

Property Research Sheet

Location ID#(s): 57025

As of: 6/14/2016

Researched By: Tracey Vacek

Address: Vacant

School District: SD 129 - West Aurora School District

Parcel Number(s): 15-20-201-009

Park District: FVPD - Fox Valley Park District

Size: 0.65 Acres

Ward: 4

Current Zoning: R-2 One Family Dwelling

Historic District: None

1929 Zoning: B Residential Districts

ANPI Neighborhood: None

1957 Zoning: R-2 One-Family Dwelling District

TIF District: N/A

Comp Plan Designation: Low Density Residential

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 7.6.

Setbacks and other bulk standards are typically as follows:

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

Interior Drive Yard Setback:

Exterior Side Yard Setback: 10 feet

Exterior Side Yard Reverse Corner Setback: 15 feet

Exterior Rear Yard Setback:

Rear Yard Setback: 30 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.

Building Separations: None

Minimum Lot Width and Area: Typically 60 feet and 8,000 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 1,300 sq ft

Minimum Dwelling Unit Size: See minimum

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 7.6.

Permitted Uses:

Permitted Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.2 and 7.6

Special Uses:

Special Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.3 and 7.6.

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 7.6.

Legislative History

The known legislative history for this Property is as follows:

O1957-3069 approved on 4/3/1957: AN ORDINANCE NO. 3069, ANNEXING CERTAIN TREEITORY TO THE CITY OF AURORA, KANE COUNTY, ILLINOIS

Location Maps Attached:

Aerial Overview

Location Map

Zoning Map

Comprehensive Plan Map

Aerial Photo (1:1,000):



Plum St

N Randall Rd

Randall Ct

Legend
Subject Property



Planning & Zoning Division



Location Map (1:1,000):

Plum St

N Randall Rd

Randall Ct



Legend
Subject Property



Planning & Zoning Division



Zoning Plan (1:1,000):

Plum St

N Randall Rd

Randall Ct

R2

P(S)

P(S)

P(S)

P(S)

P(S)

R2

P(S)

R2

R2

P(S)

R2

R2

R2

P(S)

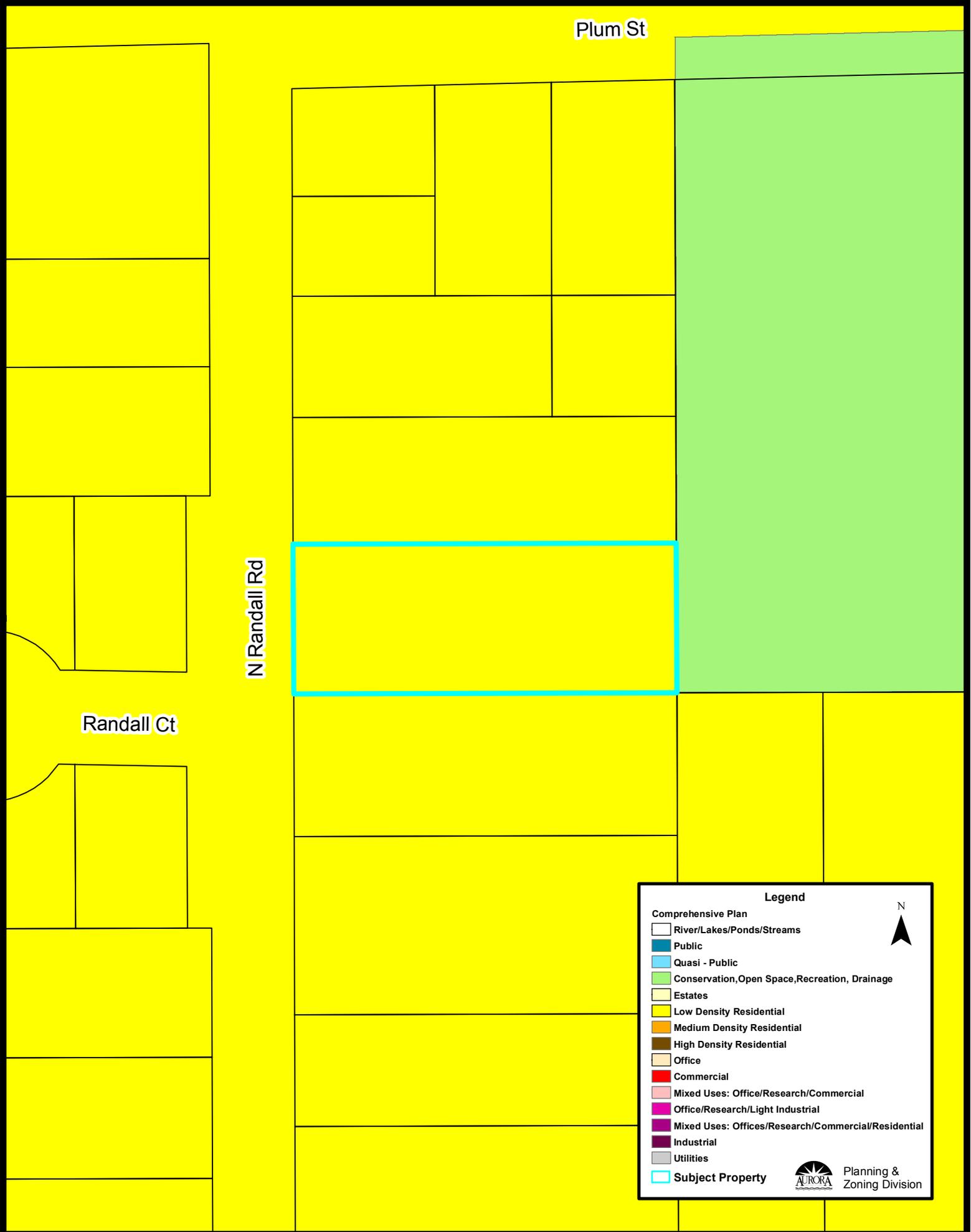
P(S)

Legend
Subject Property
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AURORA

N



Comprehensive Plan (1:1,000):



Plum St

N Randall Rd

Randall Ct

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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