

Property Research Sheet

Location ID#(s): 29147; 39861; 50378; 50379; 50380; 50381; 50382; 50383; 56367; 57259; 29591; 57773; 33738; 33739; 33740; 29594; 56646; 69948; 52521; 54481; 54480; 61437

As of: 3/16/2016

Researched By: Jill Hall

Address: 500 Tomcat Ln; 500 Tom Cat Ln PM; 541 Smith Bl; 800 7th Av 2M; 824 Ziegler Av, 824 Ziegler Av Garag; 832 Ziegler

Comp Plan Designation: PUBLIC LAND & Low Density Residential

Subdivision: Lot A-D & Lots 1-8; No Lot; Lot 1-5; Lot 7, 9, 10 of Idlewild Ad; Ponds Sub; Bradley's Subdn; H.H. Evans Third Add,

School District: SD 131 - East Aurora School District

Park District: FVPD - Fox Valley Park District

Parcel Number(s): 15-26-351-003; 15-26-326-001; 15-26-326-002; 15-26-326-003; 15-26-326-004; 15-26-326-005; 15-26-326-006; 15-26-376-003; 15-26-327-001; 15-26-327-002; 15-26-327-008; 15-35-101-002, 011; 15-27-479-013; 15-27-483-012, 014; 15-26-327-003, 004, 005, 006;

Ward: 3

Historic District: None

ANPI Neighborhood: None

TIF District: N/A

Size: 63.93 Acres

Current Zoning: P Park and Recreation & R-1 One Family Dwelling

1929 Zoning: A Residential Districts

1957 Zoning: R-1 One-Family Dwelling District; School; Park

Current Land Use

Current Land Use: PUBLIC SCHOOL

Non-Residential Area: 2,282,544

Number of Buildings: 1

Total Dwelling Units:

Building Built In:

Residential Rental: 0

Total Building Area: sq. ft.

Rental License:

Number of Stories: 1-3

Parking Spaces: 246

Zoning Provisions

Setbacks and Other Bulk Standards:

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

Setbacks and other bulk standards are typically as follows:

Front Yard Setback: Reserved

Exterior Side Yard Reverse Corner Setback: Reserved

Interior Side Yard Setback: Reserved

Exterior Rear Yard Setback: Reserved

Interior Drive Yard Setback: Reserved

Rear Yard Setback: Reserved

Exterior Side Yard Setback: Reserved

Setback Exceptions: Reserved
Building Separations: Reserved
Minimum Lot Width and Area: Reserved
Maximum Lot Coverage: Reserved
Maximum Structure Height: The maximum height of buildings shall be forty (40) feet.

Flagpoles, sports lighting and security lighting may exceed the bulk restriction.

Floor Area Ratio:
Minimum Primary Structure Size: Reserved
Minimum Dwelling Unit Size: Reserved
Maximum Density:

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 Permitted Exceptions:

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.

Legislative History

The known legislative history for this Property is as follows:

approved on :

O67-3804 approved on 1/3/1967: Accepting certain property from School Dist. #131 for ext. Mastadon Lake

O78-4731 approved on 6/30/1978:ANNEXATION O78-4731

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.

R04-353 approved on 8/24/2004:ACCEPTING A WATER MAIN EASEMENT FROM THE EAST AURORA SCHOOL DISTRICT FOR THE ILLINOIS NATIONAL GUARD READINESS CENTER

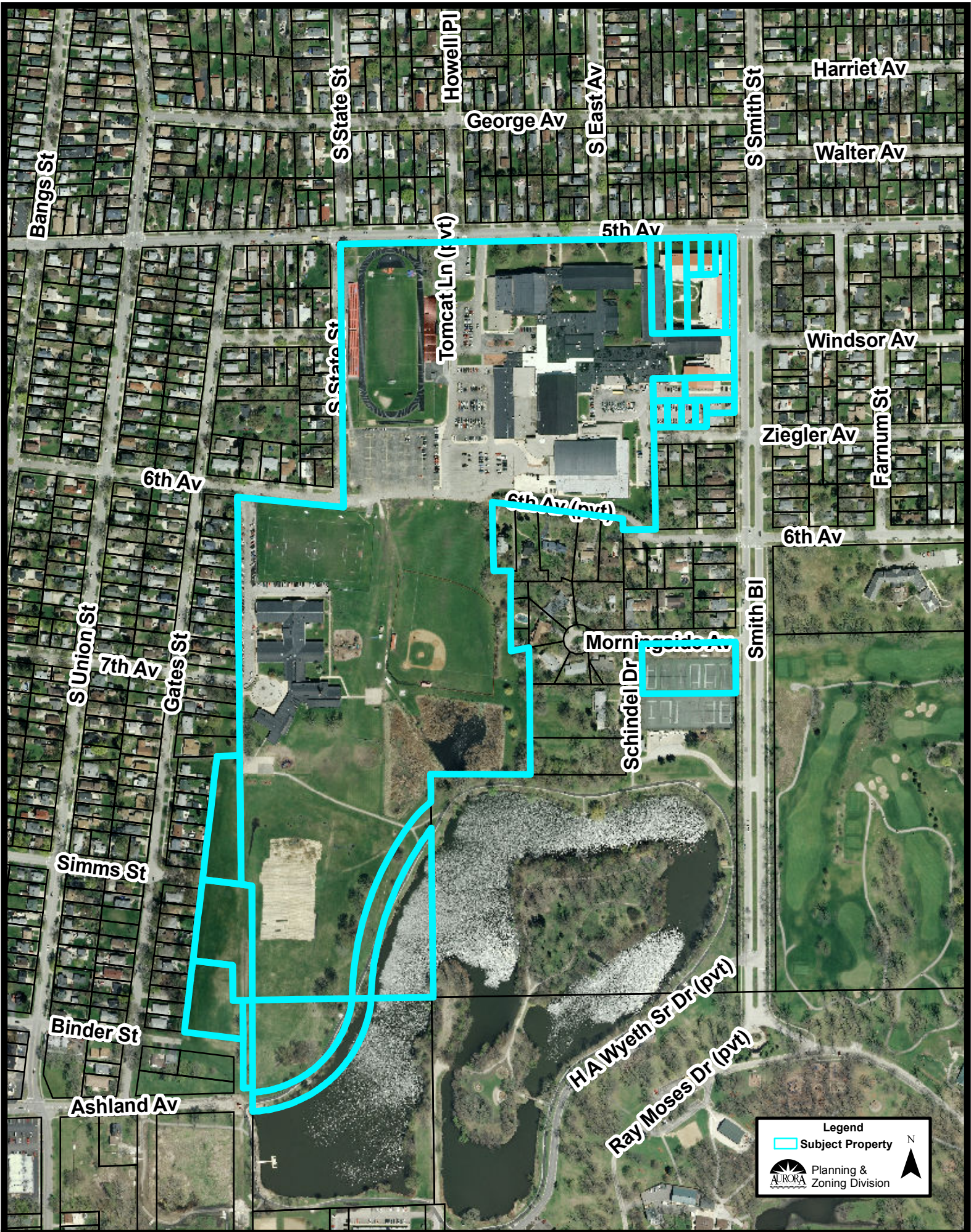
R04-354 approved on 8/24/2004: ACCEPTING A SANITARY SEWER EASEMENT FROM THE EAST AURORA SCHOOL DISTRICT FOR THE ILLINOIS NATIONAL GUARD READINESS CENTER

R72-030 approved on 3/21/1972: Designating Smith Blvd. "Tomcat Alley" on March 20-25, 1972 and Congratulating the East Aurora Basketball Team

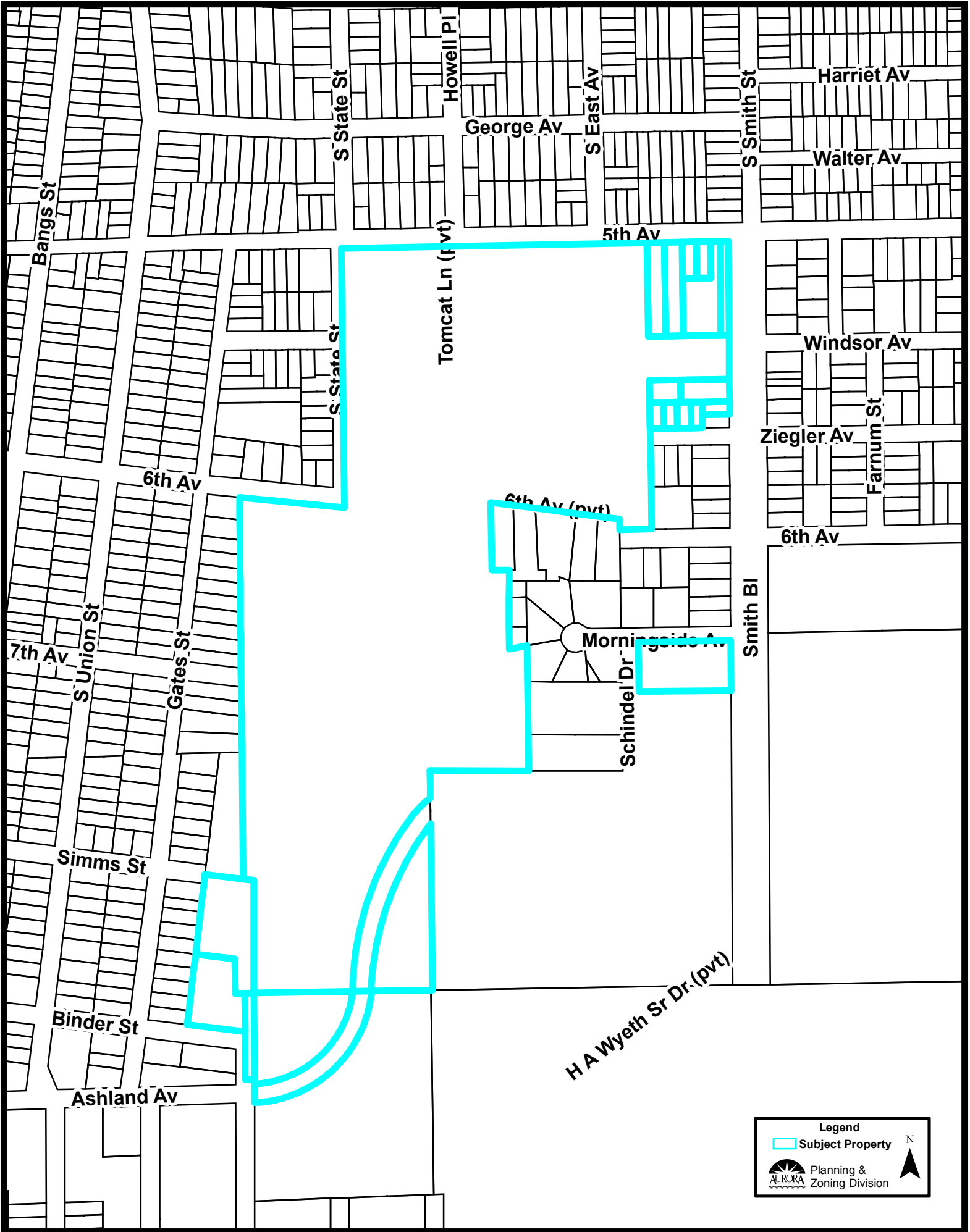
Location Maps Attached:

Aerial Overview
Location Map
Zoning Map
Comprehensive Plan Map

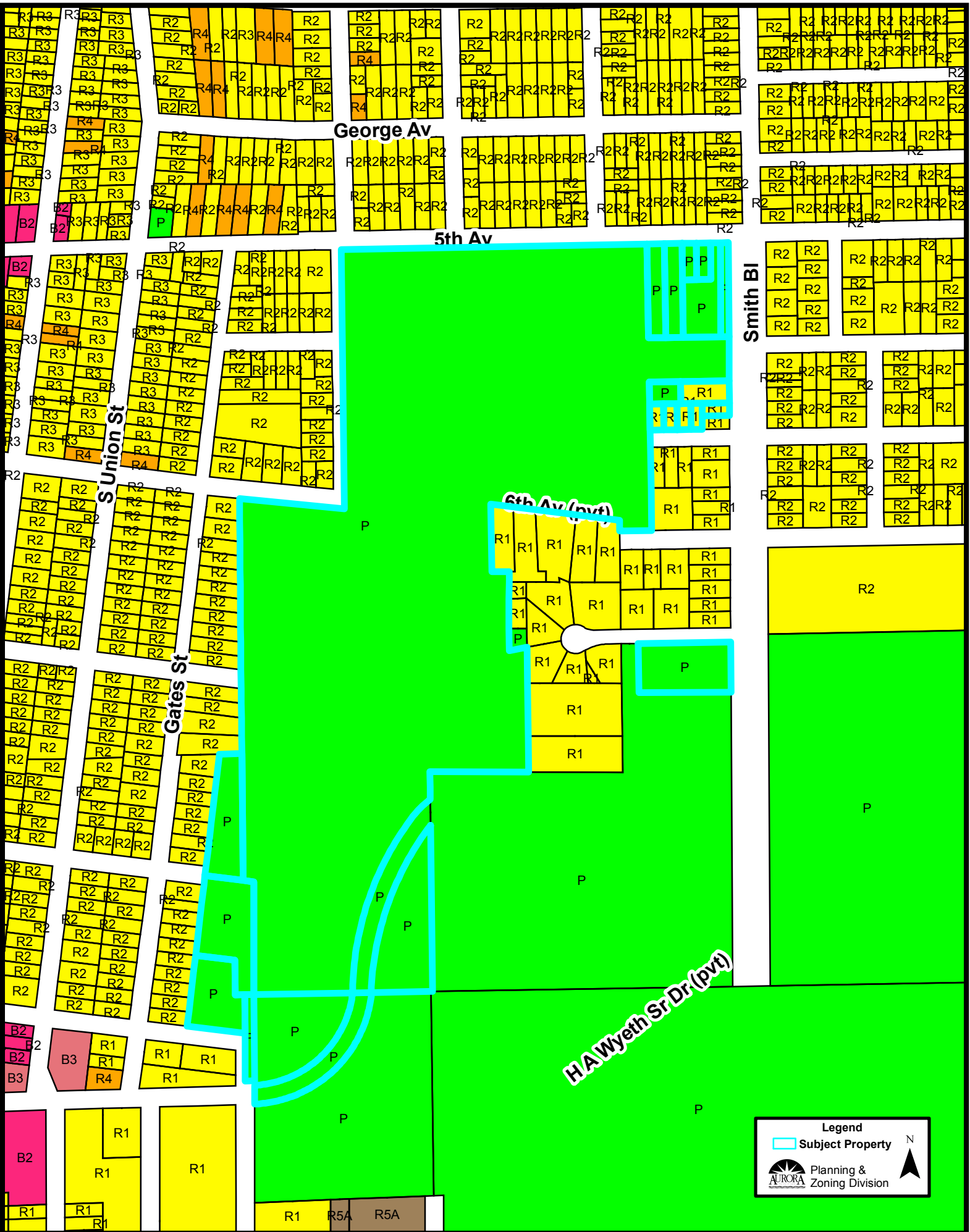
Aerial Photo (1:5,000):



Location Map (1:5,000):





Zoning Plan (1:5,000):



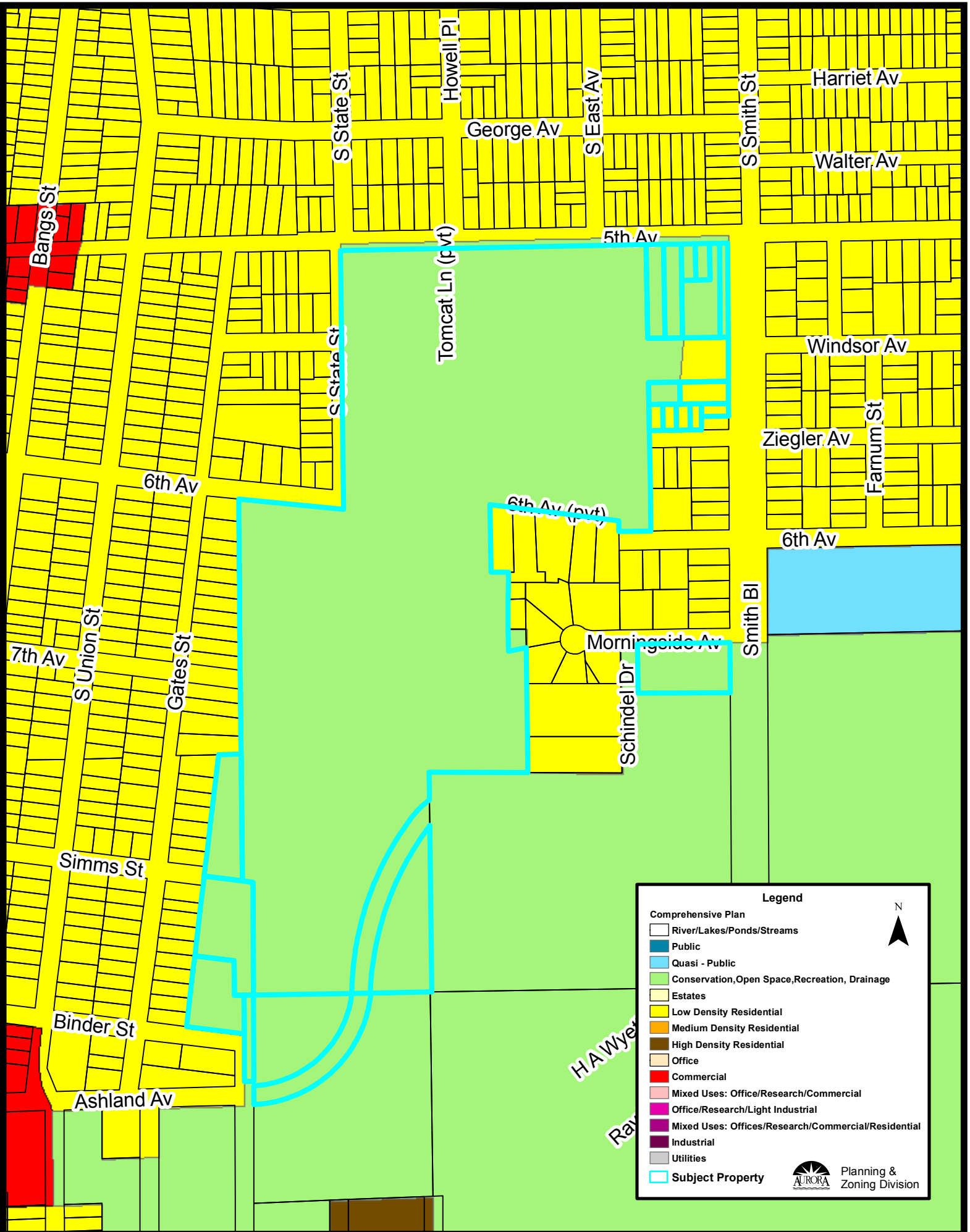
Legend

- Subject Property

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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

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