

Property Research Sheet

Location ID#: 26879

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 District

Size: 6.155235 Acres

Current Zoning: P Park and Recreation District

Park District: FVPD - Fox Valley Park District

1929 Zoning: Not Applicable

Ward: 4

1957 Zoning: Not Applicable

Historic District: 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

Interior Side Yard Setback: Reserved

Interior Drive Yard Setback: Reserved

Exterior Side Yard Setback: Reserved

Exterior Side Yard Reverse Corner

Setback: Reserved

Exterior Rear Yard Setback: Reserved

Rear Yard Setback: Reserved

Setback Exceptions: Reserved

Building Separations: None

Minimum Lot Width and Area: None

Maximum Lot Coverage: Reserved

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

Floor Area Ratio:

Minimum Primary Structure Size: None

Minimum Dwelling Unit Size: None

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 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 Table One: 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 Table One: 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

Location ID#: 56630

As of: 7/23/2015

Researched By: Ty McCarthy

Address: 0 Open Space

Comp Plan Designation: Conservation / Open Space / Recreation / Drainage

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

School District: SD 129 - West Aurora School District

Size: 5.645456 Acres

Current Zoning: P Park and Recreation District

Park District: FVPD - Fox Valley Park District

1929 Zoning: Not Applicable

Ward: 4

1957 Zoning: Not Applicable

Historic District: 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

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

Exterior Side Yard Reverse Corner

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 Table Two: 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 Table One: 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 Table One: 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

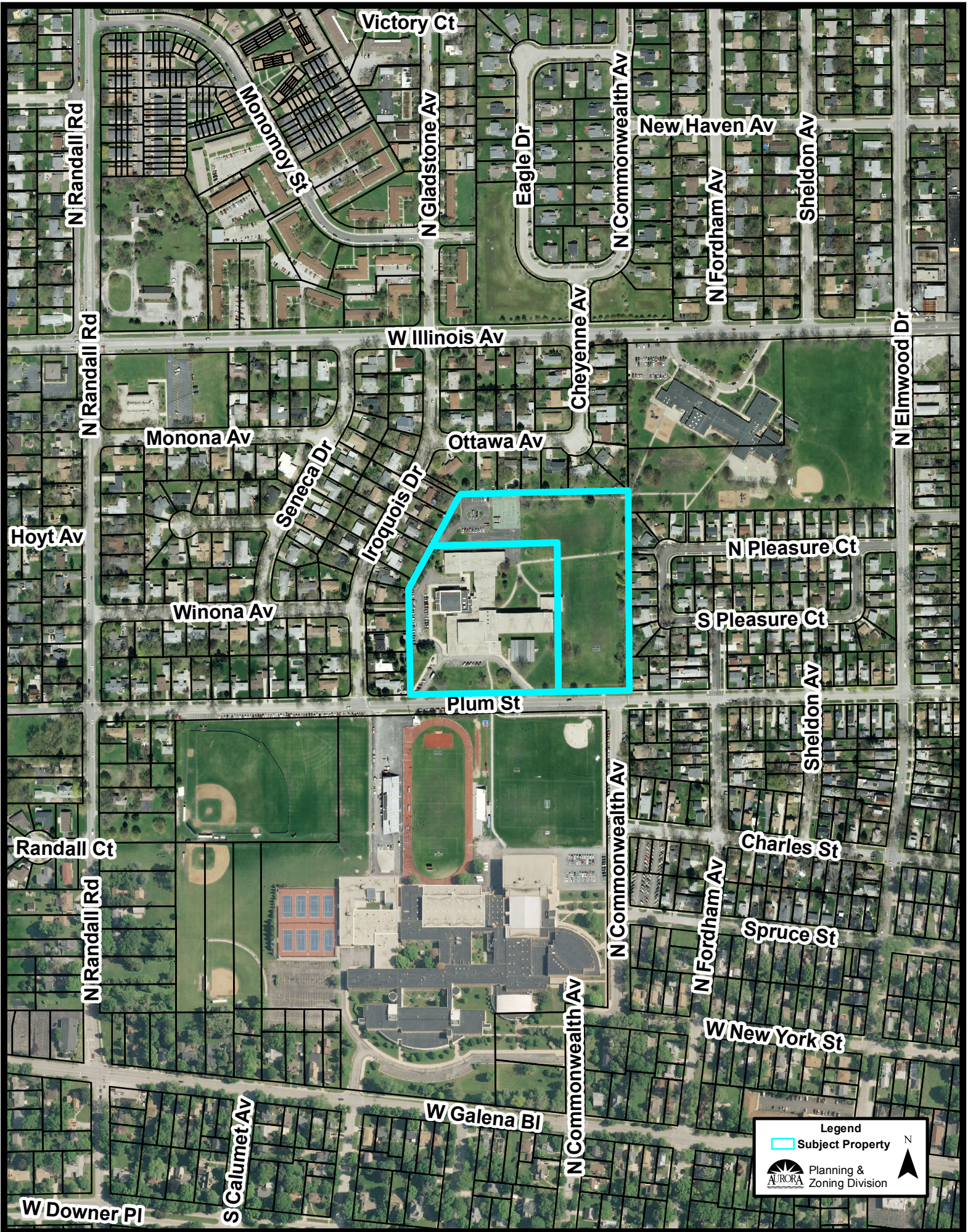
O56-3017 approved on 4/4/1956: AN ORDINANCE NO. 3017 ANNEXING CERTAIN TERRITORY PROPERTY TO THE CITY OF AURORA, KANE COUNTY, ILLINOIS

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

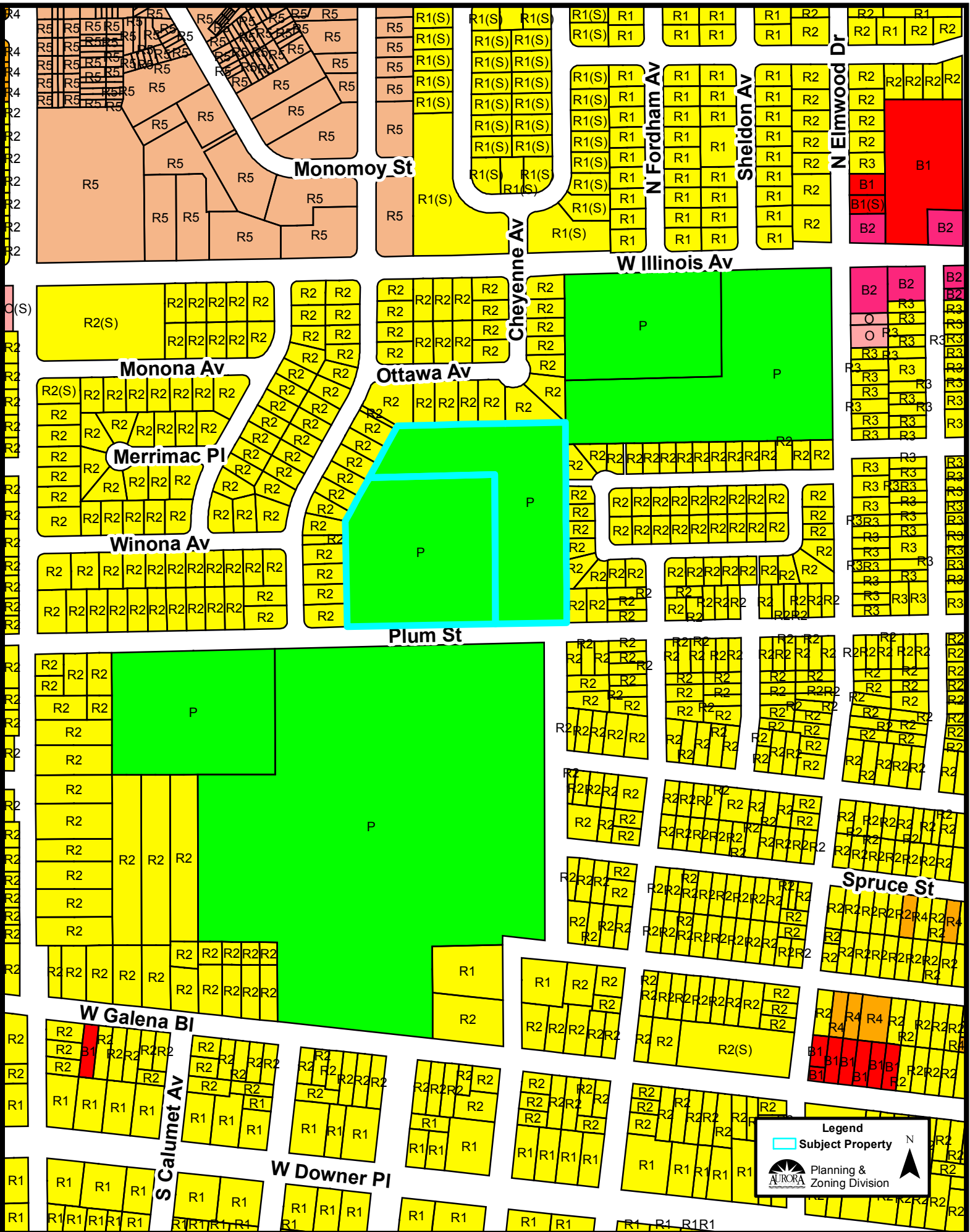
Location Maps Attached:

- Aerial Overview
- Aerial Map
- Zoning Map
- Comprehensive Plan Map

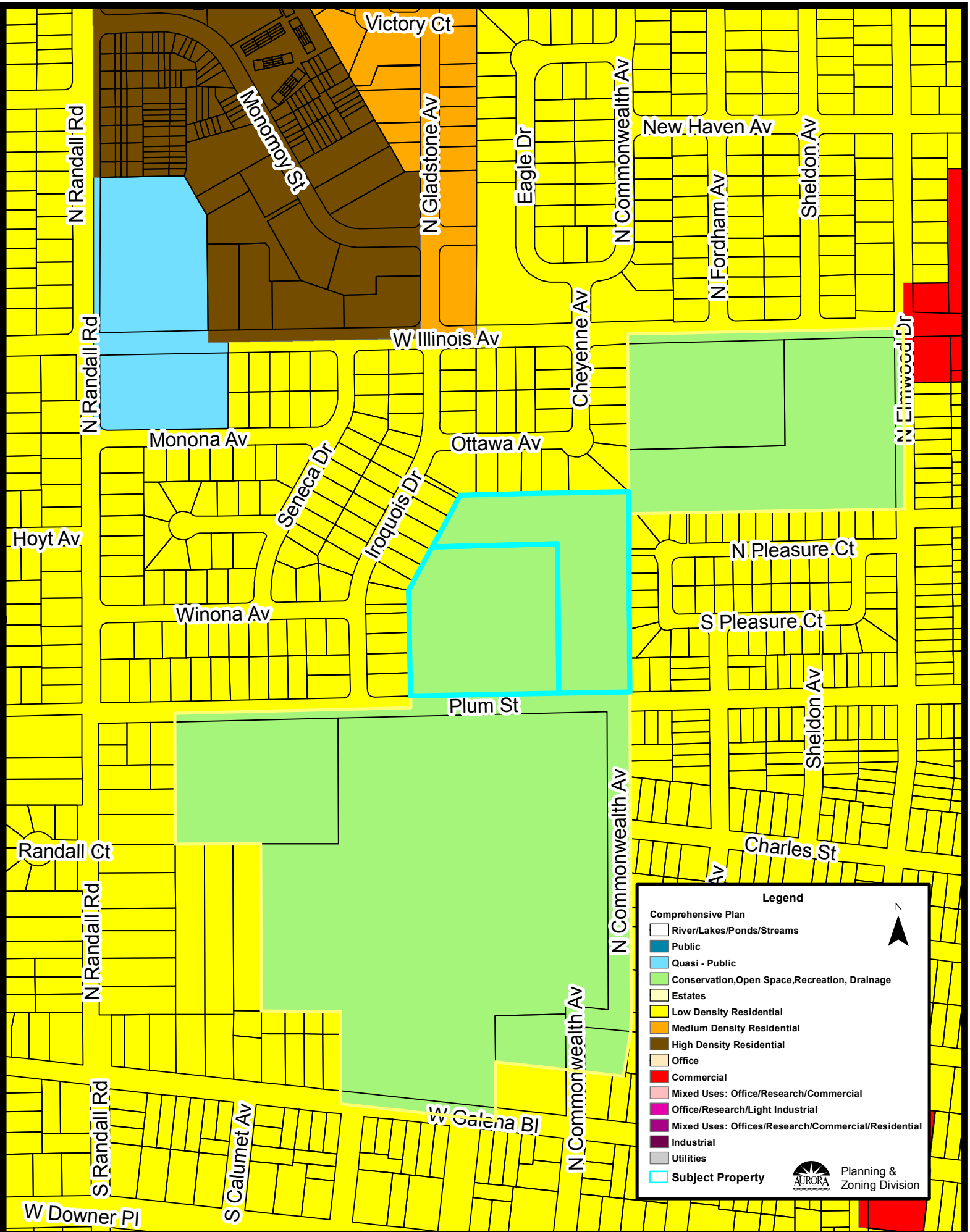
Aerial Photo (1:5,000):



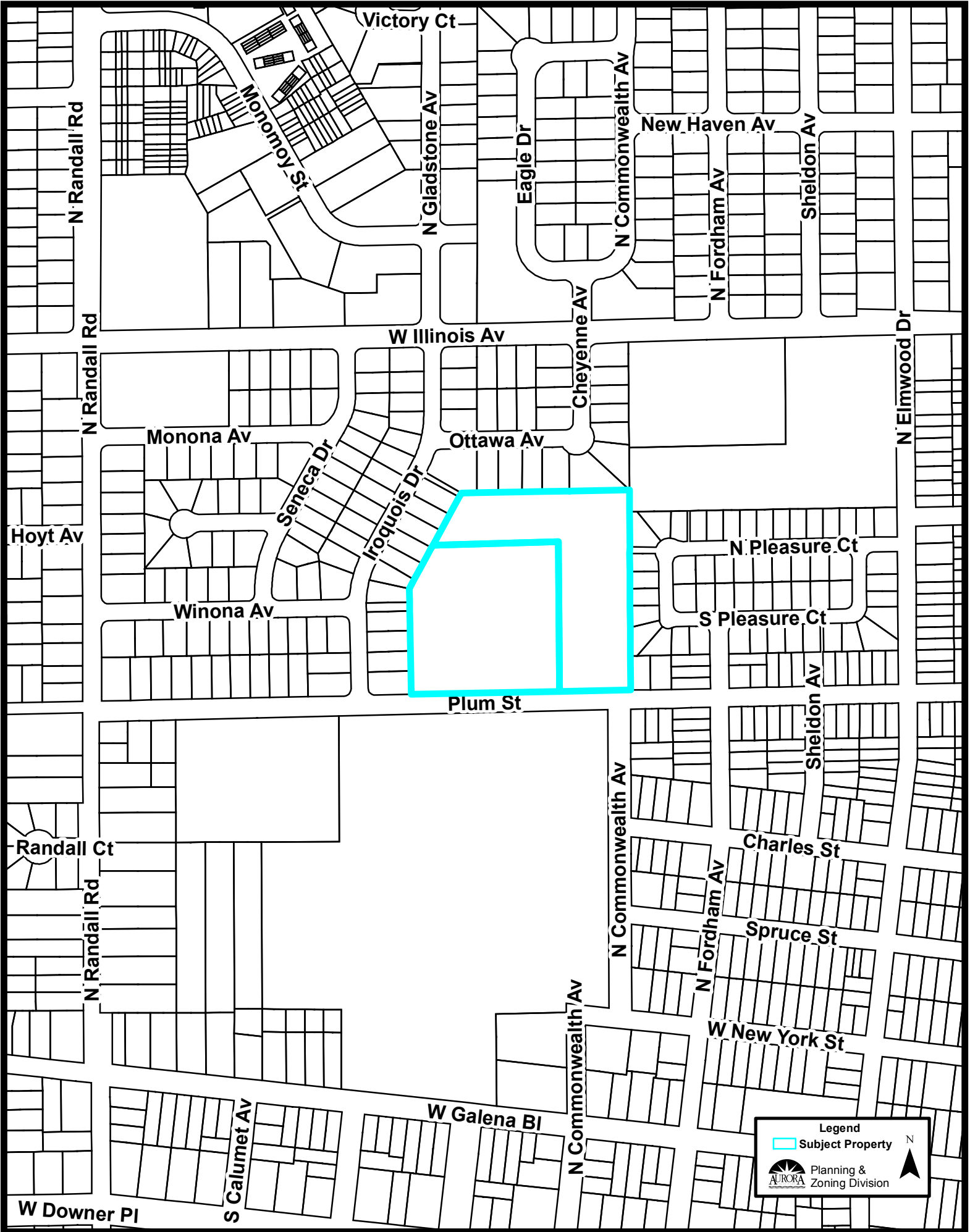
Zoning Plan (1:5,000):



Comprehensive Plan (1:5,000):



Location Map (1:5,000):



Legend

- Subject Property

Planning & Zoning Division