

# Property Research Sheet

**Location ID#(s): 29147-29591**

As of: 9/15/2016

Researched By: Tracey Vacek

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

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

1929 Zoning: A Residential Districts

Parcel Number(s): 15-26-351-003; 15-26-326-001 thru 006; 15-26-327-001 thru 006; 15-26-327-008; 15-27-479-013; 15-27-483-012; 15-27-483-014; 15-34-229-001 and 15-35-101-011

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

Size: 62.51 Acres

Comp Plan Designation: Conservation / Open Space / Recreation / Drainage & Low Density Residential

School District: SD 131 - East Aurora School District

ANPI Neighborhood: None

Park District: FVPD - Fox Valley Park District

TIF District: N/A

Ward: 3

Overall Development Name: East Aurora High School

Historic District: None

## Current Land Use

Current Land Use: Quasi-Public: School; Parking Lot; Open Space and Water Surfaces

Total Building Area: 2,282,544 sq. ft.

AZO Land Use Category: Educational Services (6100)

Number of Buildings: 2

Number of Stories: 1-3

Building Built In: 1956 & 1957

Parking Spaces: 652

## Zoning Provisions

### Setbacks and Other Bulk Standards:

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

Setbacks 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

**Setback Exceptions:** Reserved

**Exterior Side Yard Setback:** Reserved

Other bulk standards are typically as follows:

**Building Separations:** Reserved

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

**Minimum Lot Width and Area:** Reserved

**Floor Area Ratio:**

**Maximum Lot Coverage:** Reserved

**Minimum Primary Structure Size:** Reserved

**Maximum Structure Height:** The maximum height of buildings shall be forty (40) feet.

**Minimum Dwelling Unit Size:** Reserved

Requirements are pursuant to the Aurora Zoning Ordinance Section(s) 5 and 7.5.

Setbacks are typically as follows:

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**Front Yard Setback:** 30 feet

**Interior Side Yard Setback:** 6 feet on lots less than 60 feet wide or less or 8 feet on lots greater than 60 feet

**Rear Yard Setback:** 30 feet

**Exterior Side Yard Setback:** 10 feet

**Exterior Side Yard Reverse Corner Setback:** 15 feet

**Setback Exceptions:** Front setback exception for an infill lot. On infill lots the public street elevation of the structure shall be located at the

average established setback line of the Impact Area. For additional regulations on infill lots refer to Infill Housing Standards located in the Residential District Specific Regulations of the zoning ordinance. Side setback exception for religious institutions: On lots upon which a religious institution is constructed or extensions made to an existing religious institution, there shall be a side setback line of not less than ten (10) feet on each side of the main structure and a combined total of side setback of not less than twenty-five (25) feet.

Other bulk standards are typically as follows:

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**Building Separations:** None

**Minimum Lot Width and Area:** Typically 75 feet and 10,000 sq ft

**Maximum Lot Coverage:** 40%

**Maximum Structure Height:** Typically 35 feet and not over 2 ½ stories.

**Floor Area Ratio:** None

**Minimum Primary Structure Size:** Typically 1,450 sq ft

**Minimum Dwelling Unit Size:** See minimum Primary Structure /Building Size

#### 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 5, Section 6.6 and Section 7.5.

#### Permitted Uses:

Permitted Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section 4.2, Section 6.6, and Section 7.5.

#### Special Uses:

Special Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section 4.3, Section 6.6, and Section 7.5.

#### Limited But Permitted Uses:

Limited but Permitted Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section 4.3, Section 6.6, and Section 7.5.

#### **Legislative History**

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The known legislative history for this Property is as follows:

**01978-4731 approved on 6/30/1978:** AN ORDINANCE ANNEXING TERRITORY TO THE CITY OF AURORA IN THE COUNTIES OF KANE AND DUPAGE, STATE OF ILLINOIS, AND PLACING THE SAME IN PROPER ZONING CLASSIFICATION

**01992-031 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

**R2004-353 approved on 8/24/2004:** ACCEPTING A WATER MAIN EASEMENT FROM THE EAST AURORA SCHOOL DISTRICT FOR THE ILLINOIS NATIONAL GUARD READINESS CENTER

**R2004-354 approved on 8/24/2004:** ACCEPTING A SANITARY SEWER EASEMENT FROM THE EAST AURORA SCHOOL DISTRICT FOR THE ILLINOIS NATIONAL GUARD READINESS CENTER

**Location Maps Attached:**

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Aerial Overview

Location Map


Zoning Map


Comprehensive Plan Map


Aerial Photo (1:5,000):



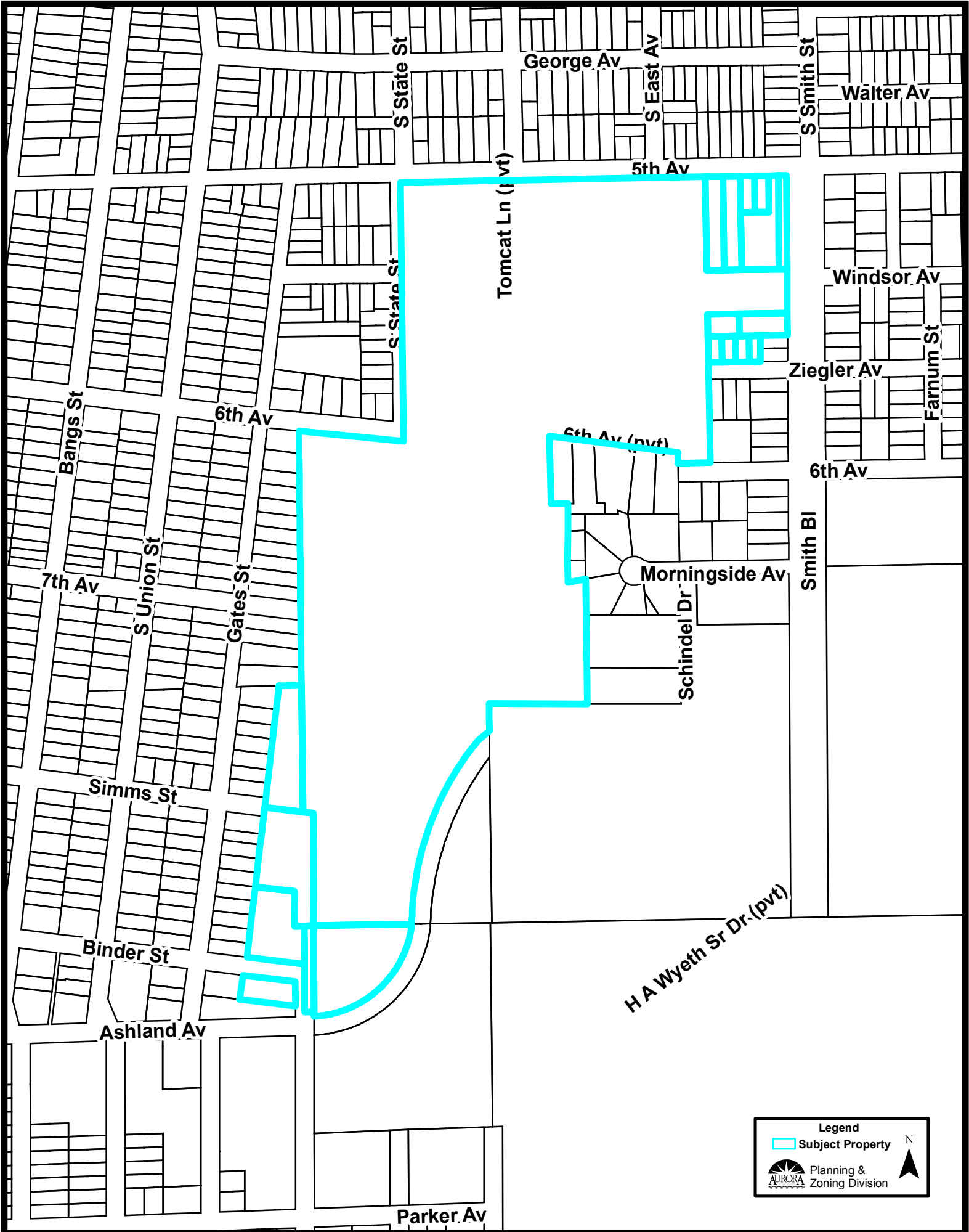
**Legend**

-  Subject Property

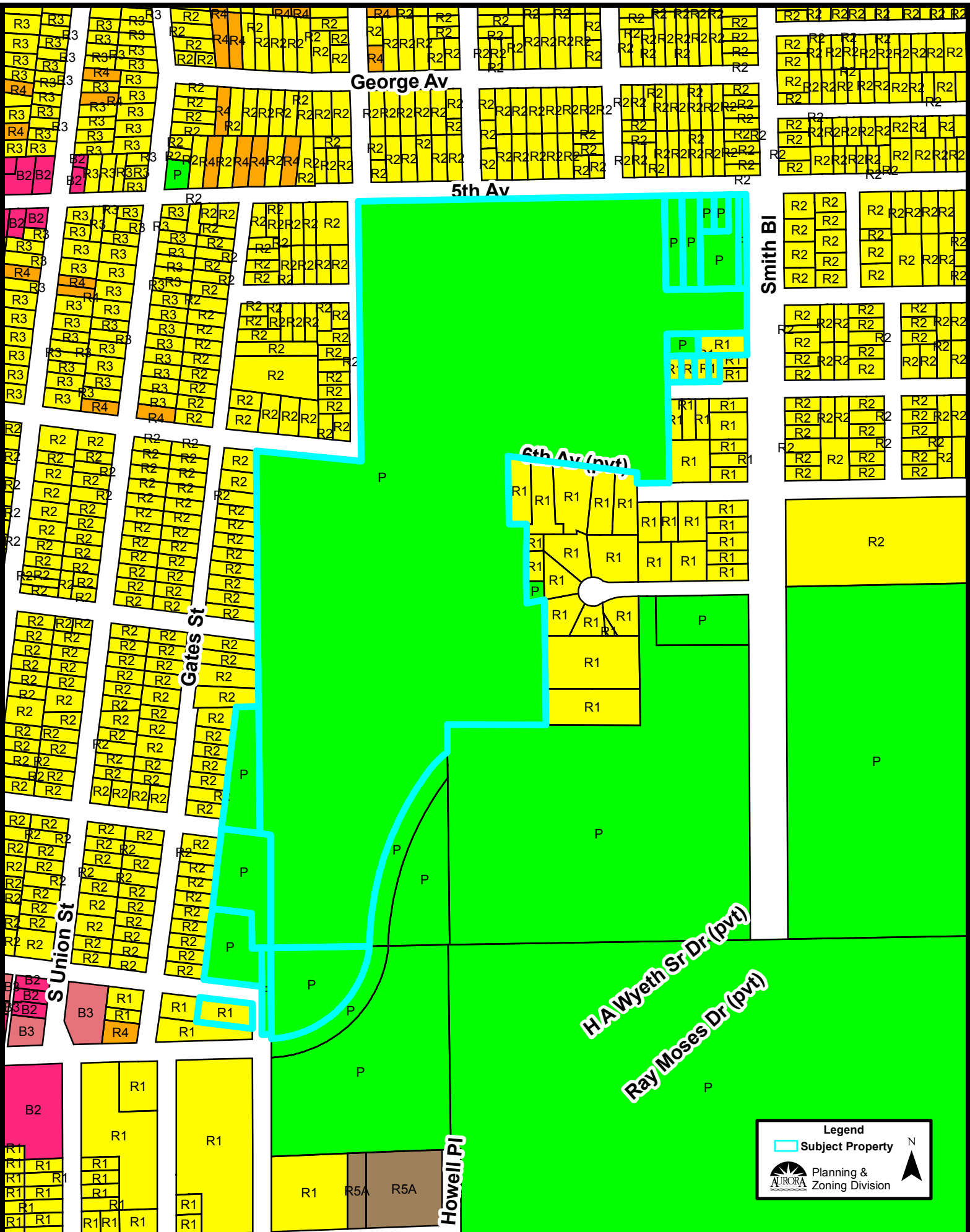
 Planning & Zoning Division



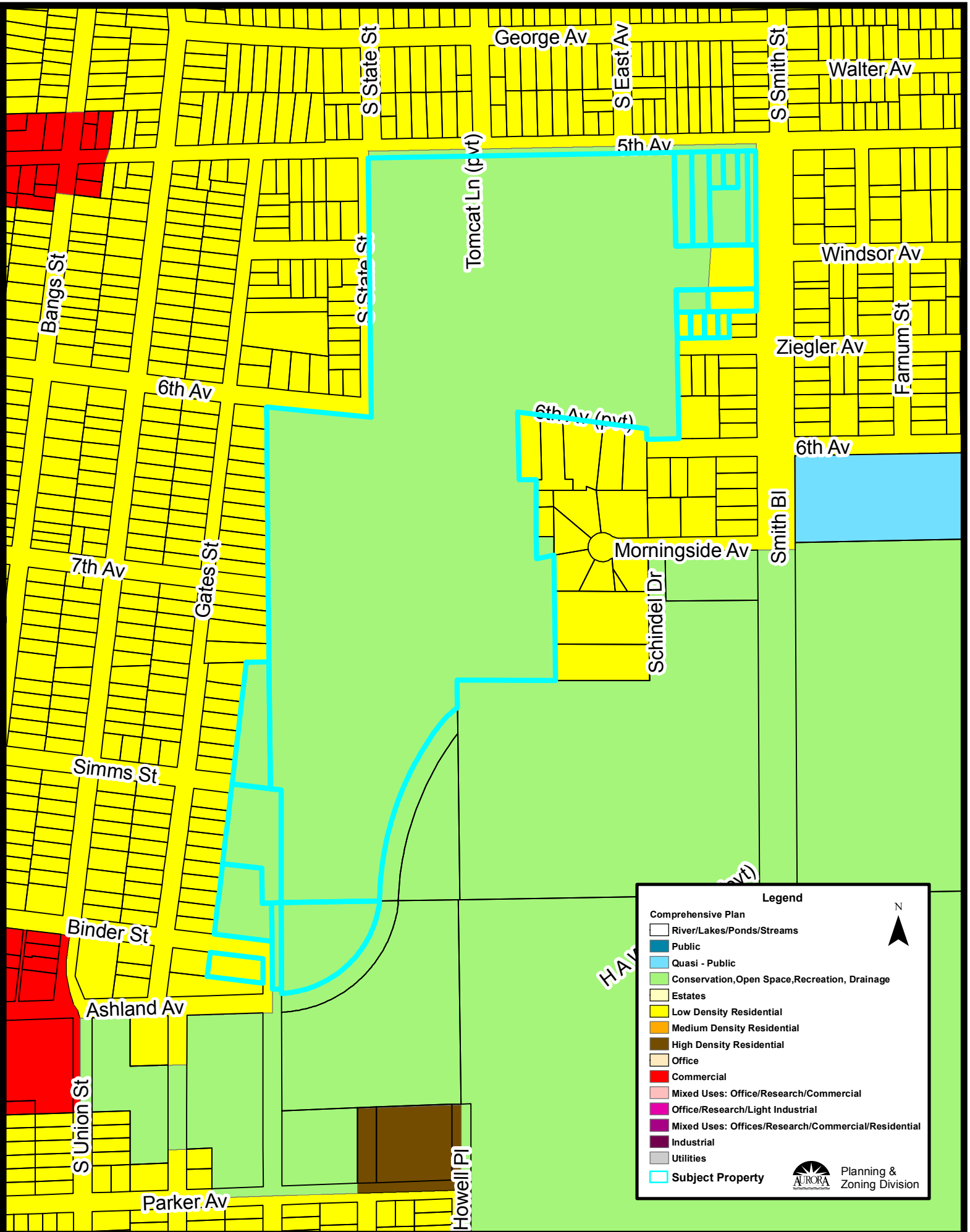
Location Map (1:5,000):



Zoning Map (1:5,000):



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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