

# Property Research Sheet

**Location ID#(s): 25334-40415**

As of: 4/3/2019

Researched By: Jill Morgan

Address: 100 OAK AV

Current Zoning: R3(S)

Parcel Number(s): 15-22-159-001

1929 Zoning: C Residential District

Subdivision: Lots 1-4 of Gales Addition

1957 Zoning:

Size: 0.92 Acres / 40,075 Sq. Ft.

Comp Plan Designation: Public

School District: SD 129 - West Aurora School District

ANPI Neighborhood: Near West Galena

Park District: FVPD - Fox Valley Park District

TIF District: N/A

Ward: 6

Historic District: None

Overall Development Name: Todd School

## Current Land Use

Current Land Use: Quasi-Public: School

AZO Land Use Category: Educational services (6100)

Number of Buildings: 1

Number of Stories: 3

Building Built In: 1934

Parking Spaces: 26

Total Building Area:

## Zoning Provisions

### Setbacks and Other Bulk Standards:

Requirements are pursuant to the Aurora Zoning Ordinance Section(s) 5 and 7.7.

Setbacks are typically as follows:

**Front Yard Setback:** 30 feet

**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

**Exterior Rear Yard Setback:**

**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.

**Interior Drive Yard Setback:**

Other bulk standards are typically as follows:

**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 950 sq ft

**Minimum Dwelling Unit Size:** See minimum  
Primary Structure /Building Size

**Maximum Density:**

**Parking and Loading:**

The Parking and Loading requirements are pursuant to the Aurora Zoning Ordinance Table Two: Schedule of Off-street Parking Requirements and Section(s) 5 and 7.7.

**Permitted Uses:**

Permitted Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.2 and 7.7 Permitted Exceptions: Two churches identified as R-3 (S) with a Special Use

**Special Uses:**

Special Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.3 and 7.7.

**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 7.7.

**Miscellaneous Notes on History**

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None

**Legislative History**

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The known legislative history for this Property is as follows:

**O1980-4952 approved on 10/21/1980:** AN ORDINANCE AMENDING ORDINANCE NO. 3100 BEING THE AURORA ZONING ORDINANCE, AND THE ZONING MAP ATTACHED THERETO, BY COMPREHENSIVELY REZONING THE NEAR NORTHWEST AREA NEIGHBORHOOD.

**O2016-112 approved on 12/20/2016:** AN ORDINANCE APPROVING OBVIOUS CHANGES TO AURORA'S COMPREHENSIVE PLAN FOR 13 AREAS LOCATED THROUGHOUT THE CITY OF AURORA.

**Location Maps Attached:**

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Aerial Overview

Location Map

Zoning Map

Comprehensive Plan Map

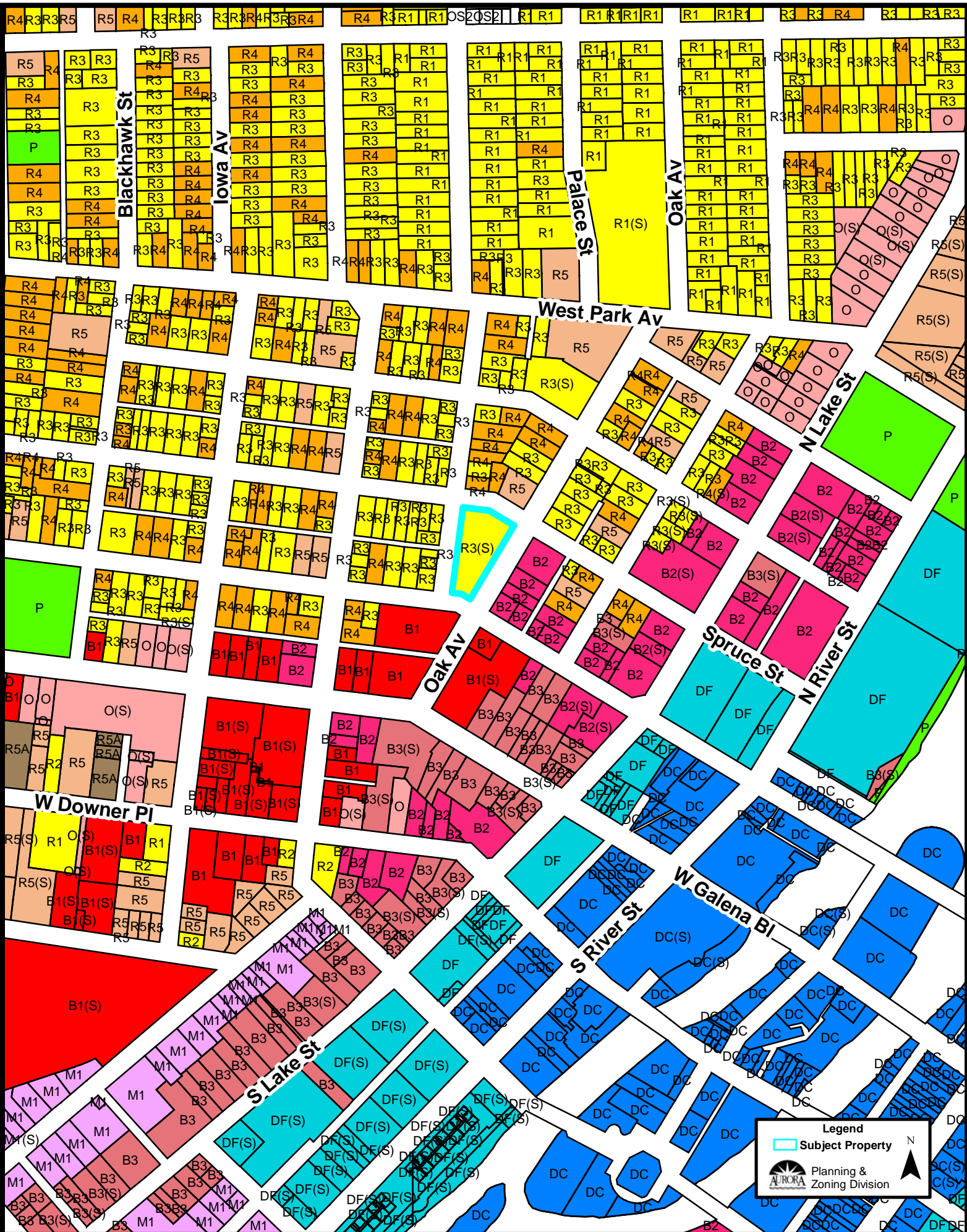


Aerial Map (1:1,500):

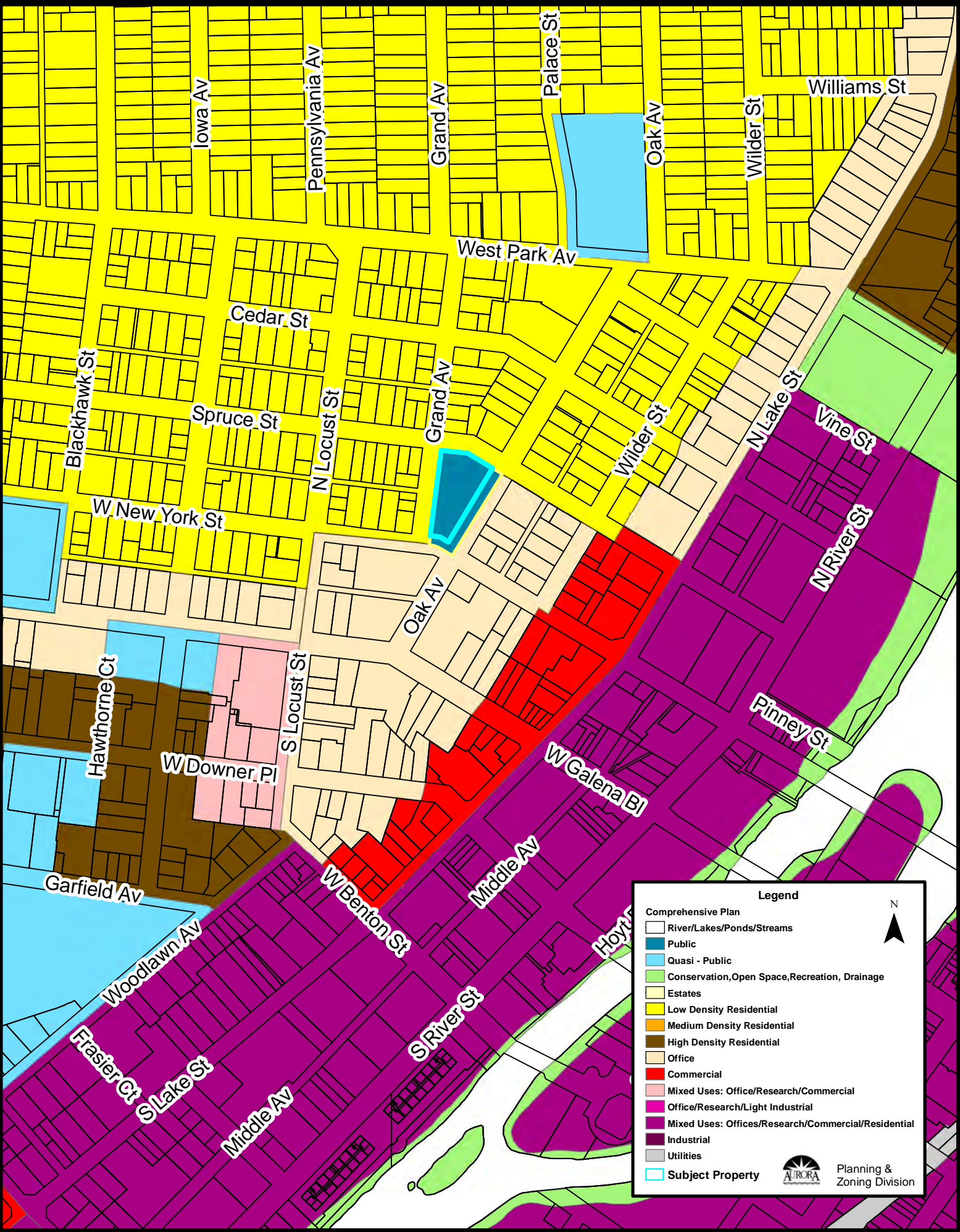




### Zoning Map (1:5,000):



Comprehensive Plan (1:5,000):



Location Map (1:1,000):

