

Property Research Sheet

Location ID#: 19489

As of: 6/29/2015

Researched By: Ty McCarthy

Address: 1002 W Illinois Ave

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

Subdivision: of West Park Addition,

School District: SD 129 - West Aurora School District

Parcel Number(s): 15-17-477-019

Park District: FVPD - Fox Valley Park District

Size: 4.699734 Acres

Current Zoning: P Park and Recreation District

Ward: 4

1929 Zoning: Not Applicable

Historic District: None

1957 Zoning: R-1 One-Family Dwelling District

ANPI Neighborhood: None

TIF District: N/A

Current Land Use

Current Land Use: Public or Quasi-Public:
School

Number of Buildings: 2

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:

O56-3017 approved on 4/41956: AN ORDINANCE NO. 3017 ANNEXING CERTAIN TERRITORY PROPERTY TO THE CITY OF AURORA, KANE COUNTY, ILLINOIS

Location Maps Attached:

Aerial Overview

Aerial Map

Zoning Map

Comprehensive Plan Map

Property Research Sheet

Location ID#: 55470

As of: 6/29/2015

Researched By: Ty McCarthy

Address: 0 Open Space

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

Parcel Number(s): 15-17-477-020

School District: SD 129 - West Aurora School District

Size: 8.253817 Acres

Current Zoning: P Park and Recreation District

Park District: FVPD - Fox Valley Park District

1929 Zoning: Not Applicable

Ward: 4

1957 Zoning: R-1 One-Family Dwelling District

Historic District: None

ANPI Neighborhood: None

TIF District: N/A

Current Land Use

Current Land Use: Vacant Land/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

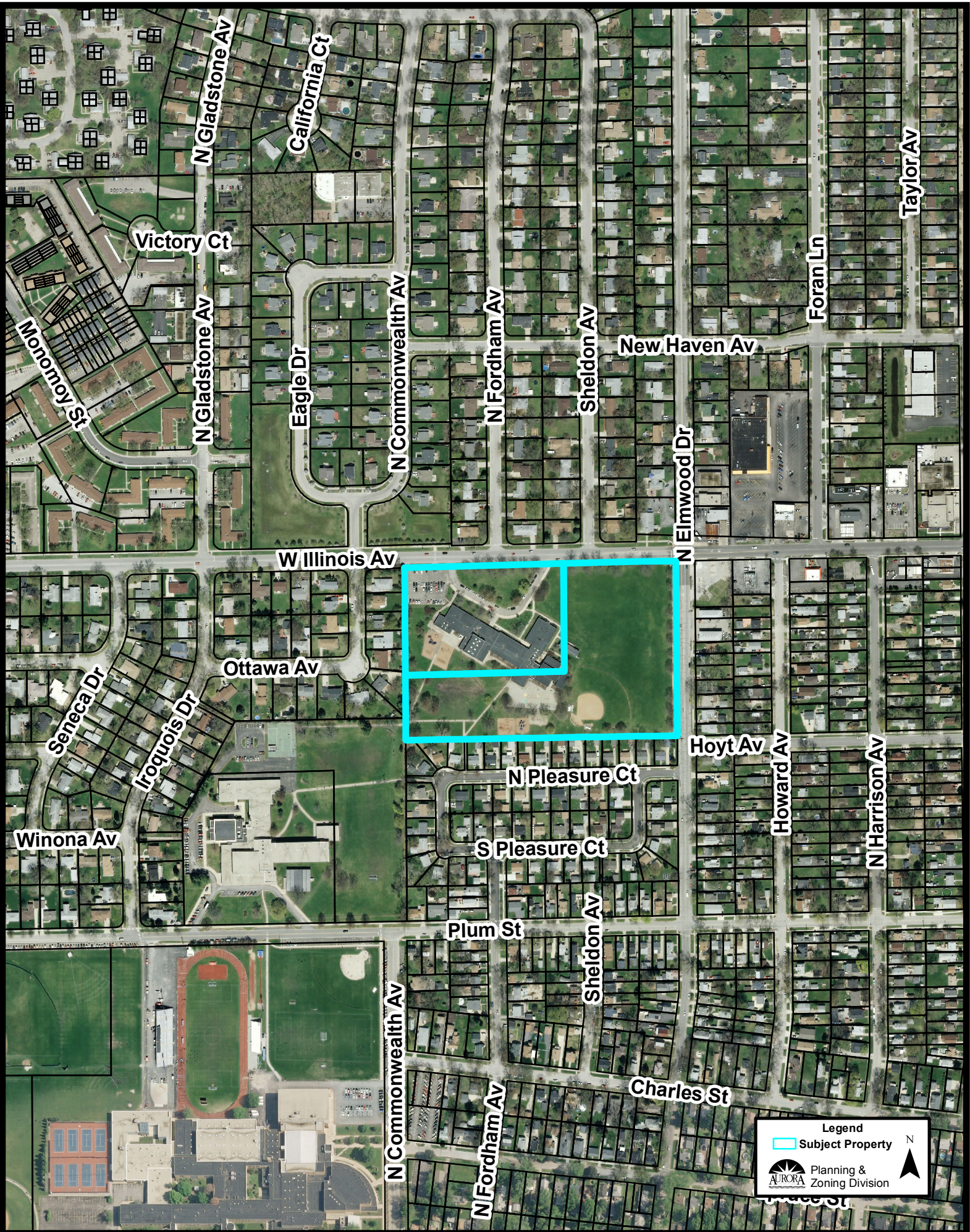
The known legislative history for this Property is as follows:

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

Location Maps Attached:

Aerial Overview
Aerial Map
Zoning Map
Comprehensive Plan Map


Aerial Photo (1:5,000):



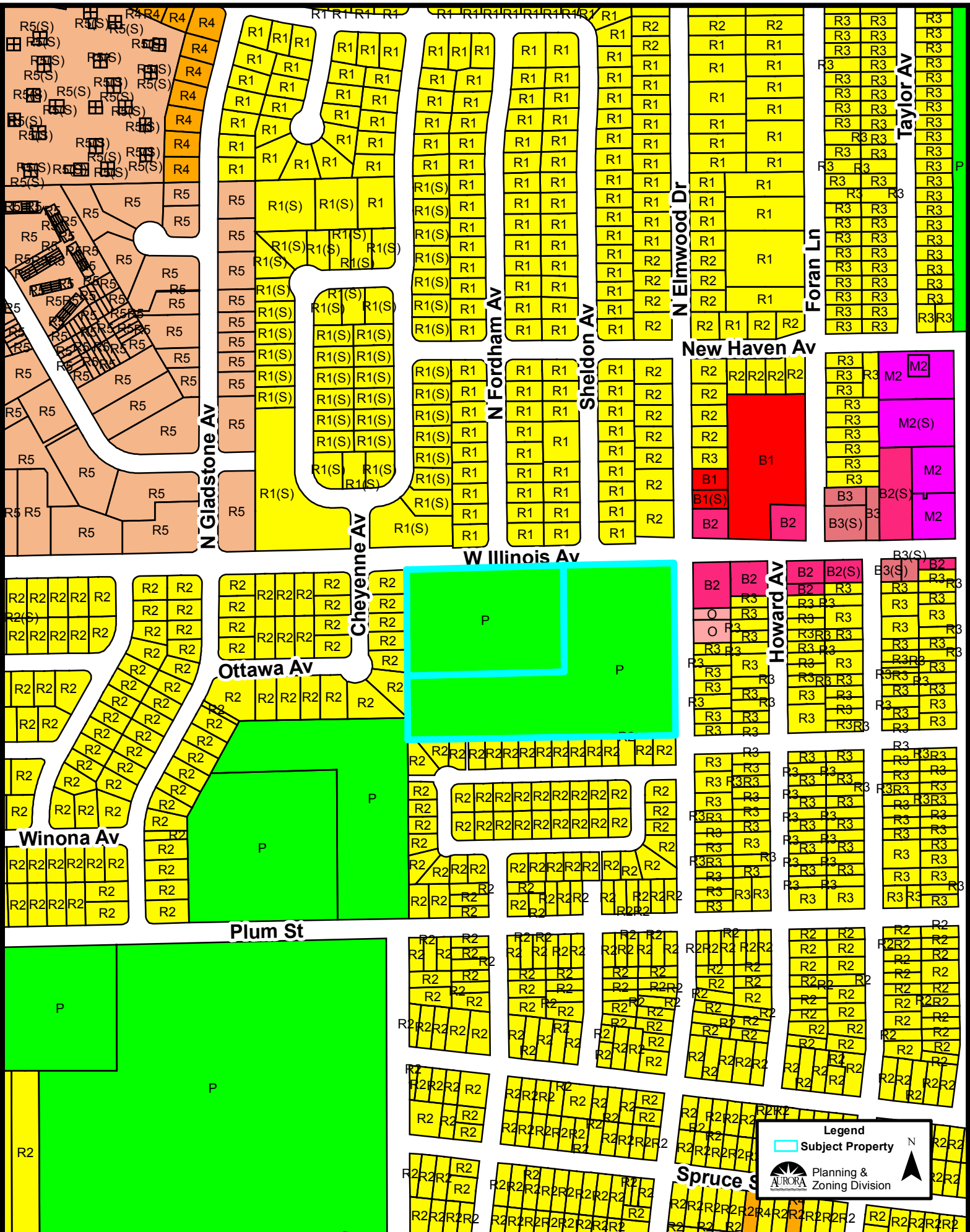
Legend

- Subject Property

Planning & Zoning Division



Zoning Plan (1:5,000):



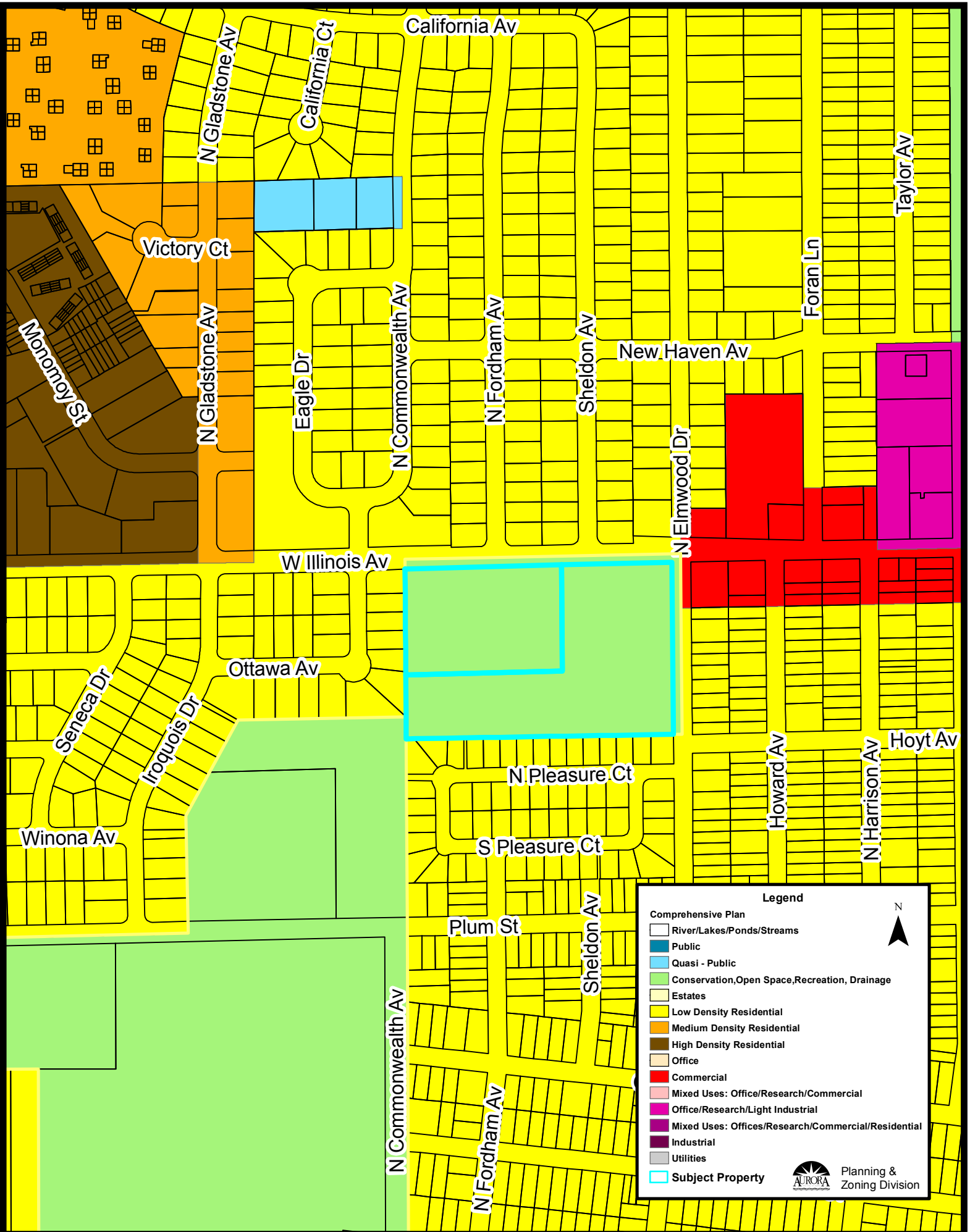
Legend

- Subject Property


 Planning & Zoning Division



Comprehensive Plan (1:5,000):



Legend

Comprehensive Plan

- River/Lakes/Ponds/Streams
- Public
- Quasi - Public
- Conservation, Open Space, Recreation, Drainage
- Estates
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Office
- Commercial
- Mixed Uses: Office/Research/Commercial
- Office/Research/Light Industrial
- Mixed Uses: Offices/Research/Commercial/Residential
- Industrial
- Utilities
- Subject Property

N
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Location Map (1:5,000):

