**Property Research Sheet** 

Size: 6.155235 Acres

As of: 7/23/2015 Researched By: Ty McCarthy

Address: 1151 Plum Street Comp Plan Designation: Conservation / Open

Space / Recreation / Drainage

Parcel Number(s): 15-17-477-017

School District: SD 129 - West Aurora School

**Location ID#: 26879** 

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: 1

Total Building Area: 78,631 sq. ft.

Number of Stories: 1

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

Exterior Side Yard Setback: Reserved Maximum Structure Height: The maximum height of buildings shall be forty (40) feet.

Setback: Reserved Floor Area Ratio:

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

Rear Yard Setback: Reserved Minimum Dwelling Unit Size: None

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:

O55-2968 approved on 4/1/1955: ANNEXING CERTAIN PROPERTY TO THE CITY OF AURORA.

**O55-2973 approved on 5/5/1955:** AN ORDINANCE NO. 2973 ANNEXING CERTAIN TERRITORY TO THE CITY OF AURORA, KANE COUNTY, ILLINOIS

**O56-3017 approved on 4/4/1956:** AN ORDINANCE NO. 3017 ANNEXING CERTAIN TERRITORY PROPERTY 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:**

Aerial Overview Aerial Map Zoning Map Comprehensive Plan Map **Property Research Sheet** 

Size: 5.645456 Acres

As of: 7/23/2015 Researched By: Ty McCarthy

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

Space / Recreation / Drainage

Parcel Number(s): 15-17-447-018

School District: SD 129 - West Aurora School

Location ID#: 56630

District

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

<u>1929 Zoning:</u> Not Applicable <u>Ward:</u> 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:** 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

Exterior Side Yard Reverse Corner

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

Setback: Reserved Floor Area Ratio:

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

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

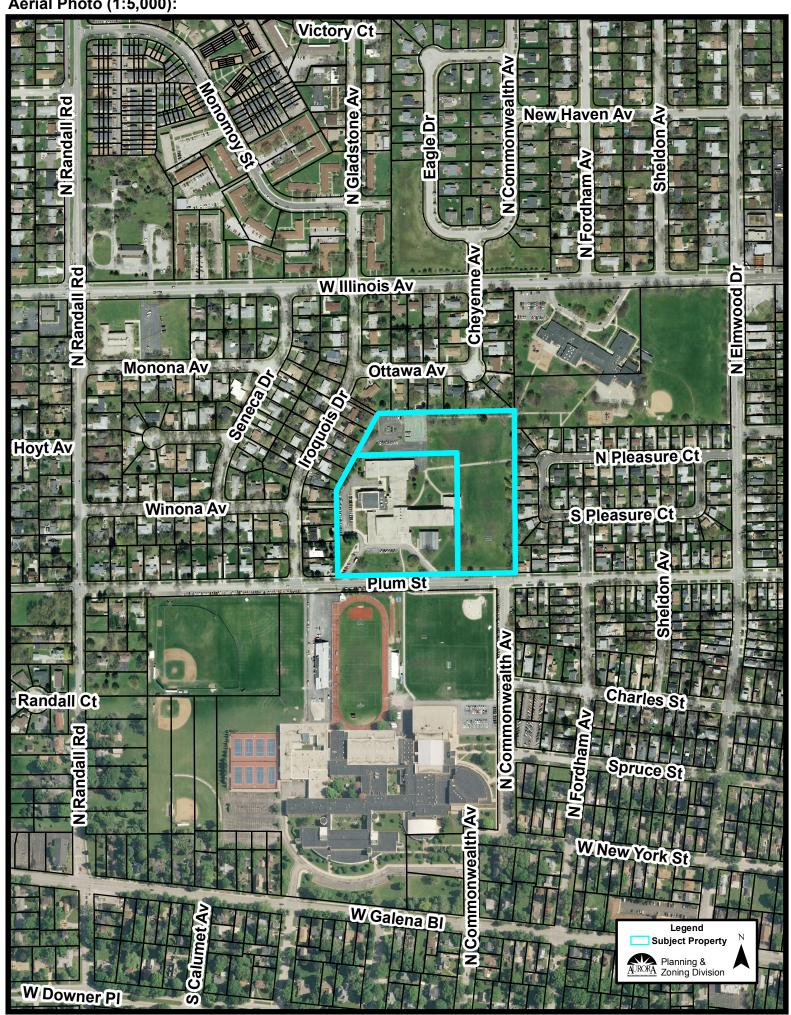
**O55-2973 approved on 5/5/1955:** AN ORDINANCE NO. 2973 ANNEXING CERTAIN TERRITORY TO THE CITY OF AURORA, KANE COUNTY, ILLINOIS

**O56-3017 approved on 4/4/1956:** AN ORDINANCE NO. 3017 ANNEXING CERTAIN TERRITORY PROPERTY TO THE CITY OF AURORA, KANE COUNTY, ILLINOIS

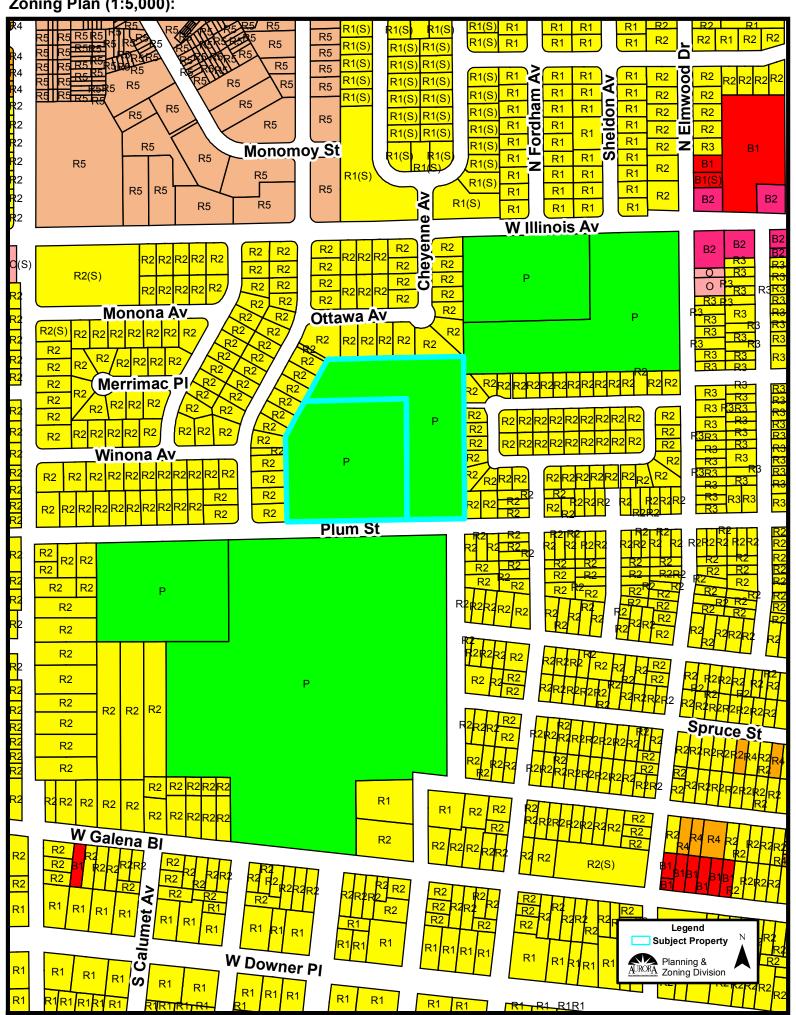
**O92-031 approved on 5/19/1992:**REZONE EXISTING PARKS AND OTHER LAND FROM THEIR CURRENT ZONING CLASSIFICATIONS TO THE "PUBLIC OPEN SPACE/RECREATION PARK" CLASSIFICATION

### **Location Maps Attached:**

Aerial Overview Aerial Map Zoning Map Comprehensive Plan Map



# Zoning Plan (1:5,000):



Comprehensive Plan (1:5,000): Victory Ct Commonwealth Av Randall Rd New Haven Av Sheldon Av Gladstone Φ Eagl Fordham Av z Cheyenne Av N Randall Rd ភ W Illinois Av DOGMU r Seneca Dr Monona Av. Ottawa Av Ó Hoyt Av N Pleasure Ct Winona Av S Pleasure Ct Plum St Commonwealth Av Charles St Randall Ct Rd Legend Comprehensive Plan Randall River/Lakes/Ponds/Streams Public Quasi - Public Conservation, Open Space, Recreation, Drainage Commonwealth Av Estates Low Density Residential Medium Density Residential High Density Residential Office Commercial Mixed Uses: Office/Research/Commercial W Calena BI Calumet Av Office/Research/Light Industrial Mixed Uses: Offices/Research/Commercial/Residential Rand Industrial Z Planning & Subject Property Zoning Division W Downer PI

Location Map (1:5,000): Victory Ct Ith-Av Monomoy Rd Commonweal New Haven Av ₹ Gladstone Randall Sheldon <u>ه</u>ا Ш Eagl Fordham Cheyenne Av ۵ W Illinois Av Elmwood N Randal Monona Av Ottawa Av Ò Seneca Hoyt Av N Pleasure Ct Winona Av S Pleasure C <u>190</u> Plum\_St Shel **Commonwealth Av** Charles St Randall Ct Rd Randall Fordh, Spruce St Commonwealth Av W New York St Calumet Av W Galena Bl Legend Subject Property Planning & Zoning Division W Downer PI S