

## Property Research Sheet

**Location ID#: 26893**

As of: 9/21/2015

Researched By: Ty McCarthy

Address: 1344 Plum Street

Comp Plan Designation: Low Density Residential

Parcel Number(s): 15-20-201-001

School District: SD 129 - West Aurora School District

Size: 0.175875 Acres

Park District: FVPD - Fox Valley Park District

Current Zoning: R-2 One-Family Dwelling District

Ward: 4

1929 Zoning: Not Applicable

Historic District: None

1957 Zoning: R-2 One-Family Dwelling District

ANPI Neighborhood: None

TIF District: N/A

## Current Land Use

Current Land Use: Residential: Single Family

Total Building Area: 1,247 sq. ft.

Number of Buildings: 1

Number of Stories: 1

Building Built In: 1964

## 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

**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 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(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**

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The known legislative history for this Property is as follows:

**O57-3069 approved on 4/3/1957:** AN ORDINANCE N. 3069, ANNEXING CERTAIN TERRITORY TO THE CITY OF AURORA, KANE COUNTY, ILLINOIS

**Location Maps Attached:**

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Aerial Overview  
Location Map  
Zoning Map  
Comprehensive Plan Map

## Property Research Sheet

**Location ID#: 26892**

As of: 7/30/2015

Researched By: Ty McCarthy

Address: 1342 Plum Street

Comp Plan Designation: Low Density Residential

Parcel Number(s): 15-20-201-002

School District: SD 129 - West Aurora School District

Size: 0.278126 Acres

Park District: FVPD - Fox Valley Park District

Current Zoning: R-2 One-Family Dwelling District

Ward: 4

1929 Zoning: Not Applicable

Historic District: None

1957 Zoning: R-2 One-Family Dwelling District

ANPI Neighborhood: None

TIF District: N/A

## Current Land Use

Current Land Use: Residential: Single Family

Total Building Area: 1,200 sq. ft.

Number of Buildings: 1

Number of Stories: 1

Building Built In: 1952

## 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

**Exterior Side Yard Setback:** 10 feet

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

**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 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(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**

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The known legislative history for this Property is as follows:

**055-2975 approved on 5/12/1955:** AN ORDINANCE NO. 2975, ANNEXING CERTAIN TERRITORY TO THE CITY OF AURORA, KANE COUNTY, ILLINOIS

**Location Maps Attached:**

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Aerial Overview  
Aerial Map  
Zoning Map  
Comprehensive Plan Map

## Property Research Sheet

**Location ID#: 26890**

As of: 7/30/2015

Researched By: Ty McCarthy

Address: 1338 Plum Street

Comp Plan Designation: Low Density Residential

Parcel Number(s): 15-20-201-003

School District: SD 129 - West Aurora School District

Size: 0.298627 Acres

Park District: FVPD - Fox Valley Park District

Current Zoning: R-2 One-Family Dwelling District

Ward: 4

1929 Zoning: Not Applicable

Historic District: None

1957 Zoning: R-2 One-Family Dwelling District

ANPI Neighborhood: None

TIF District: N/A

## Current Land Use

Current Land Use: Residential: Single Family

Building Built In: 1958

Number of Buildings: 1

Total Building Area: 1,356 sq. ft.

## 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

**Exterior Side Yard Setback:** 10 feet

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

**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

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(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**

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The known legislative history for this Property is as follows:

**O55-2975 approved on 5/12/1955:** AN ORDINANCE NO. 2975, ANNEXING CERTAIN TERRITORY TO THE CITY OF AURORA, KANE COUNTY, ILLINOIS

**Location Maps Attached:**

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Aerial Overview

Aerial Map

Zoning Map

Comprehensive Plan Map

## Property Research Sheet

Location ID#: 56929

As of: 7/30/2015

Researched By: Ty McCarthy

Address: 0 Open Space

School District: SD 129 - West Aurora School District

Parcel Number(s): 15-20-201-004

Park District: FVPD - Fox Valley Park District

Size: 5.734251 Acres

Current Zoning: P Park and Recreation District

Ward: 4

1929 Zoning: Not Applicable

Historic District: None

1957 Zoning: Not Applicable

ANPI Neighborhood: None

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

TIF District: N/A

### Current Land Use

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Current Land Use: Vacant Land/Open Space

### Zoning Provisions

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Setbacks and Other Bulk Standards:

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

Setbacks and other bulk standards are typically as follows:

**Front Yard Setback:** Reserved

**Building Separations:** None

**Interior Side Yard Setback:** Reserved

**Minimum Lot Width and Area:** None

**Interior Drive Yard Setback:** Reserved

**Maximum Lot Coverage:** Reserved

**Exterior Side Yard Setback:** Reserved

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

**Exterior Side Yard Reverse Corner**

**Minimum Primary Structure Size:** None

**Setback:** Reserved

**Exterior Rear Yard Setback:** Reserved

**Minimum Dwelling Unit Size:** None

**Rear Yard Setback:** Reserved

**Setback Exceptions:** Reserved

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 6.6.

Permitted Uses:

Permitted Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.2, and 6.6

Special Uses:

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

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 6.6.

**Legislative History**

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The known legislative history for this Property is as follows:

**O55-2961 approved on 4/3/1957:** AN ORDINANCE NO. 2961, ANNEXING CERTAIN TERRITORY KNOWN AS WEST AURORA SENIOR HIGH SCHOOL SITE, TO THE CITY OF AURORA, KANE COUNTY, ILLINOIS

**O92-031 approved on 5/19/1992:** REZONE EXISTING PARKS AND OTHER LAND FROM THEIR CURRENT ZONING CLASSIFICATIONS TO THE "PUBLIC OPEN SPACE/RECREATION PARK" CLASSIFICATION.

**Location Maps Attached:**

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- Aerial Overview
- Aerial Map
- Zoning Map
- Comprehensive Plan Map

## Property Research Sheet

Location ID#: 57023

As of: 9/21/2015

Researched By: Ty McCarthy

Address: 0 Vacant

Comp Plan Designation: Low Density Residential

Parcel Number(s): 15-20-201-005

School District: SD 129 - West Aurora School District

Size: 0.16075 Acres

Park District: FVPD - Fox Valley Park District

Current Zoning: R-2 One-Family Dwelling District

Ward: 4

1929 Zoning: Not Applicable

Historic District: None

1957 Zoning: R-2 One-Family Dwelling District

ANPI Neighborhood: None

TIF District: N/A

## Current Land Use

Current Land Use: Vacant/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

**Exterior Side Yard Setback:** 10 feet

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

**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 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(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**

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The known legislative history for this Property is as follows:

**O55-2975 approved on 5/12/1955:** AN ORDINANCE NO. 2975, ANNEXING CERTAIN TERRITORY TO THE CITY OF AURORA, KANE COUNTY, ILLINOIS

**Location Maps Attached:**

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- Aerial Overview
- Location Map
- Zoning Map
- Comprehensive Plan Map

## Property Research Sheet

Location ID#: 27465

As of: 9/21/2015

Researched By: Ty McCarthy

Address: 407 N Randall Road

Comp Plan Designation: Low Density Residential

Parcel Number(s): 15-20-201-006

School District: SD 129 - West Aurora School District

Size: 0.354491 Acres

Park District: FVPD - Fox Valley Park District

Current Zoning: R-2 One-Family Dwelling District

Ward: 4

1929 Zoning: Not Applicable

Historic District: None

1957 Zoning: R-2 One-Family Dwelling District

ANPI Neighborhood: None

TIF District: N/A

## 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

**Exterior Side Yard Setback:** 10 feet

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

**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 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(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 Permitted Exceptions:

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**

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The known legislative history for this Property is as follows:

**O55-2975 approved on 5/12/1955:** AN ORDINANCE NO. 2975, ANNEXING CERTAIN TERRITORY TO THE CITY OF AURORA, KANE COUNTY, ILLINOIS

**Location Maps Attached:**

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- Aerial Overview
- Location Map
- Zoning Map
- Comprehensive Plan Map

## Property Research Sheet

Location ID#: 57026

As of: 7/30/2015

Researched By: Ty McCarthy

Address: 0 Open Space

Comp Plan Designation: Low Density Residential

Parcel Number(s): 15-20-201-010

School District: SD 129 - West Aurora School District

Size: 0.615998 Acres

Park District: FVPD - Fox Valley Park District

Current Zoning: R-2 One-Family Dwelling District

Ward: 4

1929 Zoning: Not Applicable

Historic District: None

1957 Zoning: R-2 One-Family Dwelling District

ANPI Neighborhood: None

TIF District: N/A

## 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

**Exterior Side Yard Setback:** 10 feet

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

**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

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(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**

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The known legislative history for this Property is as follows:

**057-3069 approved on 4/3/1957:** AN ORDINANCE NO. 3069, ANNEXING CERTAIN TERRITORY TO THE CITY OF AURORA, KANE COUNTY, ILLINOIS

**Location Maps Attached:**

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Aerial Overview

Aerial Map

Zoning Map

Comprehensive Plan Map

## Property Research Sheet

**Location ID#: 1755**

As of: 7/30/2015

Researched By: Ty McCarthy

Address: 107 N Randall Road

Comp Plan Designation: Low Density Residential

Parcel Number(s): 15-20-201-014

School District: SD 129 - West Aurora School District

Size: 0.605327 Acres

Park District: FVPD - Fox Valley Park District

Current Zoning: R-2 One-Family Dwelling District

Ward: 4

1929 Zoning: Not Applicable

Historic District: None

1957 Zoning: R-2 One-Family Dwelling District

ANPI Neighborhood: None

TIF District: N/A

## 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

**Exterior Side Yard Setback:** 10 feet

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

**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 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(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:

**057-3069 approved on 4/3/1957: AN ORDINANCE NO. 3069, ANNEXING CERTAIN TERRITORY TO THE CITY OF AURORA, KANE COUNTY, ILLINOIS**

**Location Maps Attached:**

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Aerial Overview  
Aerial Map  
Zoning Map  
Comprehensive Plan Map

## Property Research Sheet

Location ID#: 59381

As of: 7/30/2015

Researched By: Ty McCarthy

Address: 0 Open Space

Comp Plan Designation: Low Density Residential

Parcel Number(s): 15-20-201-017

School District: SD 129 - West Aurora School District

Size: 1.388029 Acres

Park District: FVPD - Fox Valley Park District

Current Zoning: R-2 One-Family Dwelling District

Ward: 4

1929 Zoning: Not Applicable

Historic District: None

1957 Zoning: R-2 One-Family Dwelling District

ANPI Neighborhood: None

TIF District: N/A

## 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

**Exterior Side Yard Setback:** 10 feet

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

**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 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(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:

**O57-3069 approved on 4/3/1957: AN ORDINANCE NO. 3069, ANNEXING CERTAIN TERRITORY TO THE CITY OF AURORA, KANE COUNTY, ILLINOIS**

**Location Maps Attached:**

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Aerial Overview  
Aerial Map  
Zoning Map  
Comprehensive Plan Map

## Property Research Sheet

**Location ID#: 59380**

As of: 7/30/2015

Researched By: Ty McCarthy

Address: 0 Open Space

Comp Plan Designation: Low Density Residential

Parcel Number(s): 15-20-201-018

School District: SD 129 - West Aurora School District

Size: 1.305973 Acres

Park District: FVPD - Fox Valley Park District

Current Zoning: R-2 One-Family Dwelling District

Ward: 4

1929 Zoning: Not Applicable

Historic District: None

1957 Zoning: R-2 One-Family Dwelling District

ANPI Neighborhood: None

TIF District: N/A

## 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

**Exterior Side Yard Setback:** 10 feet

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

**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

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(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**

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The known legislative history for this Property is as follows:

**057-3069 approved on 4/3/1957:** AN ORDINANCE NO. 3069, ANNEXING CERTAIN TERRITORY TO THE CITY OF AURORA, KANE COUNTY, ILLINOIS

**Location Maps Attached:**

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Aerial Overview

Aerial Map

Zoning Map

Comprehensive Plan Map

## Property Research Sheet

As of: 7/30/2015

**Location ID#: 88889266**

Researched By: Ty McCarthy

Address: 1303 W Galena Blvd

Comp Plan Designation: Low Density Residential

Parcel Number(s): 15-20-201-034

School District: SD 129 - West Aurora School District

Size: 0.277374 Acres

Park District: FVPD - Fox Valley Park District

Current Zoning: R-2 One-Family Dwelling District

Ward: 4

1929 Zoning: Not Applicable

Historic District: None

1957 Zoning: R-2 One-Family Dwelling District

ANPI Neighborhood: None

TIF District: N/A

## 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

**Exterior Side Yard Setback:** 10 feet

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

**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 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(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**

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The known legislative history for this Property is as follows:

**O25-2005 approved on 09/08/1925:** AN ORDINANCE NO. 2005 PROVIDING FOR THE ANNEXATION OF A CERTAIN TRACT OF LAND TO THE CITY OF AURORA, AS HEREIN DESCRIBED

**O57-3069 approved on 4/3/1957:** AN ORDINANCE NO. 3069, ANNEXING CERTAIN TERRITORY TO THE CITY OF AURORA, KANE COUNTY, ILLINOIS

### **Location Maps Attached:**

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Aerial Overview  
Aerial Map  
Zoning Map  
Comprehensive Plan Map

## Property Research Sheet

**Location ID#: 54431**

As of: 7/30/2015

Researched By: Ty McCarthy

Address: 0 Parking Lot

Comp Plan Designation: Low Density Residential

Parcel Number(s): 15-20-201-035

School District: SD 129 - West Aurora School District

Size: 0.113405 Acres

Park District: FVPD - Fox Valley Park District

Current Zoning: R-2 One-Family Dwelling District

Ward: 4

1929 Zoning: Not Applicable

Historic District: None

1957 Zoning: R-2 One-Family Dwelling District

ANPI Neighborhood: None

TIF District: N/A

## Current Land Use

Current Land Use: Vacant Land/Open Space/ Parking Lot

## 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

**Exterior Side Yard Setback:** 10 feet

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

**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

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(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 Permitted Exceptions:

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:

**O57-3069 approved on 4/3/1957:** AN ORDINANCE NO. 3069, ANNEXING CERTAIN TERRITORY TO THE CITY OF AURORA, KANE COUNTY, ILLINOIS

**Location Maps Attached:**

---

Aerial Overview

Aerial Map

Zoning Map

Comprehensive Plan Map

## Property Research Sheet

**Location ID#: 54432**

As of: 7/30/2015

Researched By: Ty McCarthy

Address: 0 Parking Lot

Comp Plan Designation: Low Density Residential

Parcel Number(s): 15-20-201-037

School District: SD 129 - West Aurora School District

Size: 0.122685 Acres

Park District: FVPD - Fox Valley Park District

Current Zoning: R-2 One-Family Dwelling District

Ward: 4

1929 Zoning: Not Applicable

Historic District: None

1957 Zoning: R-2 One-Family Dwelling District

ANPI Neighborhood: None

TIF District: N/A

## Current Land Use

Current Land Use: Vacant Land/Open Space/Parking Lot

## 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

**Exterior Side Yard Setback:** 10 feet

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

**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

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(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**

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The known legislative history for this Property is as follows:

**O57-3069 approved on 4/3/1957:** AN ORDINANCE NO. 3069, ANNEXING CERTAIN TERRITORY TO THE CITY OF AURORA, KANE COUNTY, ILLINOIS

**Location Maps Attached:**

---

Aerial Overview

Aerial Map

Zoning Map

Comprehensive Plan Map

## Property Research Sheet

**Location ID#: 54433**

As of: 7/30/2015

Researched By: Ty McCarthy

Address: 0 Parking Lot

Comp Plan Designation: Low Density Residential

Parcel Number(s): 15-20-201-039

School District: SD 129 - West Aurora School District

Size: 0.119725 Acres

Park District: FVPD - Fox Valley Park District

Current Zoning: R-2 One-Family Dwelling District

Ward: 4

1929 Zoning: Not Applicable

Historic District: None

1957 Zoning: R-2 One-Family Dwelling District

ANPI Neighborhood: None

TIF District: N/A

## Current Land Use

Current Land Use: Vacant Land/Open Space/Parking Lot

## 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

**Exterior Side Yard Setback:** 10 feet

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

**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

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(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**

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The known legislative history for this Property is as follows:

**O57-3069 approved on 4/3/1957:** AN ORDINANCE NO. 3069, ANNEXING CERTAIN TERRITORY TO THE CITY OF AURORA, KANE COUNTY, ILLINOIS

**Location Maps Attached:**

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Aerial Overview

Aerial Map

Zoning Map

Comprehensive Plan Map

## Property Research Sheet

Location ID#: 49483

As of: 7/30/2015

Researched By: Ty McCarthy

Address: 0 Vacant

Comp Plan Designation: Low Density Residential

Parcel Number(s): 15-20-201-041

School District: SD 129 - West Aurora School District

Size: 1.406775 Acres

Park District: FVPD - Fox Valley Park District

Current Zoning: R-2 One-Family Dwelling District

Ward: 4

1929 Zoning: Not Applicable

Historic District: None

1957 Zoning: R-2 One-Family Dwelling District

ANPI Neighborhood: None

TIF District: N/A

## 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

**Exterior Side Yard Setback:** 10 feet

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

**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

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(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**

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The known legislative history for this Property is as follows:

**057-3069 approved on 4/3/1957:** AN ORDINANCE NO. 3069, ANNEXING CERTAIN TERRITORY TO THE CITY OF AURORA, KANE COUNTY, ILLINOIS

**Location Maps Attached:**

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Aerial Overview

Aerial Map

Zoning Map

Comprehensive Plan Map

## Property Research Sheet

**Location ID#: 54434**

As of: 7/30/2015

Researched By: Ty McCarthy

Address: 0 Parking Lot

Comp Plan Designation: Low Density Residential

Parcel Number(s): 15-20-201-043

School District: SD 129 - West Aurora School District

Size: 0.154426 Acres

Park District: FVPD - Fox Valley Park District

Current Zoning: R-2 One-Family Dwelling District

Ward: 4

1929 Zoning: Not Applicable

Historic District: None

1957 Zoning: R-2 One-Family Dwelling District

ANPI Neighborhood: None

TIF District: N/A

## Current Land Use

Current Land Use: Vacant Land/Open Space/Parking Lot

## 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

**Exterior Side Yard Setback:** 10 feet

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

**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

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(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:

**O57-3069 approved on 4/3/1957:** AN ORDINANCE NO. 3069, ANNEXING CERTAIN TERRITORY TO THE CITY OF AURORA, KANE COUNTY, ILLINOIS

**Location Maps Attached:**

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Aerial Overview

Aerial Map

Zoning Map

Comprehensive Plan Map

## Property Research Sheet

**Location ID#: 24953**

As of: 7/30/2015

Researched By: Ty McCarthy

Address: 1201 W New York Street

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

Parcel Number(s): 15-20-201-045

School District: SD 129 - West Aurora School District

Size: 30.2002 Acres

Current Zoning: P Park and Recreation District

Park District: FVPD - Fox Valley Park District

1929 Zoning: Not Applicable

Ward: 4

1957 Zoning: Not Applicable

Historic District: None

ANPI Neighborhood: None

TIF District: N/A

### Current Land Use

Current Land Use: Quasi-Public: School

Number of Buildings: 2

### Zoning Provisions

#### Setbacks and Other Bulk Standards:

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

Setbacks and other bulk standards are typically as follows:

**Front Yard Setback:** Reserved

**Building Separations:** None

**Interior Side Yard Setback:** Reserved

**Minimum Lot Width and Area:** None

**Interior Drive Yard Setback:** Reserved

**Maximum Lot Coverage:** Reserved

**Exterior Side Yard Setback:** Reserved

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

**Exterior Side Yard Reverse Corner**

**Setback:** Reserved

**Minimum Primary Structure Size:** None

**Exterior Rear Yard Setback:** Reserved

**Minimum Dwelling Unit Size:** None

**Rear Yard Setback:** Reserved

**Setback Exceptions:** Reserved

#### 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 6.6.

#### Permitted Uses:

Permitted Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.2, and 6.6

### Special Uses:

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

### 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 6.6.

### **Legislative History**

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The known legislative history for this Property is as follows:

**O55-2961 approved on 4/3/1957:** AN ORDINANCE NO. 2961, ANNEXING CERTAIN TERRITORY KNOWN AS WEST AURORA SENIOR HIGH SCHOOL SITE, TO THE CITY OF AURORA, KANE COUNTY, ILLINOIS

**O64-3638 approved on 4/3/1964:** VACATING AND DEDICATING A PORTION OF PUBLIC RIGHT OF WAY FOR N. COMMONWEALTH AVENUE BETWEEN W. NEW YORK STREET AND PLUM STREET

**O92-031 approved on 5/19/1992:**REZONE EXISTING PARKS AND OTHER LAND FROM THEIR CURRENT ZONING CLASSIFICATIONS TO THE "PUBLIC OPEN SPACE/RECREATION PARK" CLASSIFICATION.

**O92-085 approved on 10/20/1992:**VACATING THAT PORTION OF DEDICATED PUBLIC RIGHT-OF-WAY OF W. NEW YORK STREET IN FRONT OF WEST HIGH SCHOOL, WESTWARD FROM THE INTERSECTION OF COMMONWEALTH AVENUE TO THE INTERSECTION WITH GALENA BLVD OPPOSITE GALENA BLVD (10/20/92)

### **Location Maps Attached:**

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Aerial Overview

Aerial Map

Zoning Map

Comprehensive Plan Map

## Property Research Sheet

Location ID#: 53223

As of: 7/30/2015

Researched By: Ty McCarthy

Address: 0 Parking Lot

Comp Plan Designation: Low Density Residential

Subdivision: Lot 6 of West Park Addition

School District: SD 129 - West Aurora School District

Parcel Number(s): 15-20-229-001

Park District: FVPD - Fox Valley Park District

Size: 0.066796 Acres

Ward: 4

Current Zoning: R-2 One-Family Dwelling District

Historic District: None

1929 Zoning: B Residential Districts

ANPI Neighborhood: None

1957 Zoning: R-2 One-Family Dwelling District

TIF District: N/A

## 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

**Exterior Side Yard Setback:** 10 feet

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

**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 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(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:

**O25-2005 approved on 09/08/1925:** AN ORDINANCE NO. 2005 PROVIDING FOR THE ANNEXATION OF A CERTAIN TRACT OF LAND TO THE CITY OF AURORA, AS HEREIN DESCRIBED

### **Location Maps Attached:**

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Aerial Overview  
Aerial Map  
Zoning Map  
Comprehensive Plan Map

## Property Research Sheet

**Location ID#: 53224**

As of: 7/30/2015

Researched By: Ty McCarthy

Address: 0 Parking Lot

Comp Plan Designation: Low Density Residential

Subdivision: Lot 5 of West Park Addition

School District: SD 129 - West Aurora School District

Parcel Number(s): 15-20-229-002

Park District: FVPD - Fox Valley Park District

Size: 0.137039 Acres

Ward: 4

Current Zoning: R-2 One-Family Dwelling District

Historic District: None

1929 Zoning: B Residential Districts

ANPI Neighborhood: None

1957 Zoning: R-2 One-Family Dwelling District

TIF District: N/A

## Current Land Use

Current Land Use: Vacant Land/Open Space/Parking Lot

## 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

**Exterior Side Yard Setback:** 10 feet

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

**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 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(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:

**O25-2005 approved on 09/08/1925:** AN ORDINANCE NO. 2005 PROVIDING FOR THE ANNEXATION OF A CERTAIN TRACT OF LAND TO THE CITY OF AURORA, AS HEREIN DESCRIBED

### **Location Maps Attached:**

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Aerial Overview  
Aerial Map  
Zoning Map  
Comprehensive Plan Map

## Property Research Sheet

Location ID#: 53225

As of: 7/30/2015

Researched By: Ty McCarthy

Address: 0 Parking Lot

Comp Plan Designation: Low Density Residential

Subdivision: Lot 4 of West Park Addition

School District: SD 129 - West Aurora School District

Parcel Number(s): 15-20-229-003

Park District: FVPD - Fox Valley Park District

Size: 0.137174 Acres

Ward: 4

Current Zoning: R-2 One-Family Dwelling District

Historic District: None

1929 Zoning: B Residential Districts

ANPI Neighborhood: None

1957 Zoning: R-2 One-Family Dwelling District

TIF District: N/A

## Current Land Use

Current Land Use: Vacant Land/Open Space/Parking Lot

## 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

**Exterior Side Yard Setback:** 10 feet

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

**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 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(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:

**O25-2005 approved on 09/08/1925:** AN ORDINANCE NO. 2005 PROVIDING FOR THE ANNEXATION OF A CERTAIN TRACT OF LAND TO THE CITY OF AURORA, AS HEREIN DESCRIBED

### **Location Maps Attached:**

---

Aerial Overview  
Aerial Map  
Zoning Map  
Comprehensive Plan Map

## Property Research Sheet

Location ID#: 53479

As of: 7/30/2015

Researched By: Ty McCarthy

Address: 0 Parking Lot

Comp Plan Designation: Low Density Residential

Subdivision: Lots 7 & 8 of West Park Addition

School District: SD 129 - West Aurora School District

Parcel Number(s): 15-20-229-006

Park District: FVPD - Fox Valley Park District

Size: 0.30612 Acres

Ward: 4

Current Zoning: R-2 One-Family Dwelling District

Historic District: None

1929 Zoning: B Residential Districts

ANPI Neighborhood: None

1957 Zoning: R-2 One-Family Dwelling District

TIF District: N/A

## Current Land Use

Current Land Use: Vacant Land/Open Space/Parking Lot

## 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

**Exterior Side Yard Setback:** 10 feet

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

**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 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(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:

**O25-2005 approved on 09/08/1925:** AN ORDINANCE NO. 2005 PROVIDING FOR THE ANNEXATION OF A CERTAIN TRACT OF LAND TO THE CITY OF AURORA, AS HEREIN DESCRIBED

### **Location Maps Attached:**

---

Aerial Overview  
Aerial Map  
Zoning Map  
Comprehensive Plan Map

## Property Research Sheet

**Location ID#: 14776**

As of: 7/30/2015

Researched By: Ty McCarthy

Address: 206 N Fordham Ave

Comp Plan Designation: Low Density Residential

Subdivision: Lot 10 of West Park Addition

School District: SD 129 - West Aurora School District

Parcel Number(s): 15-20-229-008

Park District: FVPD - Fox Valley Park District

Size: 0.137996 Acres

Ward: 4

Current Zoning: R-2 One-Family Dwelling District

Historic District: None

1929 Zoning: B Residential Districts

ANPI Neighborhood: None

1957 Zoning: R-2 One-Family Dwelling District

TIF District: N/A

## Current Land Use

Current Land Use: Residential: Single Family

Total Building Area: 768 sq. ft.

Number of Buildings: 1

Number of Stories: 1

Building Built In: 1952

## 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

**Exterior Side Yard Setback:** 10 feet

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

**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 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(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:

**O25-2005 approved on 09/08/1925:** AN ORDINANCE NO. 2005 PROVIDING FOR THE ANNEXATION OF A CERTAIN TRACT OF LAND TO THE CITY OF AURORA, AS HEREIN DESCRIBED

**Location Maps Attached:**

---

- Aerial Overview
- Aerial Map
- Zoning Map
- Comprehensive Plan Map

## Property Research Sheet

**Location ID#: 14775**

As of: 7/30/2015

Researched By: Ty McCarthy

Address: 200 N Fordham Ave

Comp Plan Designation: Low Density Residential

Subdivision: Lots 10 & 11 of West Park Addition

School District: SD 129 - West Aurora School District

Parcel Number(s): 15-20-229-009

Park District: FVPD - Fox Valley Park District

Size: 0.137734 Acres

Ward: 4

Current Zoning: R-2 One-Family Dwelling District

Historic District: None

1929 Zoning: B Residential Districts

ANPI Neighborhood: None

1957 Zoning: R-2 One-Family Dwelling District

TIF District: N/A

## 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

**Exterior Side Yard Setback:** 10 feet

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

**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 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(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:

**O25-2005 approved on 09/08/1925:** AN ORDINANCE NO. 2005 PROVIDING FOR THE ANNEXATION OF A CERTAIN TRACT OF LAND TO THE CITY OF AURORA, AS HEREIN DESCRIBED

### **Location Maps Attached:**

---

Aerial Overview  
Aerial Map  
Zoning Map  
Comprehensive Plan Map

## Property Research Sheet

**Location ID#: 55077**

As of: 7/30/2015

Researched By: Ty McCarthy

Address: 0 Vacant

Comp Plan Designation: Low Density Residential

Parcel Number(s): 15-20-231-001

School District: SD 129 - West Aurora School District

Size: 0.116415 Acres

Park District: FVPD - Fox Valley Park District

Current Zoning: R-2 One-Family Dwelling District

Ward: 4

1929 Zoning: B Residential Districts

Historic District: None

1957 Zoning: R-2 One-Family Dwelling District

ANPI Neighborhood: None

TIF District: N/A

## Current Land Use

Current Land Use: Vacant Land/Open Space/Parking Lot

## 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

**Exterior Side Yard Setback:** 10 feet

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

**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  
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(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:

**O25-2005 approved on 09/08/1925:** AN ORDINANCE NO. 2005 PROVIDING FOR THE ANNEXATION OF A CERTAIN TRACT OF LAND TO THE CITY OF AURORA, AS HEREIN DESCRIBED

**Location Maps Attached:**

---

Aerial Overview  
Aerial Map  
Zoning Map  
Comprehensive Plan Map

## Property Research Sheet

Location ID#: 30413

As of: 7/30/2015

Researched By: Ty McCarthy

Address: 1112 Spruce Street

Comp Plan Designation: Low Density Residential

Subdivision: Lot 4 of West Park Addition

School District: SD 129 - West Aurora School District

Parcel Number(s): 15-20-231-002

Park District: FVPD - Fox Valley Park District

Size: 0.185461 Acres

Ward: 4

Current Zoning: R-2 One-Family Dwelling District

Historic District: None

1929 Zoning: Not Applicable

ANPI Neighborhood: None

1957 Zoning: R-2 One-Family Dwelling District

TIF District: N/A

## Current Land Use

Current Land Use: Vacant Land/Open Space/Parking Lot

## 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

**Exterior Side Yard Setback:** 10 feet

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

**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 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(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 Permitted Exceptions:

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:

**O25-2005 approved on 09/08/1925:** AN ORDINANCE NO. 2005 PROVIDING FOR THE ANNEXATION OF A CERTAIN TRACT OF LAND TO THE CITY OF AURORA, AS HEREIN DESCRIBED

**Location Maps Attached:**

---

- Aerial Overview
- Aerial Map
- Zoning Map
- Comprehensive Plan Map

## Property Research Sheet

**Location ID#: 1767**

As of: 10/21/2015

Researched By: Ty McCarthy

Address: 1108 Spruce Street

Comp Plan Designation: Low Density Residential

Subdivision: Lot 3 of West Park Addition

School District: SD 129 - West Aurora School District

Parcel Number(s): 15-20-231-003

Park District: FVPD - Fox Valley Park District

Size: 0.173677 Acres

Ward: 4

Current Zoning: R-2 One-Family Dwelling District

Historic District: None

1929 Zoning: Not Applicable

ANPI Neighborhood: None

1957 Zoning: R-2 One-Family Dwelling District

TIF District: N/A

## Current Land Use

Current Land Use: Residential: Single Family

Total Building Area: 1,147 sq. ft.

Number of Buildings: 1

Number of Stories: 1

Building Built In: 2000

## 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

**Exterior Side Yard Setback:** 10 feet

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

**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 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(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:

**O25-2005 approved on 9/8/1925:**AN ORDINANCE NO. 2005 PROVIDING FOR THE ANNEXATION OF A CERTAIN TRACT OF LAND TO THE CITY OF AURORA, AS HEREIN DESCRIBED

**Location Maps Attached:**

---

- Aerial Overview
- Location Map
- Zoning Map
- Comprehensive Plan Map

## Property Research Sheet

**Location ID#: 16503**

As of: 7/30/2015

Researched By: Ty McCarthy

Address: 1147 W Galena Blvd

Comp Plan Designation: Low Density Residential

Parcel Number(s): 15-20-233-002

School District: SD 129 - West Aurora School District

Size: 0.918912 Acres

Park District: FVPD - Fox Valley Park District

Current Zoning: R-2 One-Family Dwelling District

Ward: 4

1929 Zoning: B Residential Districts

Historic District: None

1957 Zoning: R-2 One-Family Dwelling District

ANPI Neighborhood: None

TIF District: N/A

## 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

**Exterior Side Yard Setback:** 10 feet

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

**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 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(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:

**O25-2005 approved on 09/08/1925:** AN ORDINANCE NO. 2005 PROVIDING FOR THE ANNEXATION OF A CERTAIN TRACT OF LAND TO THE CITY OF AURORA, AS HEREIN DESCRIBED

### **Location Maps Attached:**

---

Aerial Overview  
Aerial Map  
Zoning Map  
Comprehensive Plan Map

## Property Research Sheet

Location ID#: 53480

As of: 7/30/2015

Researched By: Ty McCarthy

Address: 0 Open Space

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

Parcel Number(s): 15-20-233-003

School District: SD 129 - West Aurora School District

Size: 1.011666 Acres

Current Zoning: R-1 One-Family Dwelling District

Park District: FVPD - Fox Valley Park District

1929 Zoning: B Residential Districts

Ward: 4

1957 Zoning: R-2 One-Family Dwelling District

Historic District: None

ANPI Neighborhood: None

TIF District: N/A

## 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 7.5.

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

**Exterior Side Yard Setback:** 10 feet

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

**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 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(s) 5, and 7.5.

Permitted Uses:

Permitted Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.2, and 7.5

Special Uses:

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

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 7.5.

**Legislative History**

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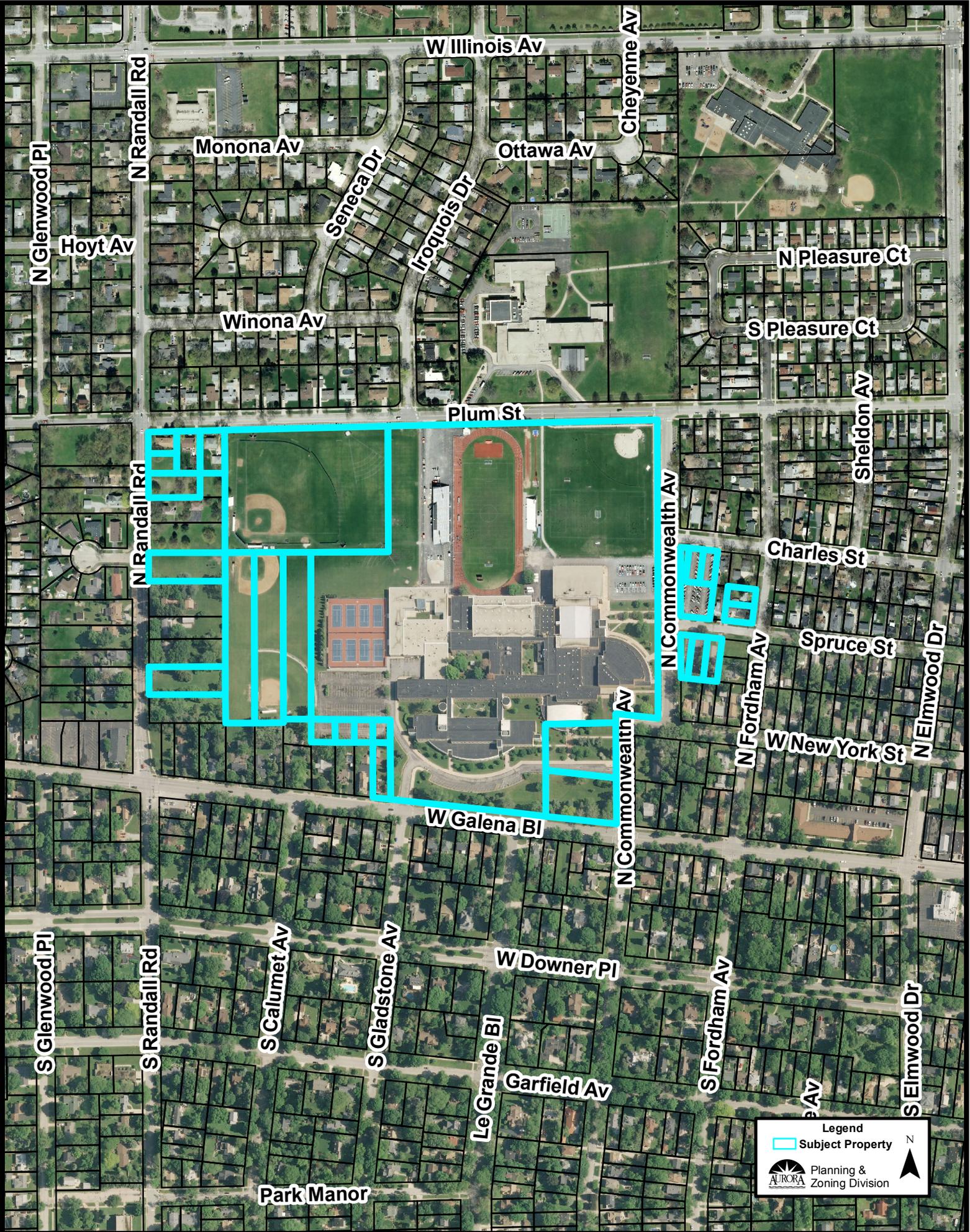
The known legislative history for this Property is as follows:

**057-3060 approved on 1/23/1957:** AN ORDINANCE NO. 3060, ANNEXING CERTAIN TERRITORY TO THE CITY OF AURORA, KANE COUNTY, ILLINOIS

**Location Maps Attached:**

---

- Aerial Overview
- Aerial Map
- Zoning Map
- Comprehensive Plan Map



Legend

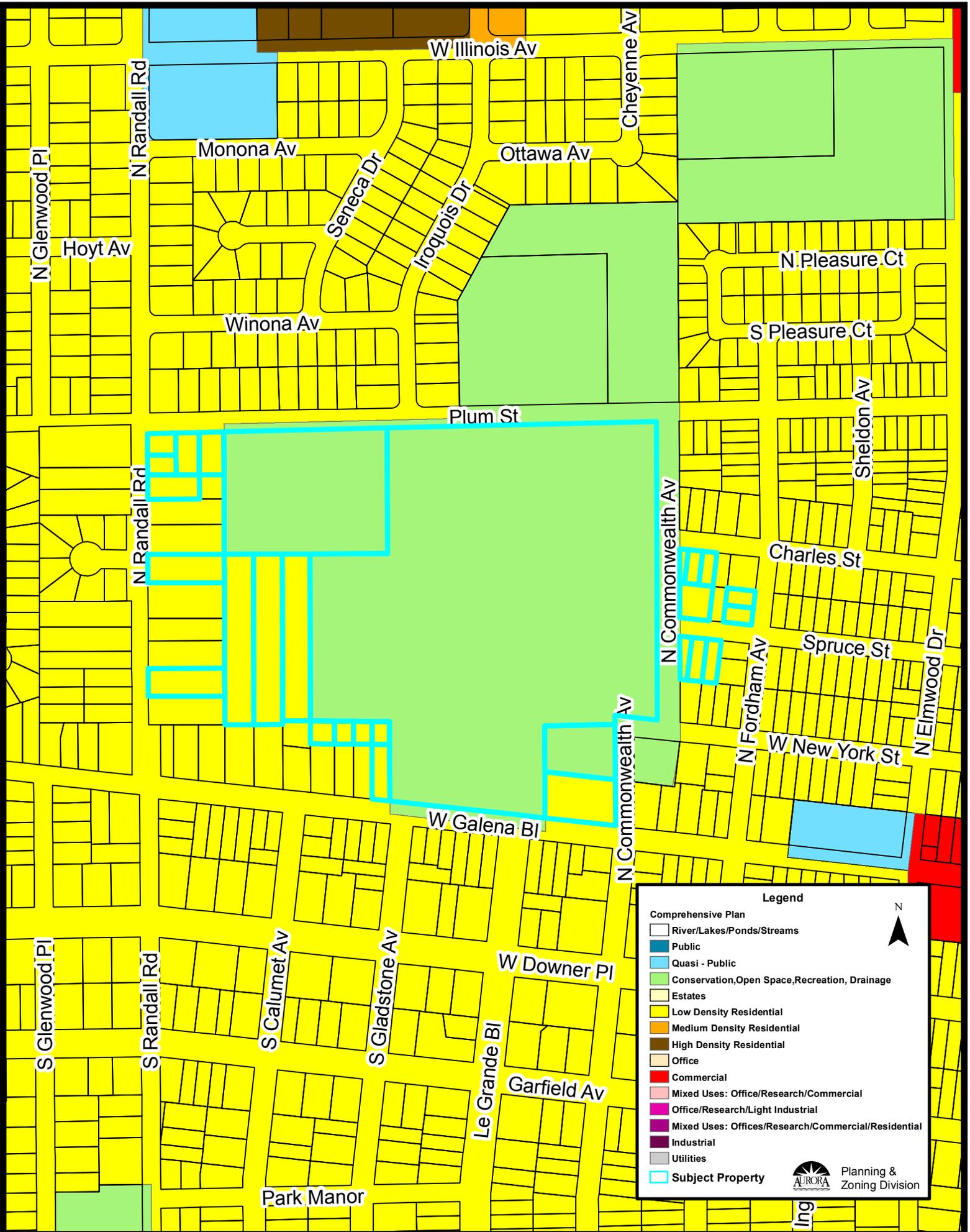
- Subject Property

Planning & Zoning Division





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

Location Map (1:5,000):

