

# Property Research Sheet

**Location ID#(s): 67397**

As of: 11/22/2016

Researched By: Natalie Zine

Address: No Street Address

Current Zoning: E(S) Estate Single Family  
Detached Dwelling

Parcel Number(s): 14-13-360-002

1929 Zoning: Not Applicable

Subdivision: Lot 46 of Tanglewood Oaks

1957 Zoning: Not Applicable

Size: 26.993 Acres / 1,175,815 Sq. Ft.

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

School District: SD 129 - West Aurora School  
District

ANPI Neighborhood: None

Park District: FVPD - Fox Valley Park District

TIF District: N/A

Ward: 5

Historic District: None

Overall Development Name: Tanglewood Oaks

## 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 7.4.

Setbacks are typically as follows:

**Front Yard Setback:** 75 feet  
**Side Yard Setback:** 20 feet  
**Exterior Side Yard Setback:** 30 feet **Exterior  
Rear Yard Setback:** 30 feet  
**Exterior Rear Yard Setback:** 30 feet  
**Interior Drive Yard Setback:** none

**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 the Infill Housing Standards located in the Residential Specific Regulations of the zoning ordinance.

Other bulk standards are typically as follows:

**Building Separations:** None  
**Minimum Lot Width and Area:** 135 foot lot  
width and 55,000 square feet of lot area  
**Maximum Lot Coverage:** 40%

**Maximum Structure Height:**  
**Floor Area Ratio:** 0.25  
**Minimum Primary Structure Size:** typically  
3,500 square feet

### 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 7.4.

### Permitted Uses:

Permitted Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.2 and 7.4 Permitted Exceptions:

### Special Uses:

Special Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.3 and 7.4.

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 7.4.

**Miscellaneous Notes on History**

---

None

**Legislative History**

---

The known legislative history for this Property is as follows:

**O2004-157 approved on 12/14/2004:** AN ORDINANCE PROVIDING FOR THE EXECUTION OF AN ANNEXATION AGREEMENT PROVIDING FOR E(S) ESTATE ONE FAMILY DWELLING SPECIAL USE PLANNED DEVELOPMENT ZONING WITH THE OWNES OF RECORD OF TERRITORY WHICH MAY BE ANNEXED TO THE CITY OF AURORA AND WHICH IS LOCATED NORTH OF GALENA BLVD AT BARNES ROAD BEING VACANT LAND IN KANE COUNTY ILLINOIS

**O2004-158 approved on 12/14/2004:** AN ORDINANCE ANNEXING CERTAIN PROPERTY BEING VACANT LAND LOCATED NORTH OF GALENA BLVD AT BARNES ROAD TO THE THE CITY OF AURORA, ILLINOIS PURSUANT TO AN APPROVED ANNEXATION AGREEMENT.

**O2004-159 approved on 12/14/2004:** AN ORDINANCE ESTABLISHING A SPECIAL USE PLANNED DEVELOPMENT AND APPROVING A PLAN DESCRIPTION FOR 39.8 ACRES LOCATED NORTH OF GALENA BLVD AT BARNES ROAD

**R2004-510 approved on 12/14/2004:** A RESOLUTION APPROVING A PRELIMINARY PLAT AND PLAN FOR PROPERTY LOCATED NORTH OF GALENA BLVD AT BARNES ROAD

**PDFNL2005-011 approved on 3/22/2005:** RESOLUTION APPROVING THE FINAL PLAT FOR A 47 LOT SUBDIVISION BEING TANGLEWOOD OAKS SUBDIVISION AND A FINAL PLAN FOR 44 SINGLE FAMILY DWELLINGS LOCATED ON GALENA BLVD, N. OF THE BARNES ROAD INTERSECTION IN THE CITY OF AURORA, IL.

**R2005-154 approved on 4/12/2005:** A RESOLUTION PROPOSING THE ESTABLISHMENT OF A SPECIAL SERVICE AREA NUMBER 108 (TANGLEWOOD OAKS) (PROJECT #SG13/3-04.27) (KANE COUNTY) IN THE CITY OF AURORA AND PROVIDING FOR A PUBLIC HEARING AND OTHER PROCEDURES IN CONNECTION THEREWITH.

**O2005-062 approved on 5/10/2005:** AN ORDINANCE FOR THE ESTABLISHMENT OF A SPECIAL SERVICE AREA NUMBER 108 (TANGLEWOOD OAKS)(PROJECT # SG13/3-04.27)(KANE COUNTY) IN THE CITY OF AURORA FOLLOWING NOTICE AND PUBLIC HEARING IN CONNECTION THEREWITH.

**R2005-462 approved on 10/25/2005:** A RESOLUTION ACCEPTING A SANITARY SEWER EASEMENT FROM THE FOX VALLEY PARK DISTRICT FOR THE TANGLEWOOD OAKS SUBDIVISION

**R2006-368 approved on 8/22/2006:** A RESOLUTION FOR LETTER OF CREDIT REDUCTION NO. 1 FOR TANGLEWOOD OAKS IN THE AMOUNT OF \$555,926.74

**O2012-035 approved on 5/8/2012:** ORDINANCE PROPOSING THE ESTABLISHMENT OF SPECIAL SERVICE AREA NUMBER 164 (TANGLEWOOD OAKS SUBDIVISION) IN THE CITY OF AURORA AND PROVIDING FOR A PUBLIC HEARING AND OTHER PROCEDURES IN CONNECTION THEREWITH

**O2012-058 approved on 8/14/2012:** AN ORDINANCE ESTABLISHING CITY OF AURORA SPECIAL SERVICE AREA NUMBER 164 (TANGLEWOOD OAKS SUBDIVISION)

**R2014-126 approved on 5/27/2014:** RESOLUTION APPROVING A REVISION TO THE FINAL PLAN TO MODIFY THE BUILDING ELEVATIONS FOR THE 28 REMAINING VACANT LOTS IN THE TANGLEWOOD OAKS SUBDIVISION ON PROPERTY LOCATED AT N. SIDE OF GALENA BOULEVARD AT BARNES ROAD, AURORA, ILLINOIS 60506

**Location Maps Attached:**

---

Aerial Overview

Location Map

Zoning Map

Comprehensive Plan Map



Aerial Photo (1:5,000):



**Legend**

- Subject Property

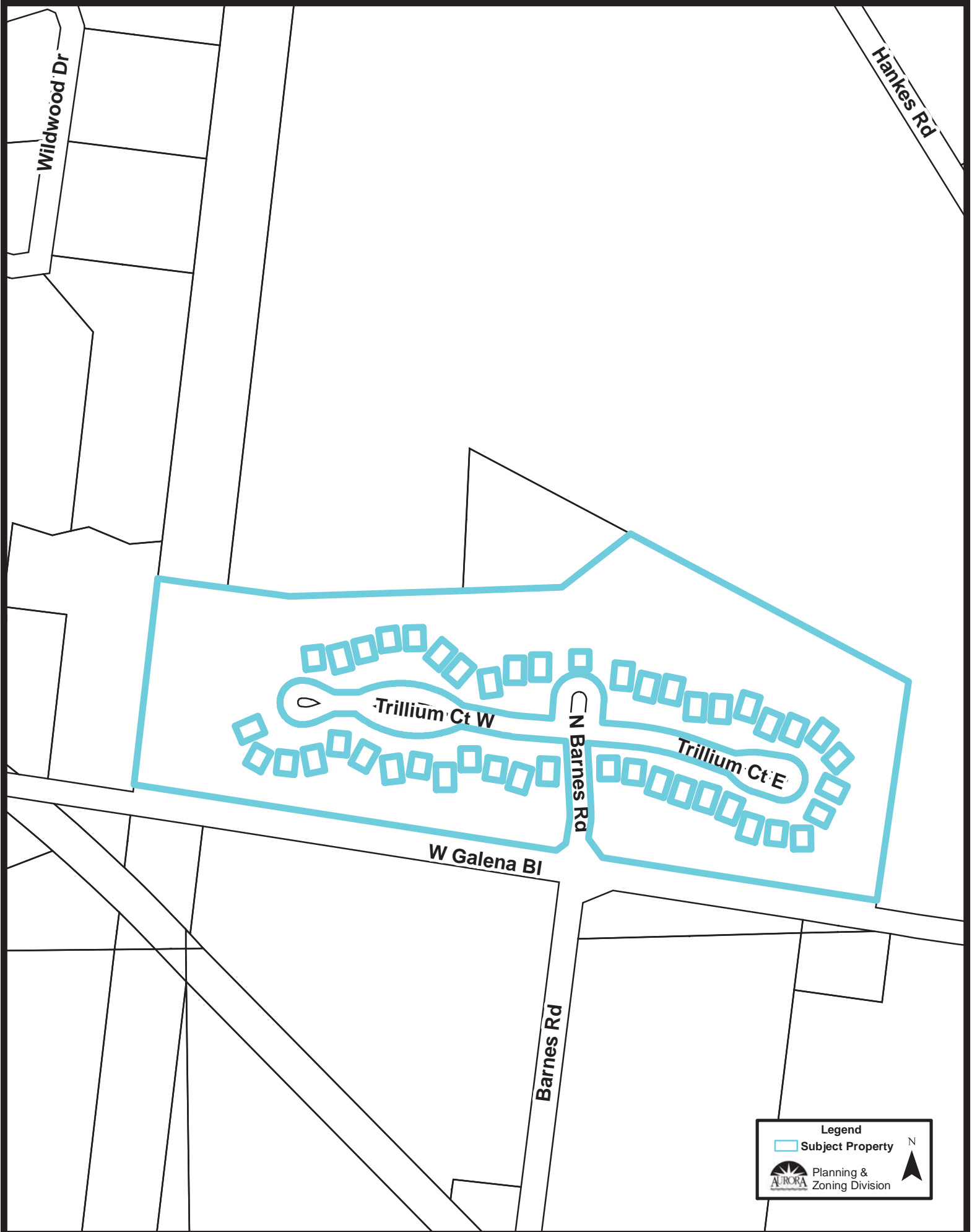
Planning & Zoning Division

AURORA

N



Location Map (1:5,000):



**Legend**

- Subject Property

Planning & Zoning Division

**Zoning Map (1:5,000):**



**Legend**

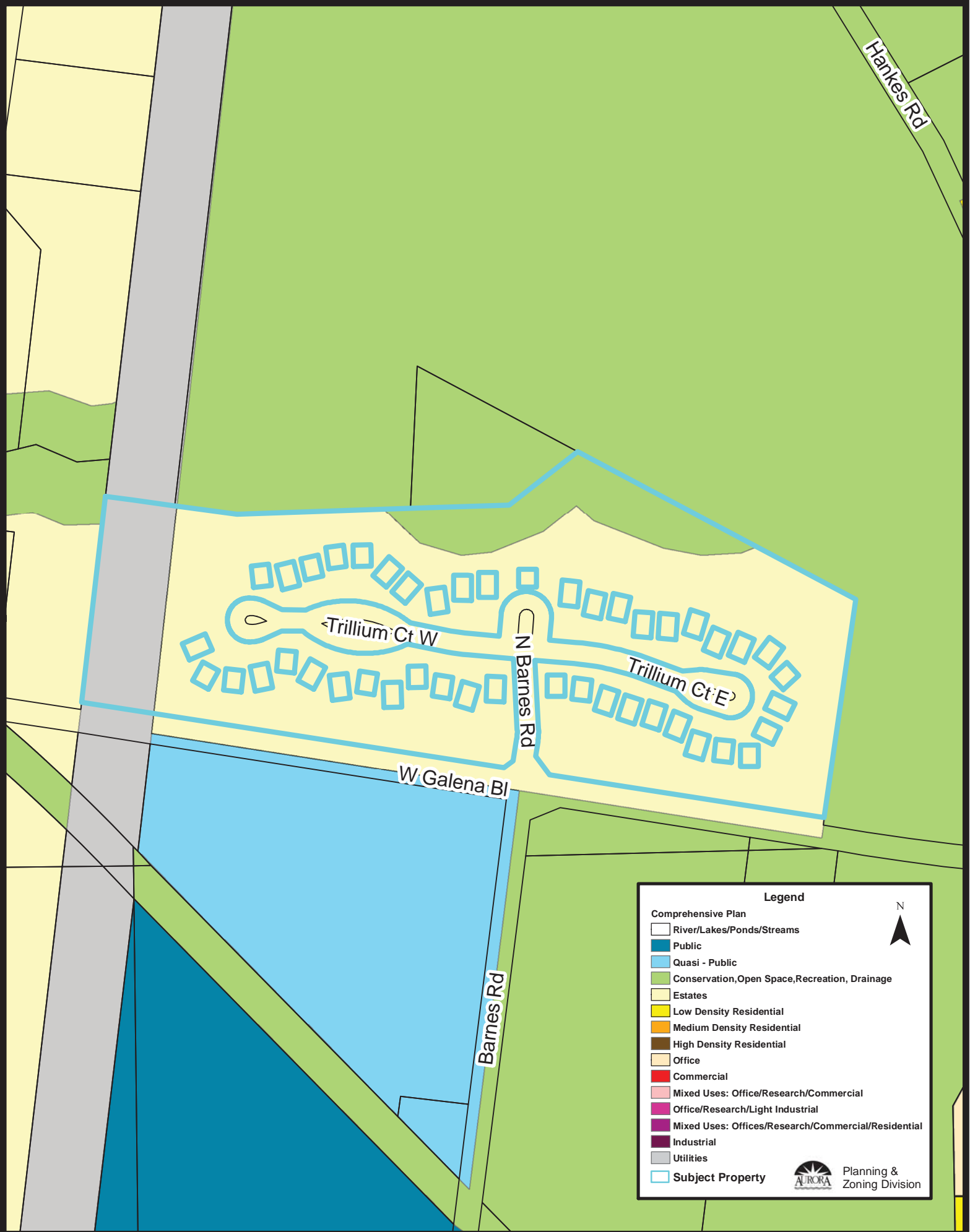
- Subject Property

Planning & Zoning Division



R1(S)

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  
 Planning & Zoning Division