

Property Research Sheet

Location ID#(s): 67678

As of: 1/17/2018

Researched By: Tracey Vacek

Address: 1633 Kautz Rd

Current Zoning: PDD Planned Development District

Parcel Number(s): 15-36-427-034

1929 Zoning: Not Applicable

Subdivision: Lot 2 of Lu-na Park

1957 Zoning: Not Applicable

Size: 0.201 Acres / 8,756 Sq. Ft.

Comp Plan Designation: Quasi - Public

School District: SD 308 -Oswego School District

ANPI Neighborhood: Southeast Villages

Park District: FVPD - Fox Valley Park District

TIF District: N/A

Ward: 7

Historic District: None

Overall Development Name: Fox Valley East, Region II

Current Land Use

Current Land Use: Vacant Land

Zoning Provisions

Setbacks and Other Bulk Standards:

Requirements are pursuant to the Aurora Zoning Ordinance Section(s) and the Fox Valley Plan Description.

Setbacks are typically as follows:

Front Yard Setback: 25 feet

Side Yard Setback: 7 feet

Exterior Side Yard Setback: 10 feet

Exterior Side Yard Reverse Corner Setback:
10 feet

Rear Yard Setback: 40 feet

Other bulk standards are typically as follows:

Minimum Lot Width and Area: 8,000 sq ft and
60 feet in width

Maximum Lot Coverage: 40%

Maximum Structure Height: 3 stories or 40 ft,
whichever is the higher

Floor Area Ratio:

Minimum Primary Structure Size: One-story -
750 sq ft; Two-story or more - 950 sq ft

Minimum Dwelling Unit Size:

Maximum Density: Region I - Average
residential density shall not exceed more than
14 du/a; Region II - Average residential density
shall not exceed more than 10 du/a

Parking and Loading:

The Parking and Loading requirements are pursuant to the Aurora Zoning Ordinance and Fox Valley East Plan Description.

Permitted Uses:

Permitted Uses are pursuant to the Aurora Zoning Ordinance and Fox Valley East Plan Description --
Permitted Additions: Golf courses (public or private), municipal or privately owned recreation buildings and community centers, nursery schools and day nurseries, police stations and fire stations, public buildings, including art galleries, post offices, libraries, museums and similar buildings. Public or private parks and playgrounds, public telephone booths not installed in a building or structure but standing in the open for the general use of the public, public utility facilities, rest homes and nursing homes, schools, elementary, high and college, public or private, telephone exchanges, antenna towers and other outdoor equipment essential to the operation of the exchanges

Special Uses:

Special Uses are pursuant to the Aurora Zoning Ordinance and Fox Valley East Plan Description.

Limited But Permitted Uses:

Limited but Permitted Uses are pursuant to the Aurora Zoning Ordinance and Fox Valley East Plan Description.

Legislative History

The known legislative history for this Property is as follows:

O1973-4319 approved on 7/27/1973: AN ORDINANCE ANNEXING TERRITORY TO THE CITY OF AURORA, ILLINOIS.

O1973-4323 approved on 7/27/1973: AN ORDINANCE ESTABLISHING A PLANNED DEVELOPMENT DISTRICT AND APPROVING A PLAN DESCRIPTION.

O1973-4325 approved on 8/1/1973: AN ORDINANCE REPEALING AN ORDINANCE ANNEXING TERRITORY TO THE CITY OF AURORA, ILLINOIS.

O1973-4326 approved on 8/1/1973: AN ORDINANCE ANNEXING TERRITORY TO THE CITY OF AURORA, ILLINOIS.

O1973-4330 approved on 8/1/1973: AN ORDINANCE ESTABLISHING A PLANNED DEVELOPMENT DISTRICT AND APPROVING A PLAN DESCRIPTION.

O1993-059 approved on 7/27/1993: AN ORDINANCE AUTHORIZING AN EXTENSION OF THE FOX VALLEY EAST PRINCIPAL ANNEXATION AGREEMENT.

O1993-123 approved on 12/7/1993: AN ORDINANCE PROVIDING FOR THE EXECUTION OF AN AMENDMENT AND REINSTATEMENT OF THE PRINCIPAL ANNEXATION AGREEMENT FOR REGION II OF FOX VALLEY EAST.

O1993-124 approved on 12/7/1993: AN ORDINANCE APPROVING A PLAN DESCRIPTION MODIFICATION FOR CERTAIN PORTIONS OF FOX VALLEY EAST REGION II.

R2005-315 approved on 7/12/2005: RESOLUTION APPROVING A CHANGE OF USE TO BUSINESS/ RESIDENTIAL AND APPROVING A PRELIMINARY PLAN AND PLAT REVISION ON 3.156 ACRES FOR 4 SINGLE FAMILY DWELLING AND 2 OFFICE BUILDING IN FOX VALLAY VILLAGES UNIT 11A LOCATED AT SOUTHWEST CORNER OF RIDGE AVENUE

PDFNL2006-015 approved on 4/27/2006: RESOLUTION APPROVING A REVISION TO THE FINAL PLAT AND PLAN FOR LOT 1 OF FOX VALLEY VILLAGES UNIT 11A SUBDIVISION BEING VACANT LAND LOCATED AT THE SWC OF KAUTZ ROAD AND RIDGE AVENUE IN THE CITY OF AURORA, IL

LC2005-145 approved on 11/13/2006: LETTER OF AGREEMENT ON THE METHOD OF PAYMENT FOR LAND/CASH OBLIGATIONS BETWEEN THE CITY OF AURORA AND LU-NA HOLDINGS, LLC FOR LU-NA PARK

Location Maps Attached:

Aerial Overview

Location Map

Zoning Map

Comprehensive Plan Map

Aerial Map (1:1,000):



Bannister Ln

Ridge Av

Kautz Rd

Edinburgh Ln

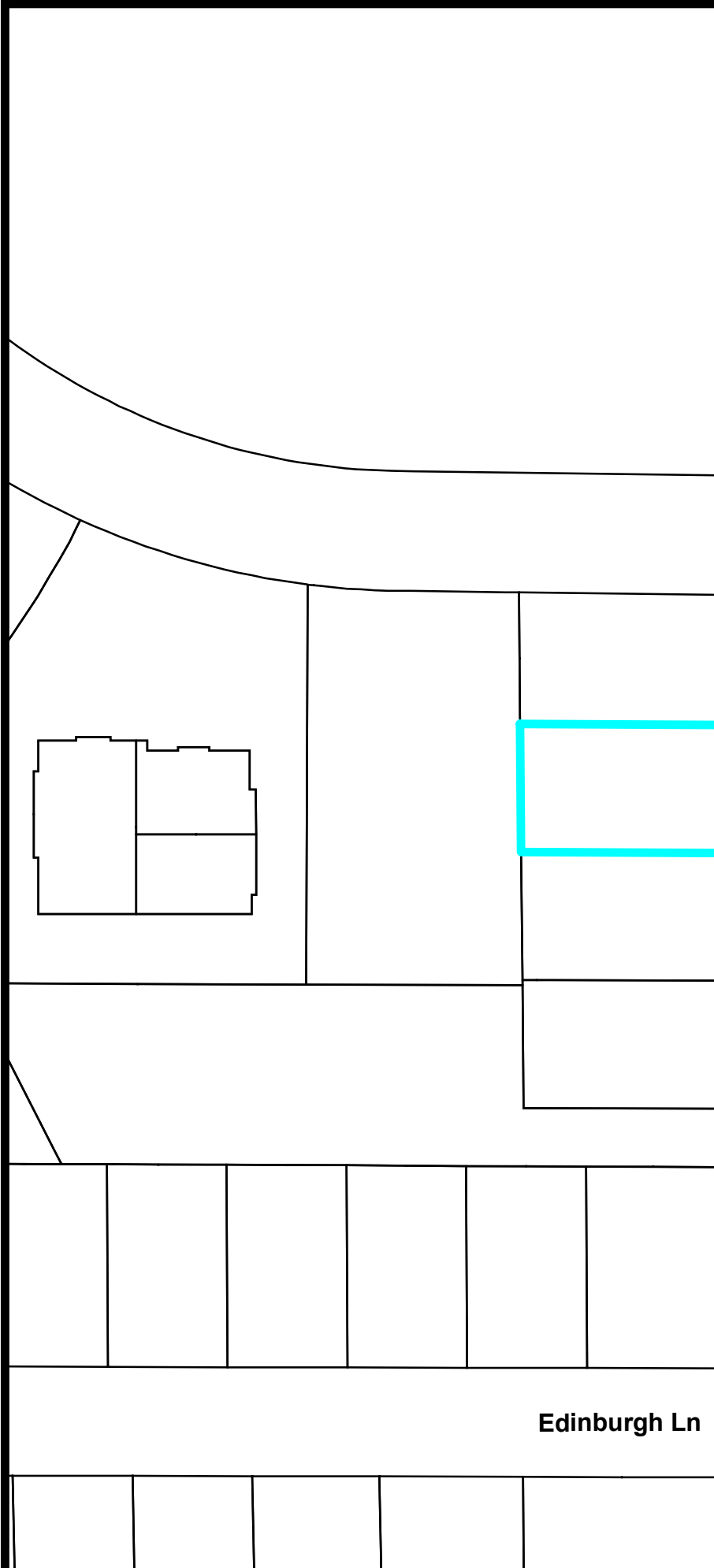
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- Subject Property

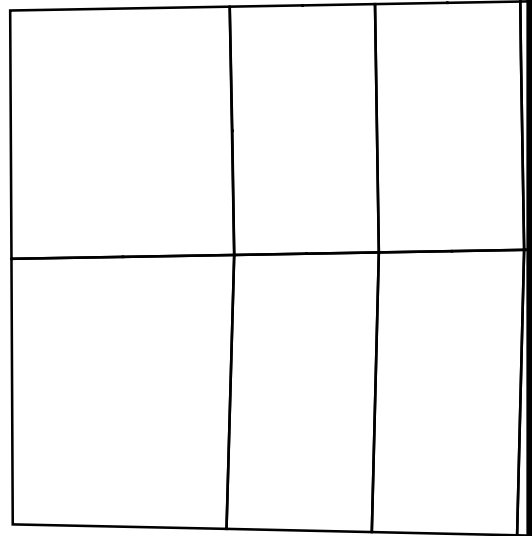
Planning & Zoning Division



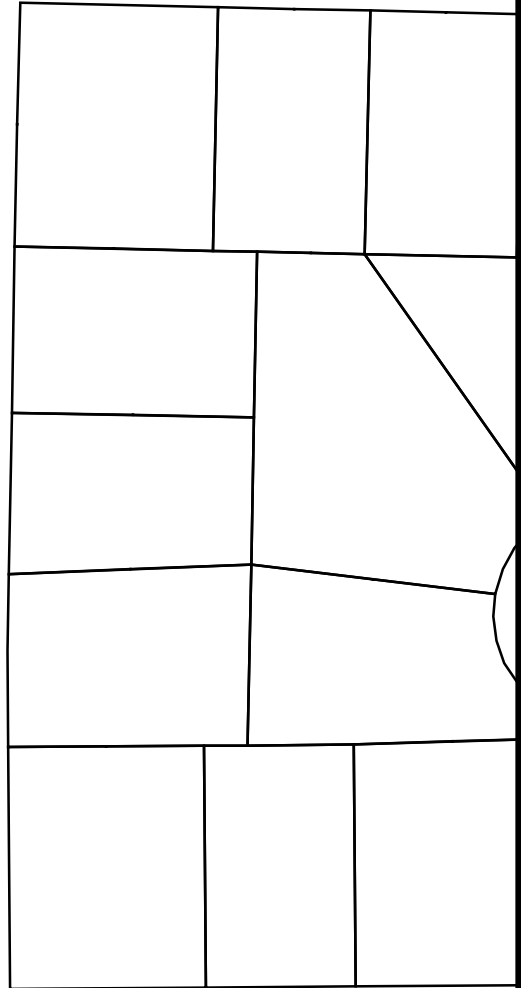
Location Map (1:1,000):



Bannister Ln




Ridge Av




Kautz Rd

Edinburgh Ln

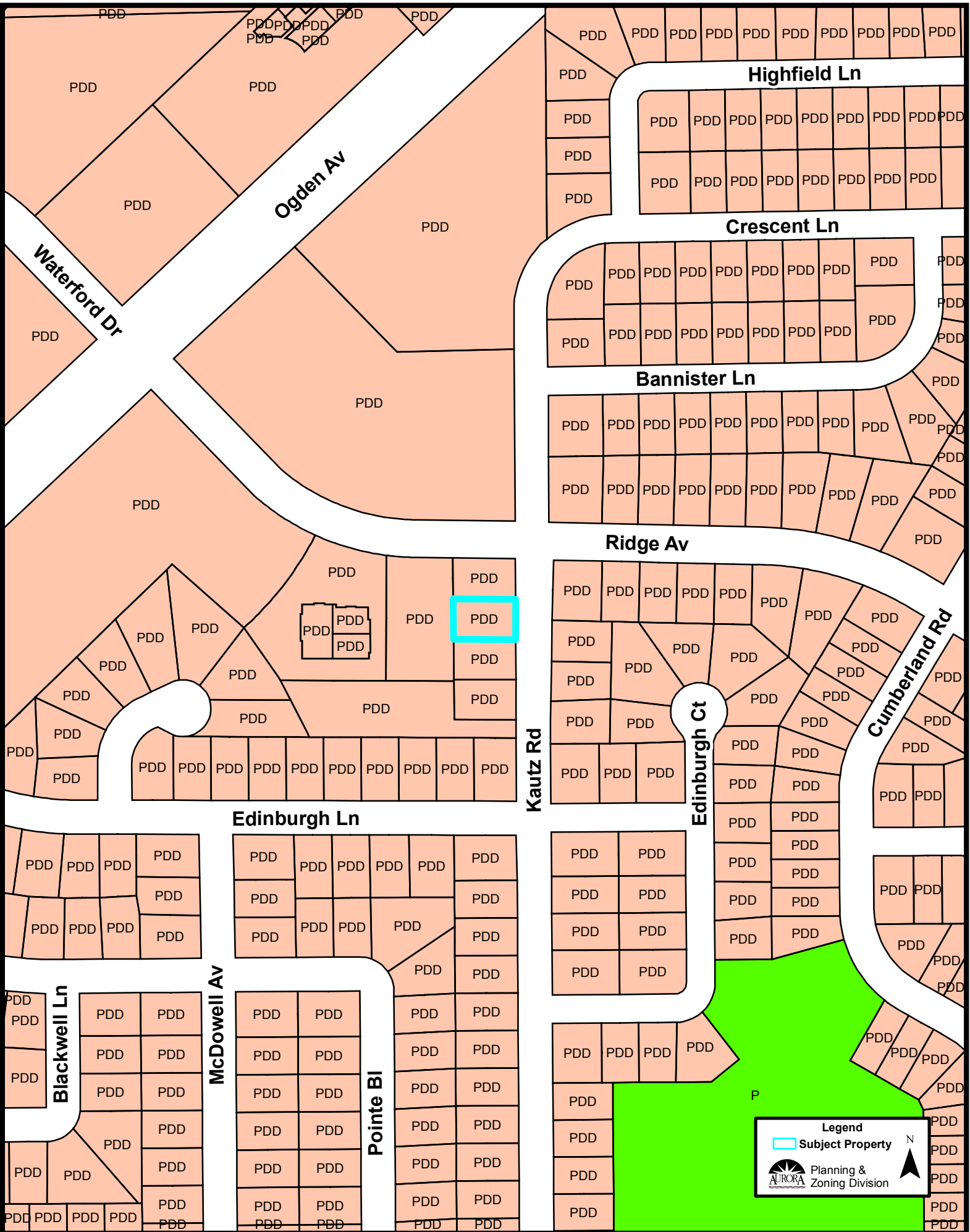
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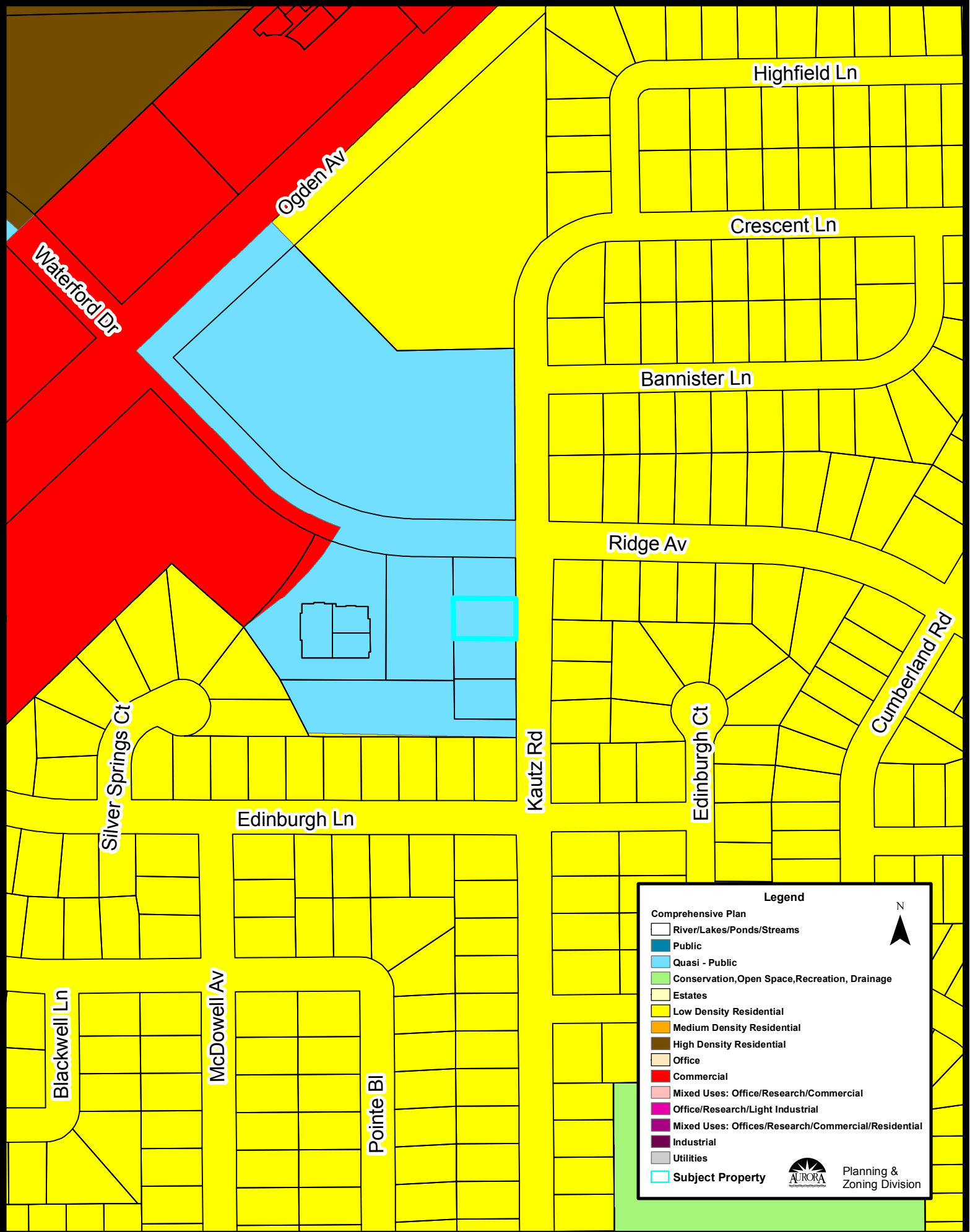
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Zoning Map (1:2,500):



Comprehensive Plan (1:2,500):



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