Property Research Sheet

As of: 2/17/202 Researched By: Tracey Vacek

Address: 550 S Lincoln Avenue <u>Current Zoning:</u> P Park and Recreation District

Parcel Number(s): 15-27-301-001 & 15-27-301-022 1929 Zoning: A Residential Districts & B

Residential Districts

1957 Zoning: R-1 One-Family Dwelling District

Location ID#(s): 2740-8160

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

Clark Seminary Addition

Size: 3.719 Acres / 162,000 Sq. Ft. Comp Plan Designation: Public & Low Density

Residential

School District: SD 131 - East Aurora School

District <u>ANPI Neighborhood:</u> Bardwell

<u>Park District</u>: FVPD - Fox Valley Park District <u>TIF District</u>: 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 <u>Table Two</u>: 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 <u>Table One</u>: Use Categories and Section(s) 4.2 and Section 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 Section 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 Section 6.6.

Miscellaneous Notes on History

None

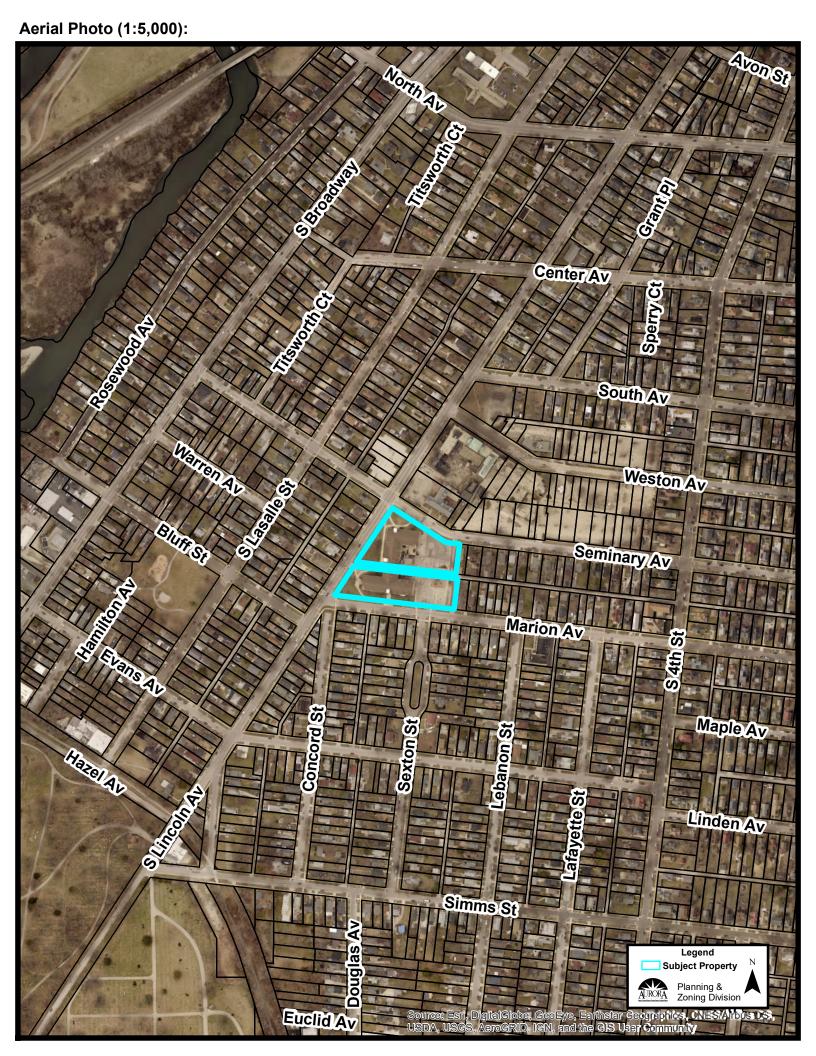
Legislative History

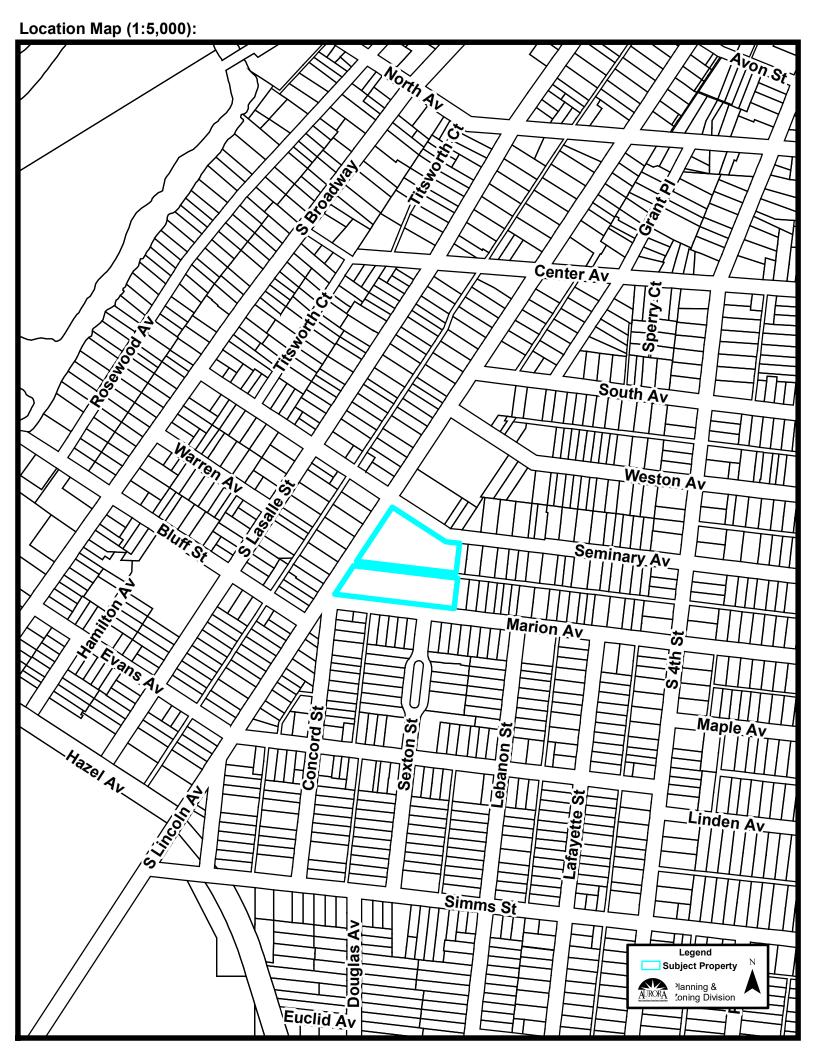
The known legislative history for this Property is as follows:

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:

Aerial Overview
Location Map
Zoning Map
Comprehensive Plan Map





Zoning Map (1:5,000): M1 R4(S) J. 0/18/8/27 M1 R3 R3 R4 R3 R3 R3 R4 R4 R5(S) M1(S) M1(S) O(S) M1 M1(S) R3 R3 R3 R3 R3 M1(S) M1 Evans Av Hazel Av R3 R3 St R3 R4 Sexton R3 R3 R3 R3 M1 R4 R3 M1 R3 R3 Legend Subject Property M1

Planning & Zoning Division

Comprehensive Plan (1:5,000): (3 SGFant. Center Av Sperry Ct Posewood, South Av Warren Av vvesion Av 3'5//8/e/y Bluff, St Seminary Av Marion Av Hamilion AV St Evans Av S Maple Av Sexton St ebanon St -HazelAv_ Legend Comprehensive Plan River/Lakes/Ponds/Streams Public rgan St Quasi - Public Conservation, Open Space, Recreation, Drainage Estates Low Density Residential Medium Density Residential High Density Residential Office Simms St Commercial Mixed Uses: Office/Research/Commercial Office/Research/Light Industrial las / Mixed Uses: Offices/Research/Commercial/Residential Industrial Dougl Planning & Zoning Division Subject Property Euclid Av