

Property Research Sheet

Location ID#(s): 71032

As of: 6/25/2018

Researched By: Jill Morgan

Address: Vacant

Current Zoning: R-1(S) One Family Dwelling

Parcel Number(s): 01-05-109-066

1929 Zoning: Not Applicable

Subdivision: Lot 4 of New Songs Highlands

1957 Zoning: Not Applicable

Size: 10.69 Acres / 465,656 Sq. Ft.

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

School District: SD 308 -Oswego School District

ANPI Neighborhood: None

Park District: FVPD - Fox Valley Park District

TIF District: N/A

Ward: 9

Historic District: None

Overall Development Name: New Songs Highlands

Current Land Use

Current Land Use: Vacant Land/Open Space AZO Land Use Category:

Zoning Provisions

Setbacks and Other Bulk Standards:

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

Setbacks are typically as follows:

Front Yard Setback: 25 feet

Side Yard Setback: 6 feet

Exterior Side Yard Setback: 15 feet

Exterior Side Yard Reverse Corner Setback: 15 feet

Rear Yard Setback: 20 feet

Exterior Rear Yard 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.

Interior Drive Yard Setback:

Other bulk standards are typically as follows:

Building Separations: None

Minimum Lot Width and Area: 8,000 square feet and 60 feet wide at 25 foot setback line

Maximum Lot Coverage: 40%

Maximum Structure Height: 35 feet

Floor Area Ratio: None

Minimum Primary Structure Size: Typically 1,450 sq ft

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

Maximum Density:

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 Section 7.5.

Permitted Uses:

Permitted Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.2 and Section 7.5 Permitted Exceptions: All accessory structures and uses shall be pursuant to Section 7.5-4.3, entitled "Accessory Uses" of the Aurora Zoning Ordinance.

Special Uses:

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

Miscellaneous Notes on History

None

Legislative History

The known legislative history for this Property is as follows:

LC2005-123 approved on : LETTER OF AGREEMENT ON THE METHOD OF PAYMENT FOR LAND/CASH OBLIGATIONS BETWEEN THE CITY OF AURORA AND NEUMANN HOMES FOR NEW SONG HIGHLANDS

O2005-037 approved on 3/22/2005: AN ORDINANCE PROVIDING FOR THE EXECUTION OF AN ANNEXATION AGREEMENT PROVIDING FOR R-1(S) ONE FAMILY DWELLING SPECIAL USE PLANNED DEVELOPMENT ZONING WITH THE OWNERS OF RECORD OF TERRITORY WHICH MAY BE ANNEXED TO THE CITY OF AURORA AND WHICH IS LOCATED NORTH OF HAFENRICHTER ROAD, AND AT THE WESTERN EXTENSION OF WHITETHORN ROAD, SEAVIEW DRIVE AND THE SOUTHERN EXTENSION OF BAYFIELD DRIVE BEING VACANT LAND IN WILL COUNTY

O2005-038 approved on 3/22/2005: ANNEXING CERTAIN PROPERTY BEING VACANT LAND LOCATED NORTH OF HAFENRICHTER ROAD, AND AT THE WESTERN EXTENSION OF WHITETHORN ROAD, SEAVIEW DRIVE AND THE SOUTHERN EXTENSION OF BAYFIELD DRIVE TO THE CITY OF AURORA PURSUANT TO AN APPROVED ANNEXATION AGREEMENT.

O2005-039 approved on 3/22/2005: AN ORDINANCE ESTABLISHING A SPECIAL USE PLANNED DEVELOPMENT AND APPROVING A PLAN DESCRIPTION FOR 20.86 ACRES LOCATED NORTH OF HAFENRICHTER ROAD, AND AT THE WESTERN EXTENSION OF WHITETHORN ROAD, SEAVIEW DRIVE AND THE SOUTHERN EXTENSION OF BAYFIELD DRIVE.

R2005-138 approved on 3/22/2005: RESOLUTION APPROVING A PRELIMINARY PLAT AND PLAN FOR PROPERTY LOCATED NORTH OF HAFENRICHTER ROAD, AND AT THE WESTERN EXTENSION OF WHITETHORN ROAD, SEAVIEW DRIVE AND THE SOUTHERN EXTENSION OF BAYFIELD DRIVE.

R2008-491 approved on 11/25/2008: RESOLUTION ACCEPTING THE DEDICATION OF RIGHT-OF-WAY FOR HAFENRICHTER ROAD, LOCATED WEST OF WHITETHORN DRIVE AND EAST OF BARRINGTON DRIVE, AURORA ILLINOIS 60503

O2009-092 approved on 11/24/2009: AN ORDINANCE AUTHORIZING EXECUTION OF AND ESTABLISHING THE COSTS FOR THE CITY OF AURORA RECAPTURE AGREEMENT FOR THE HAFENRICHTER ROAD IMPROVEMENTS LOCATED BETWEEN BARRINGTON DRIVE AND WHITETHORN DRIVE IN WILL COUNTY ILLINOIS

O2010-007 approved on 3/9/2010: AN ORDINANCE PROVIDING FOR THE EXECUTION OF AN ANNEXATION AGREEMENT REVISION TO SECTION E "ROADS, PUBLIC UTILITIES AND STORMWATER MANAGEMENT" WITH THE OWNERS OF RECORD OF TERRITORY LOCATED NORTH OF

HAFENRICHTER ROAD, EAST OF BARRINGTON DRIVE AND WEST OF WHITEHORN DRIVE IN AURORA, ILLINOIS

R2010-083 approved on 3/9/2010: RESOLUTION APPROVING A PRELIMINARY PLAN AND PLAT REVISION ON 20.48 ACRES FOR 34 SINGLE FAMILY DETACHED UNITS AND A CHURCH USE IN THE NEW SONG HIGHLANDS SUBDIVISION LOCATED NORTH OF HAFENRICHTER ROAD, EAST OF BARRINGTON DRIVE AND WEST OF WHITETHORN DRIVE

PDFNL2010-004 approved on 3/11/2010: RESOLUTION APPROVING THE FINAL PLAT FOR NEW SONG HIGHLANDS SUBDIVISION, BEING VACANT LAND LOCATED NORTH OF HAFENRICHTER, EAST OF BARRINGTON DRIVE AND WEST OF WHITETHORN DRIVE, AURORA, IL 60503

PDFNL2010-005 approved on 3/11/2010: RESOLUTION APPROVING THE FINAL PLAN ON LOT 1 OF THE NEW SONG HIGHLANDS SUBDIVISION FOR A CHURCH USE ON 4.40 ACRES OF VACANT LAND LOCATED NORTH OF HAFENRICHTER ROAD, EAST OF BARRINGTON DRIVE AND WEST OF WHITETHORN DRIVE, AURORA, IL

Location Maps Attached:

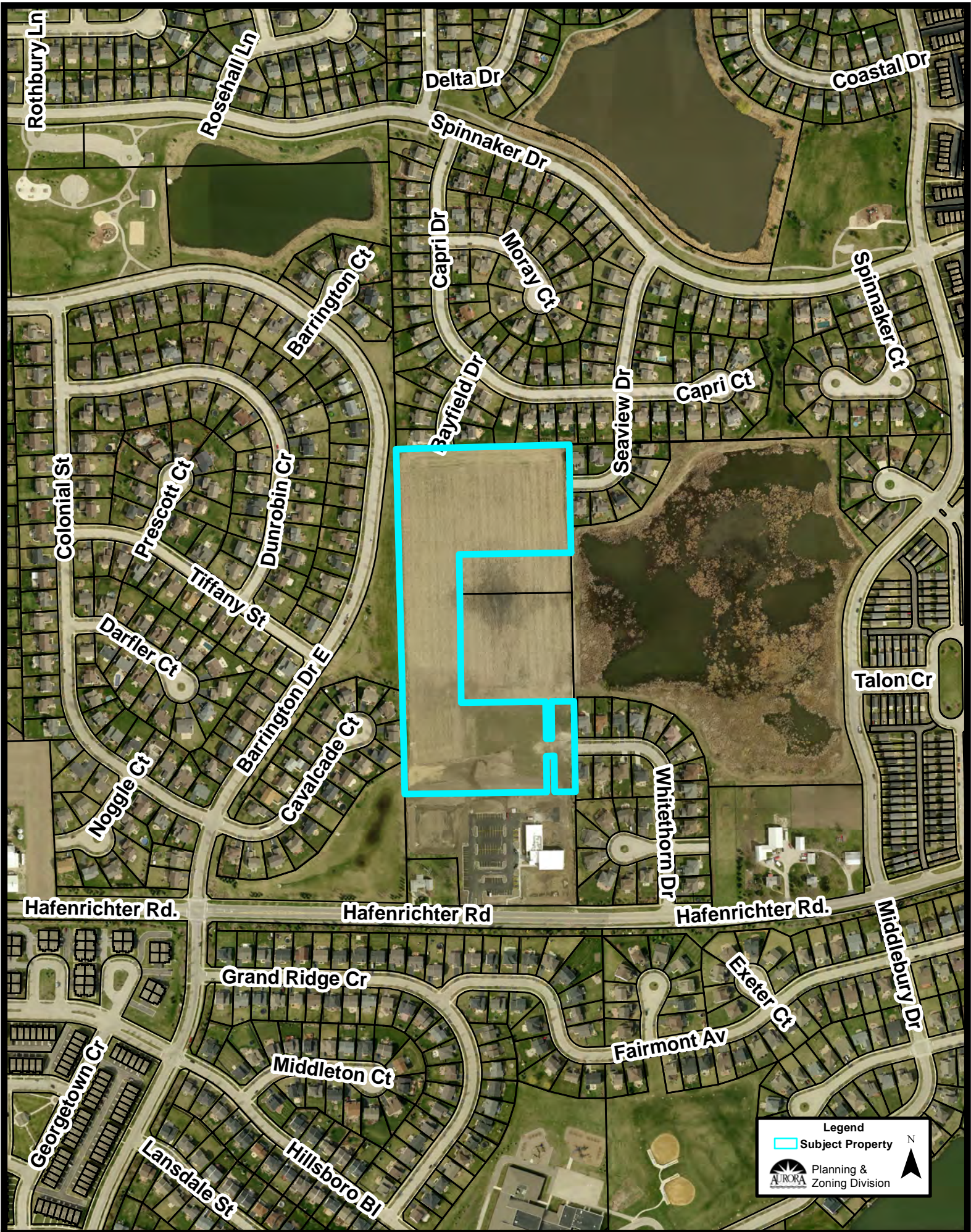
Aerial Overview

Location Map

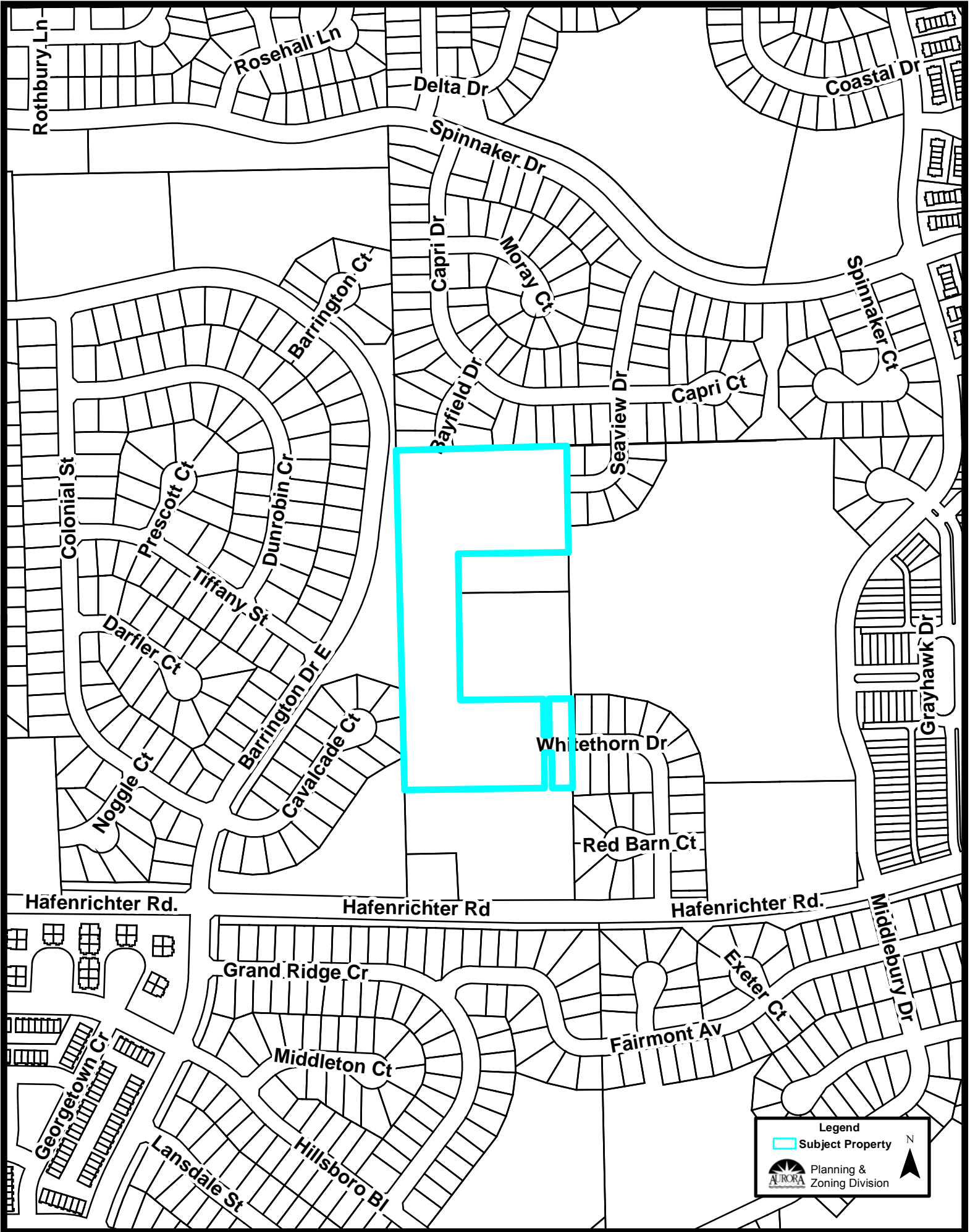
Zoning Map

Comprehensive Plan Map

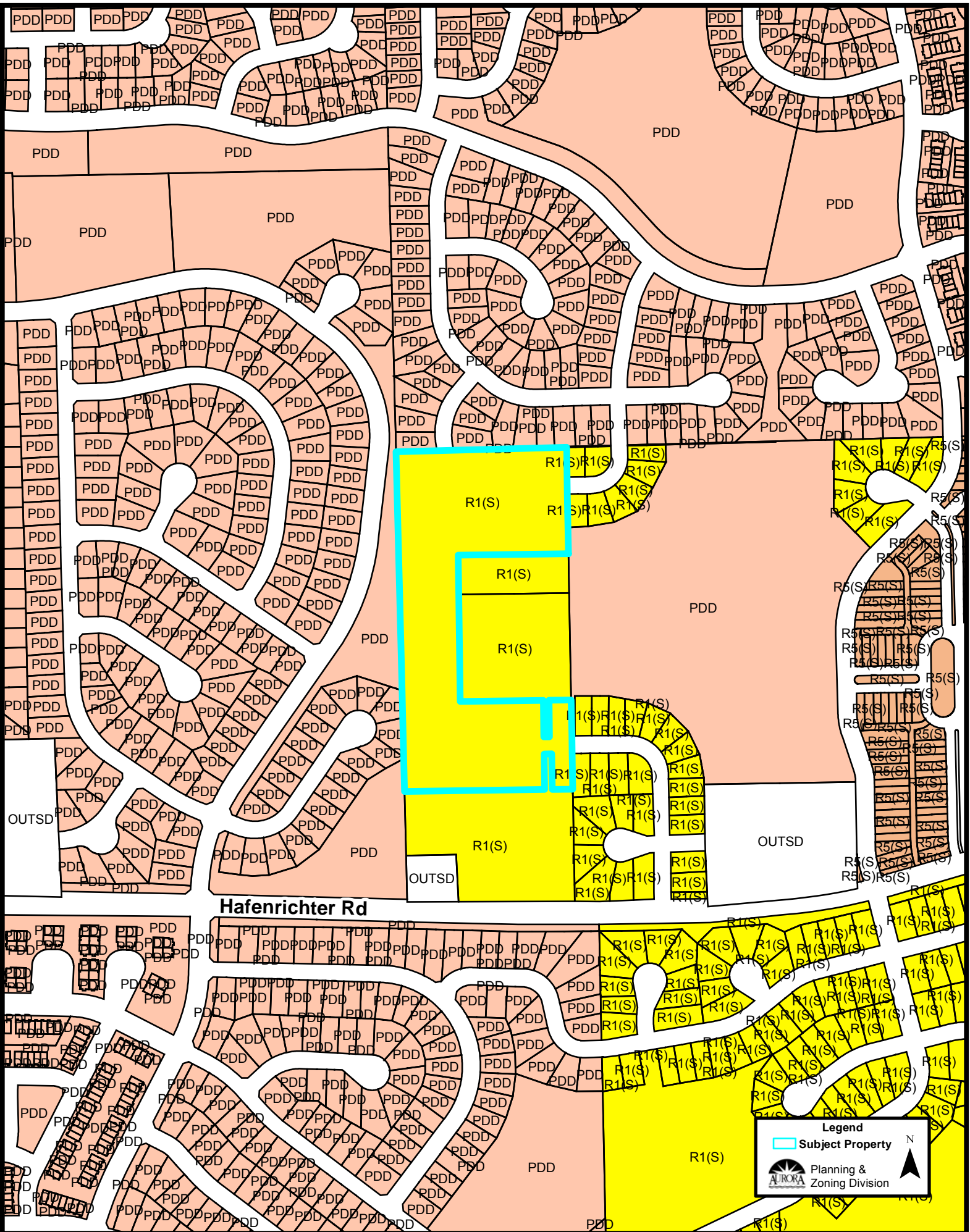
Aerial Photo (1:5,000):



Location Map (1:5,000):



Zoning Plan (1:5,000):



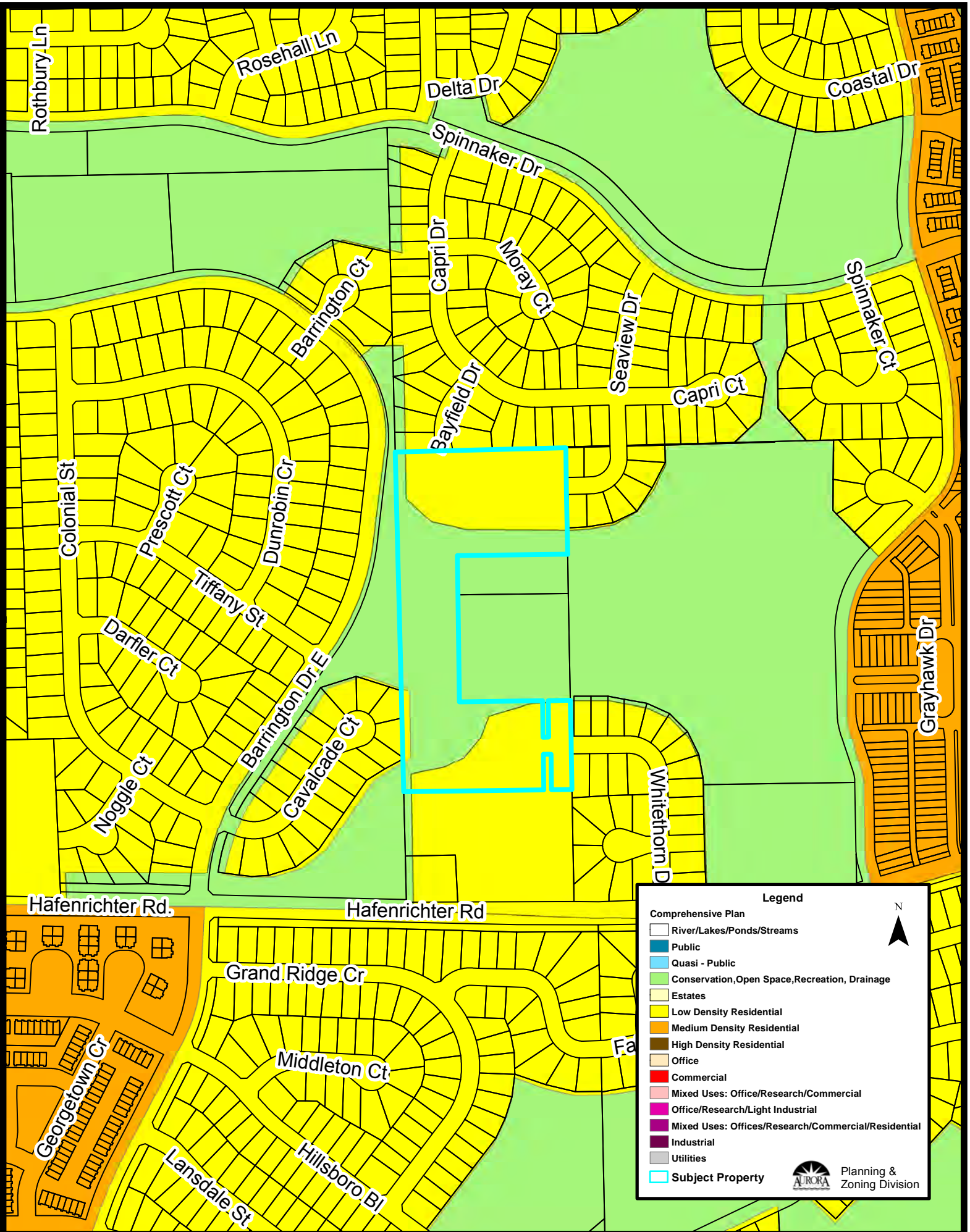
Hafner Rd

Legend

- Subject Property

Planning & Zoning Division
AURORA

Comprehensive Plan (1:5,000):



Legend

Comprehensive Plan

- River/Lakes/Ponds/Streams
- Public
- Quasi - Public
- Conservation, Open Space, Recreation, Drainage
- Estates
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Office
- Commercial
- Mixed Uses: Office/Research/Commercial
- Office/Research/Light Industrial
- Mixed Uses: Offices/Research/Commercial/Residential
- Industrial
- Utilities
- Subject Property

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