

# Property Research Sheet

**Location ID#(s): 2740-8160**

As of: 2/17/202

Researched By: Tracey Vacek

Address: 550 S Lincoln Avenue

Current Zoning: P Park and Recreation District

Parcel Number(s): 15-27-301-001 & 15-27-301-022

1929 Zoning: A Residential Districts & B Residential Districts

Subdivision: Lots 1, 2, 3, 4, 5, 6 and Part of Lot 7 of Clark Seminary Addition

1957 Zoning: R-1 One-Family Dwelling District

Size: 3.719 Acres / 162,000 Sq. Ft.

Comp Plan Designation: Public & Low Density Residential

School District: SD 131 - East Aurora School District

ANPI Neighborhood: Bardwell

Park District: FVPD - Fox Valley Park District

TIF District: N/A

Ward: 4

Overall Development Name: Bardwell Elementary School

## Current Land Use

Current Land Use: Quasi-Public: School

AZO Land Use Category: Educational services (6100)

## Zoning Provisions

### Setbacks and Other Bulk Standards:

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

### 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 Section 6.6.

### Permitted Uses:

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

### Special Uses:

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

## Miscellaneous Notes on History

None

## Legislative History

The known legislative history for this Property is as follows:

**O1992-031 approved on 5/19/1992:** AN ORDINANCE TO REZONE EXISTING PARKS AND OTHER LAND FROM THEIR CURRENT ZONING CLASSIFICATIONS TO THE "PUBLIC OPEN SPACE/RECREATION PARK" CLASSIFICATION

**Location Maps Attached:**

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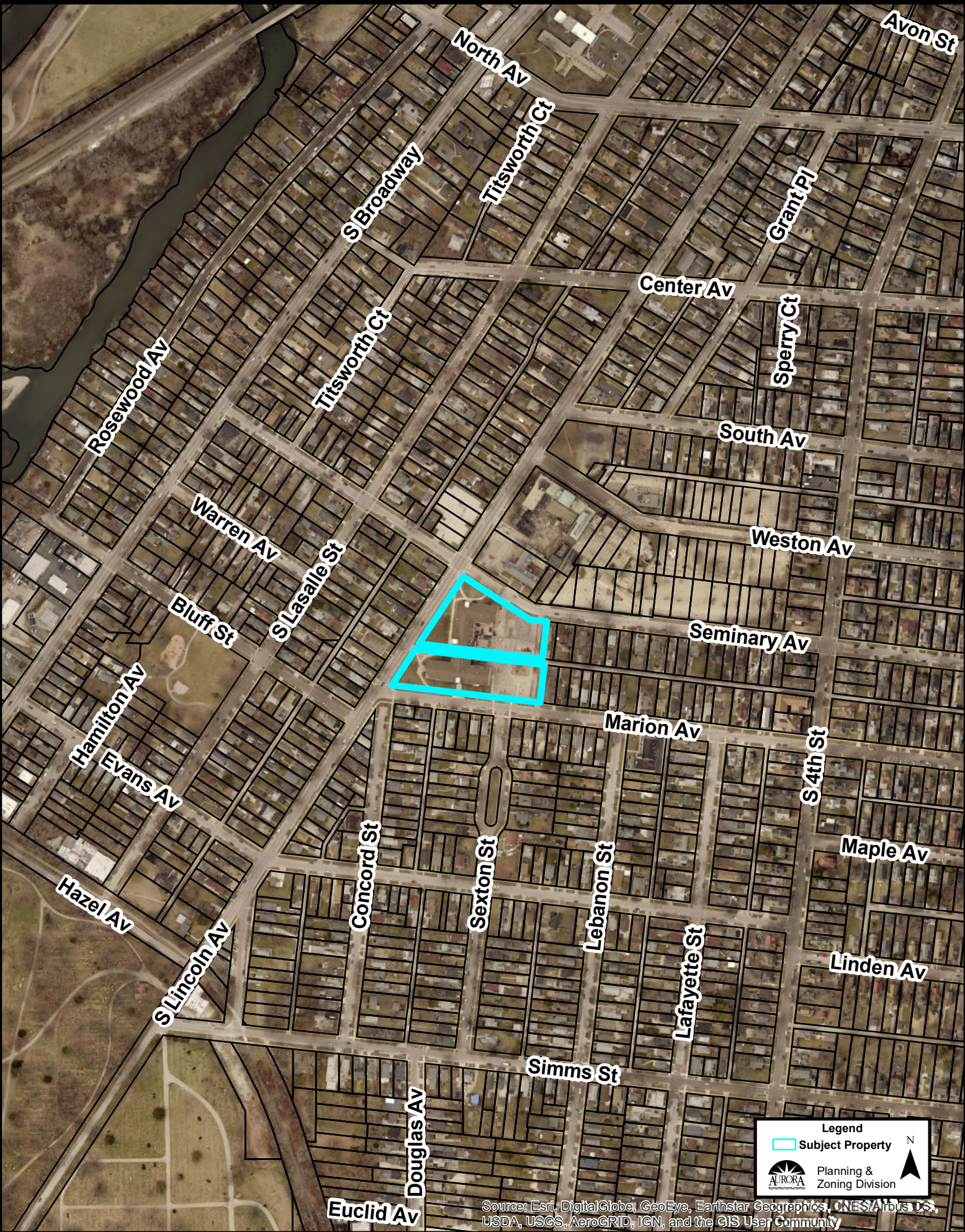
Aerial Overview

Location Map

Zoning Map

Comprehensive Plan Map



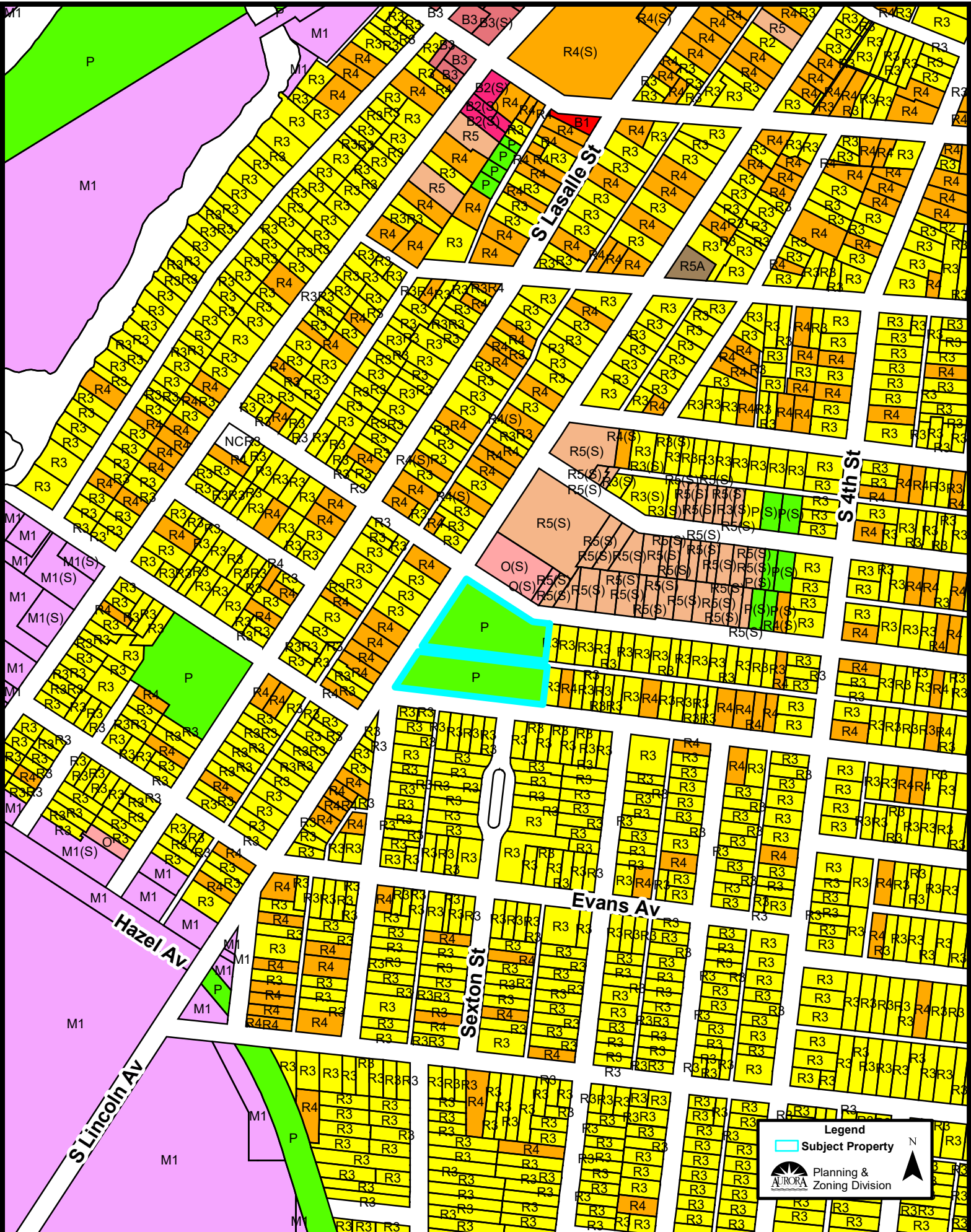




Location Map (1:5,000):



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



Comprehensive Plan (1:5,000):

