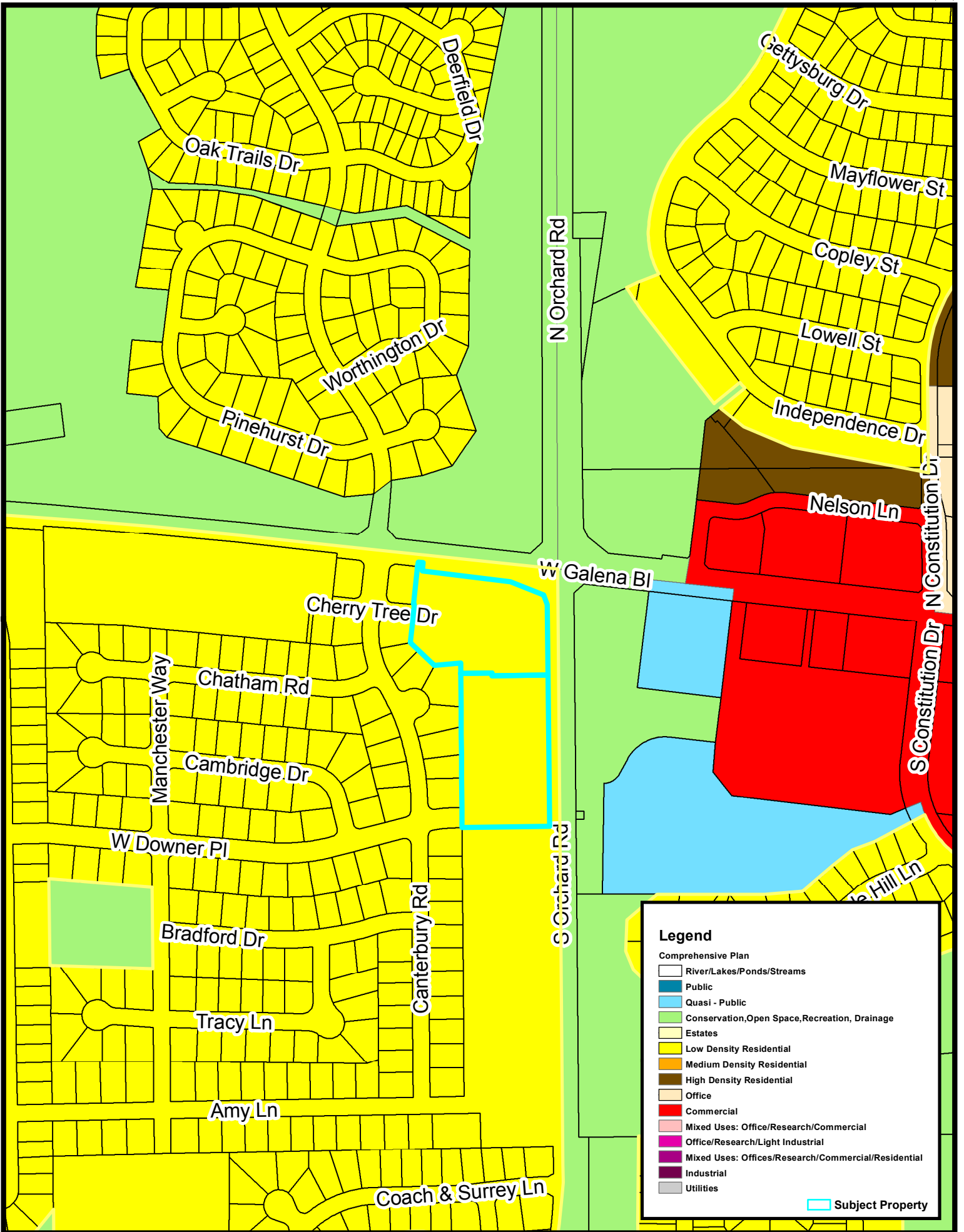
Planning & Zoning Division



Zoning Plan (1:5,000):



**Legend**  
Subject Property



Deerfield Dr  
Oak Trails Dr  
Worthington Dr  
Pinehurst Dr

Gettysburg Dr  
Mayflower St  
Copley St  
Lowell St  
Independence Dr

Cherry Tree Dr  
Chatham Rd  
Cambridge Dr  
Manchester Way  
W Downer Pl  
Bradford Dr  
Tracy Ln  
Amy Ln  
Coach & Surrey Ln  
S Orchard Rd  
Canterbury Rd

N Orchard Rd  
W Galena Bl  
Nelson Ln  
S Constitution Dr  
N Constitution Dr  
Hill Ln

Location Map (1:5,000):

