

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

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

1929 Zoning: A Residential Districts

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:

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:

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

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:

Aerial Overview

Location Map

Zoning Map

Comprehensive Plan Map

Aerial Photo (1:5,000):



S State St

George Av

S East Av

S Smith St

Walter Av

Tomcat Ln (pvt)

5th Av

Bangs St

S State St

Windsor Av

6th Av

Ziegler Av

Farnum St

6th Av (pvt)

6th Av

7th Av

S Union St

Gates St

Morningside Av

Smith Bl

Schindel Dr

Simms St

Binder St

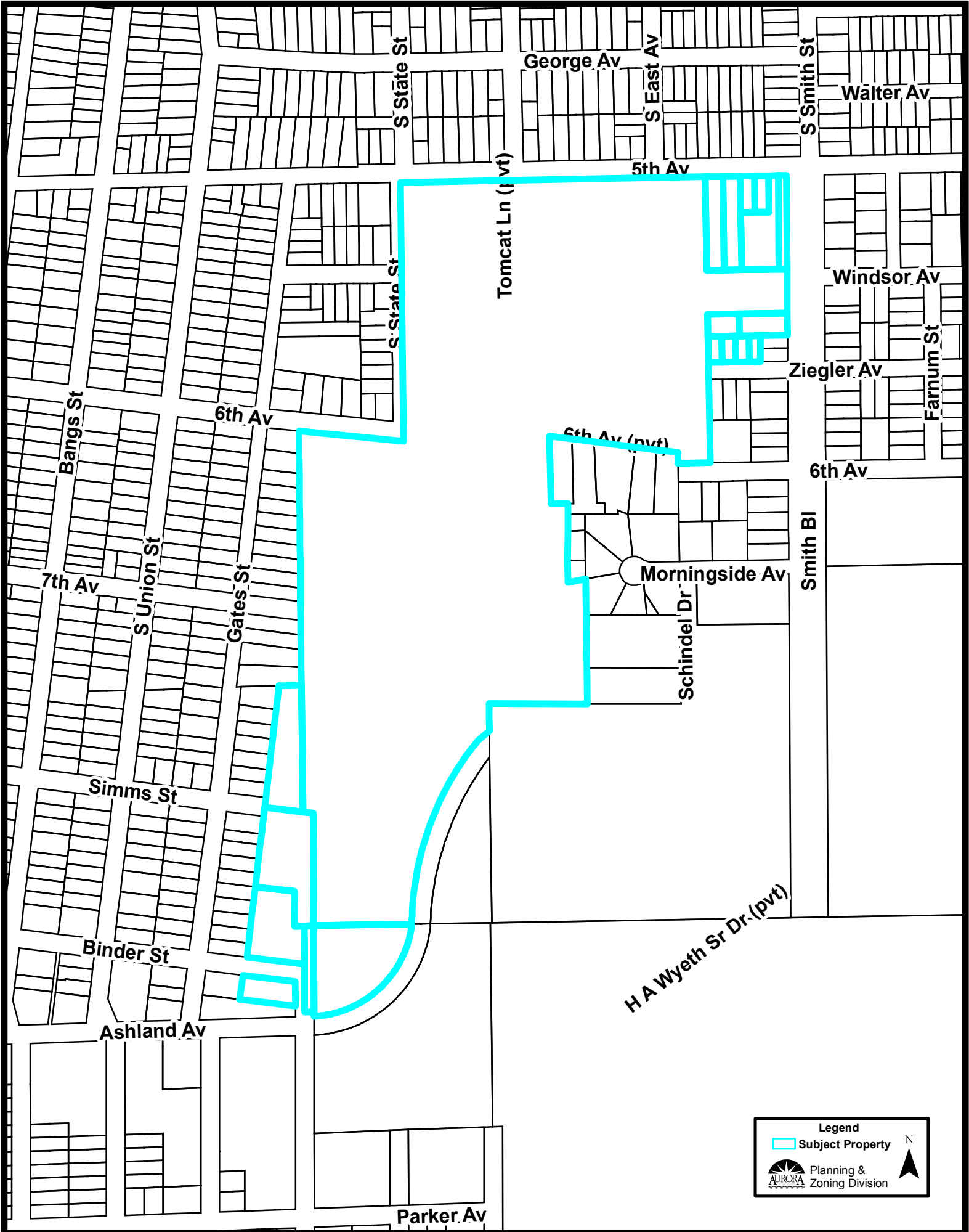
Ashland Av

H A Wyeth Sr Dr (pvt)

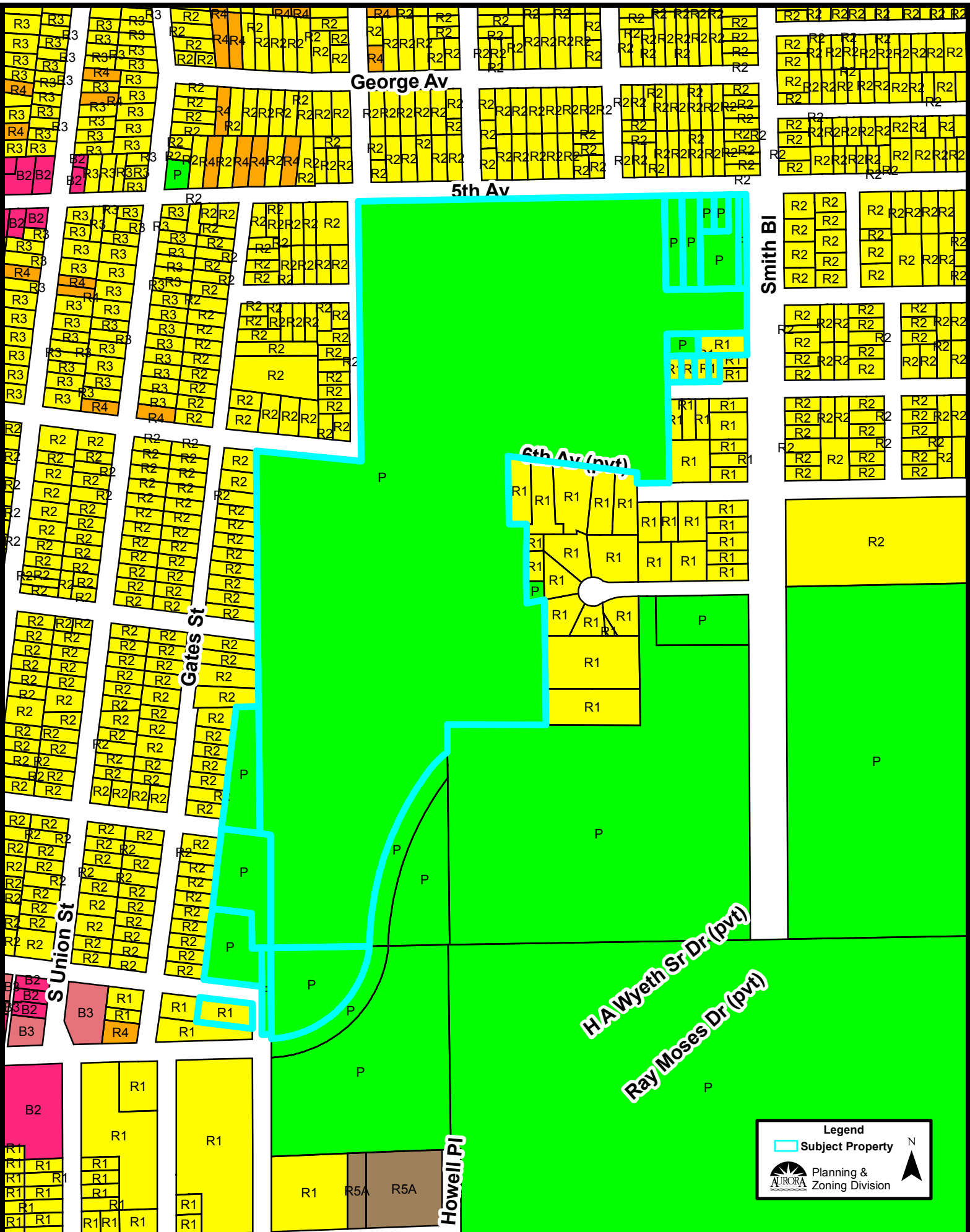
Howell Pl

Legend
Subject Property
AURORA Planning & Zoning Division
N

Location Map (1:5,000):



Zoning Map (1:5,000):



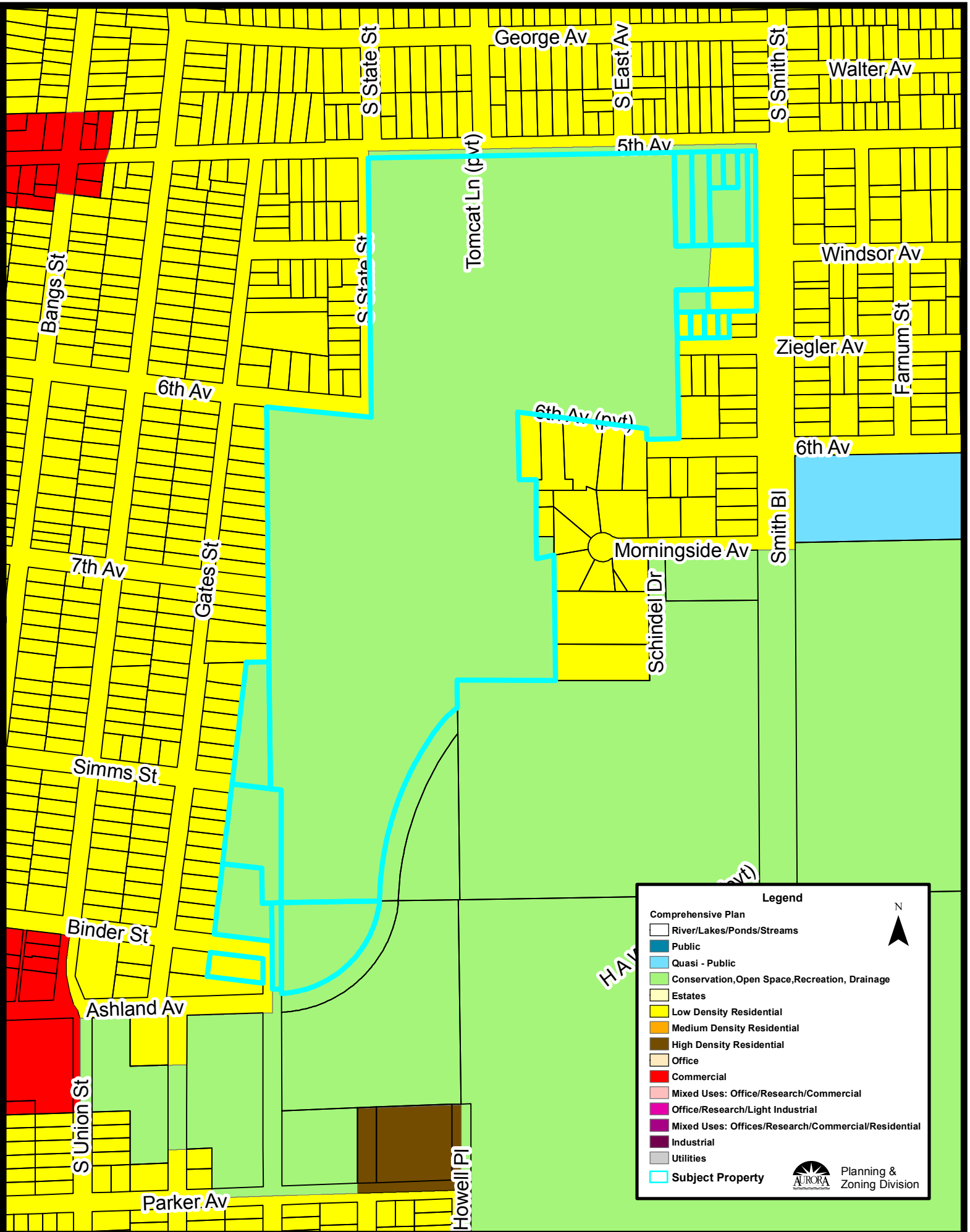
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Comprehensive Plan (1:5,000):



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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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