

# Property Research Sheet

**Location ID#(s): 54431-54432**

As of: 7/12/2017

Researched By: Tracey Vacek

Address: 1201 W New York St; 107, 405, & 407 N Randall Rd; 1108 & 1112 Spruce St; 1147 & 1303 W Galena Blvd; 1338, 1342 & 1344 Plum St; 200 & 206 N Fordham Ave

Current Zoning: P(S) Park and Recreation with a Special Use Planned Development

1929 Zoning: B Residential Districts

Parcel Number(s): 15-20-201-001, 002, 003, 004, 005, 006, 007, 008, 009, 010, 014, 017, 018, 034; 035, 037, 039, 041, 043, 045; 15-20-229-001, 002, 003, 006, 008, 009; 15-20-231-001, 002, 003; 15-20-233-002, 003

1957 Zoning: R-2 One-Family Dwelling District

Comp Plan Designation: Public and Low Density Residential

Size: 48.31 Acres / 2,104,384 Sq. Ft.

ANPI Neighborhood: None

School District: SD 129 - West Aurora School District

TIF District: N/A

Park District: FVPD - Fox Valley Park District

Historic District: None

Ward: 4

Overall Development Name: West Aurora High School

## Current Land Use

Current Land Use: Public: School

AZO Land Use Category: 6100 Educational services

Total Building Aearar: 374,916 sq. ft.

Number of Stories: 2

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 are typically as follows:

**Front Yard Setback:** Galena Boulevard – 30 feet; Randall Road – 10 feet; Forham Avenue – 10 feet; all other public right of ways – 0 feet

**Side Yard Setback:** Adjacent to Residential – 10 to 20 feet as determined on the Final Plan

**Exterior Side Yard Setback:** Galena Boulevard – 30 feet; Randall Road – 10 feet; Forham Avenue – 10 feet; all other public right of ways – 0 feet

**Exterior Side Yard Reverse Corner Setback:** Adjacent to Residential – 10 to 20 feet as determined on the Final Plan

**Rear Yard Setback:** Adjacent to Residential - 0 feet as determined on the Final Plan

**Exterior Rear Yard Setback:** Galena Boulevard – 30 feet; Randall Road – 10 feet; Forham Avenue – 10 feet; all other public right of ways – 0 feet

Other bulk standards are typically as follows:

**Building Separations:** None

**Minimum Lot Width and Area:** None

**Maximum Lot Coverage:** Reserved

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

**Minimum Primary Structure Size:** None

**Minimum Dwelling Unit Size:** None

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 Permitted Exceptions: Educational Services (6100), including but not limited to the following: i. School buildings; ii. Employee, student and visitor parking; iii. Athletic fields and athletic facilities; iv. Athletic stadiums; v. Outdoor education facilities; vi. Athletic, band and related camps; vii. Lighting at athletic stadiums and fields; viii. Lighted message signs; ix. Scoreboards; x. Videoboard, when not visible from public right of ways; xi. Passive energy generation; xii. Vehicle storage, including busses; xiii. Greenhouses; xiv. Landscaping - setbacks and screening; xv. Maintenance building; xvi. Temporary and fixed storage facilities; xvii. Trash enclosures; xviii. Outdoor cooking; xix. Advertising for school-related or community activities; xx. Banners; xxi. Fencing; xxii. Outdoor music (band practice and performances); xxiii. Public address systems; xxiv. Sales and concessions; xxv. Satellite dishes, television and radio antennas; xxvi. Swimming facilities; xxvii. Temporary tents

### 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.

### Miscellaneous Notes on History

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None

### Legislative History

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The known legislative history for this Property is as follows:

**O1925-2005 approved on 9/8/1925:** AN ORDINANCE NO. 2005 PROVIDING FOR THE ANNEXATION OF A CERTAIN TRACK OF LAND TO THE CITY OF AURORA, AS HEREIN DESCRIBED

**O1955-2961 approved on 1/20/1955:** AN ORDINANCE NO 2961, ANNEXING CERTAIN TERRITORY KNOWN AS WEST AURORA SENIOR HIGH SCHOOL SITE, TO THE CITY OF AURORA, KANE COUNTY, ILLINOIS

**O1955-2975 approved on 5/12/1955:** AN ORDINANCE NO. 2975 ANNEXING CERTAIN TERRITORY TO THE CITY OF AURORA, KANE COUNTY, ILLINOIS

**O1957-3060 approved on 1/23/1957:** AN ORDINANCE NO. 3060 ANNEXING CERTAIN TERRITORY TO THE CITY OF AURORA, KANE COUNTY, ILLINOIS

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

**O1964-3638 approved on 11/23/1964:** AN ORDINANCE VACATING PART OF N. COMMONWEALTH AVENUE AND CHARLES STREET IN CITY OF AURORA, KANE COUNTY, ILLINOIS

**O1992-031 approved on 5/19/1992:** AN ORDINANCE TO REZONE EXISTING PARKS AND OTHER LAND FROM THEIR CURRENT ZONING CLASSIFICATIONS TO THE "PUBLIC OPEN SPACE/RECREATION PARK" CLASSIFICATION.

**O1992-085 approved on 10/20/1992:** AN ORDINANCE VACATING THAT PORTION OF DEDICATED PUBLIC RIGHT-OF-WAY OF WEST NEW YORK STREET IN FRONT OF WEST HIGH SCHOOL, WESTWARD FROM THE INTERSECTION OF COMMONWEALTH AVENUE TO THE INTERSECTION WITH GALENA BLVD OPPOSITE GALENA BOULEVARD OPPOSITE GLADSTONE AVE., AURORA, IL 60506

**O2015-074 approved on 11/10/2015:** AN ORDINANCE ESTABLISHING A SPECIAL USE PLANNED DEVELOPMENT, APPROVING THE WEST AURORA HIGH SCHOOL CAMPUS PLAN DESCRIPTION AND AMENDING ORDINANCE NUMBER 3100, BEING THE AURORA ZONING ORDINANCE AND THE ZONING MAP ATTACHED THERETO, TO AN UNDERLYING ZONING OF P PARK AND RECREATION DISTRICT FOR THE PROPERTY LOCATED AT 1201 W. NEW YORK STREET

**R2015-316 approved on 11/10/2015:** RESOLUTION APPROVING A FINAL PLAN FOR WEST AURORA HIGH SCHOOL CAMPUS LOCATED AT 1201 W NEW YORK STREET

**O2016-049 approved on 7/26/2016:** AN ORDINANCE ESTABLISHING A SPECIAL USE PLANNED DEVELOPMENT ON FOUR PROPERTIES LOCATED ALONG RANDALL ROAD, SPRUCE STREET AND FORDHAM AVENUE, TO BE INCORPORATED UNDER THE EXISTING WEST AURORA HIGH SCHOOL PLAN DESCRIPTION AND AMENDING ORDINANCE NUMBER 3100, BEING THE AURORA ZONING ORDINANCE AND THE ZONING MAP ATTACHED THERETO, TO AN UNDERLYING ZONING OF P(S) PARK AND RECREATION

**R2016-231 approved on 7/26/2016:** A RESOLUTION APPROVING A REVISION TO THE FINAL PLAN FOR WEST AURORA HIGH SCHOOL LOCATED AT 1201 W. NEW YORK STREET

**Location Maps Attached:**

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Aerial Overview

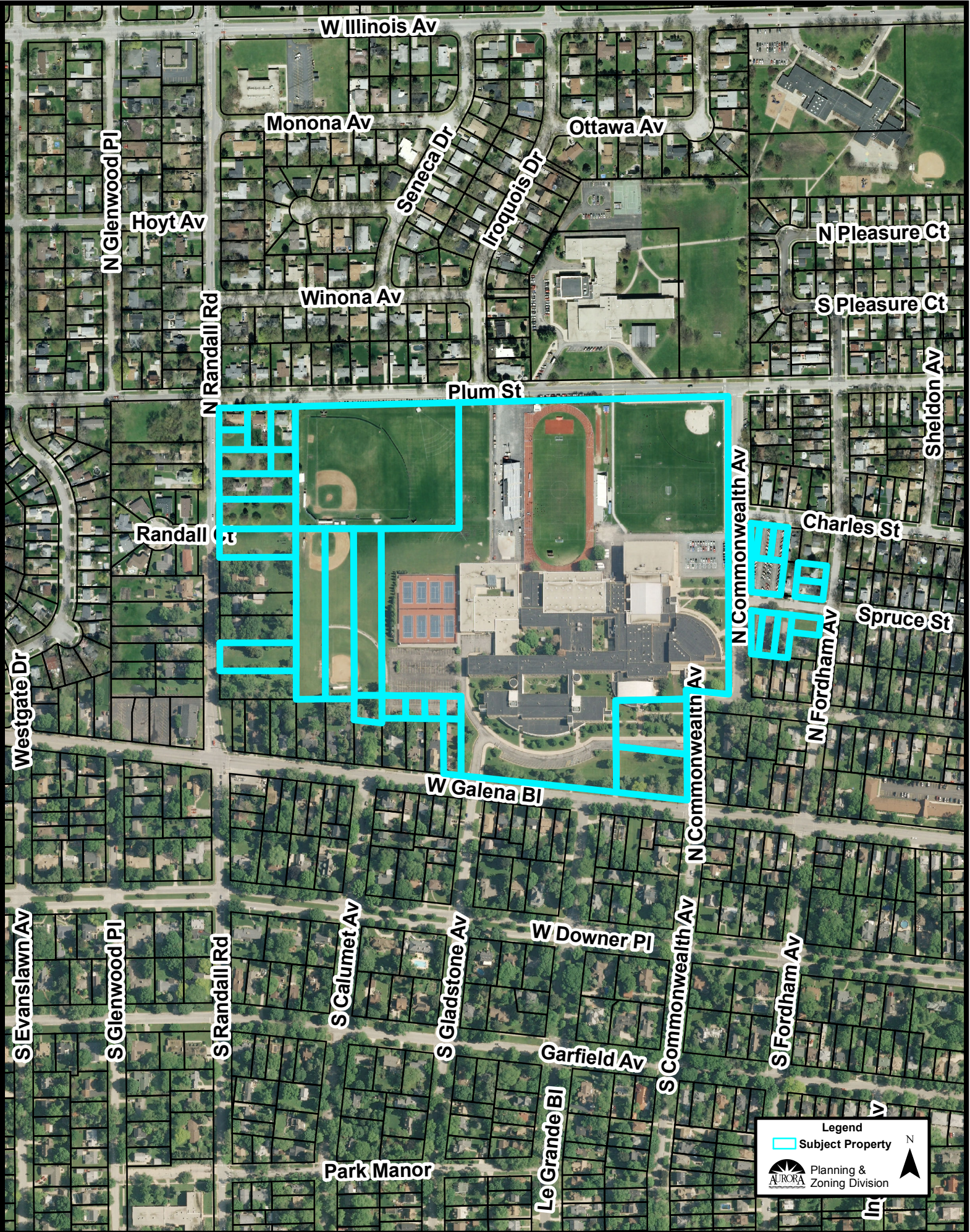
Location Map

Zoning Map

Comprehensive Plan Map

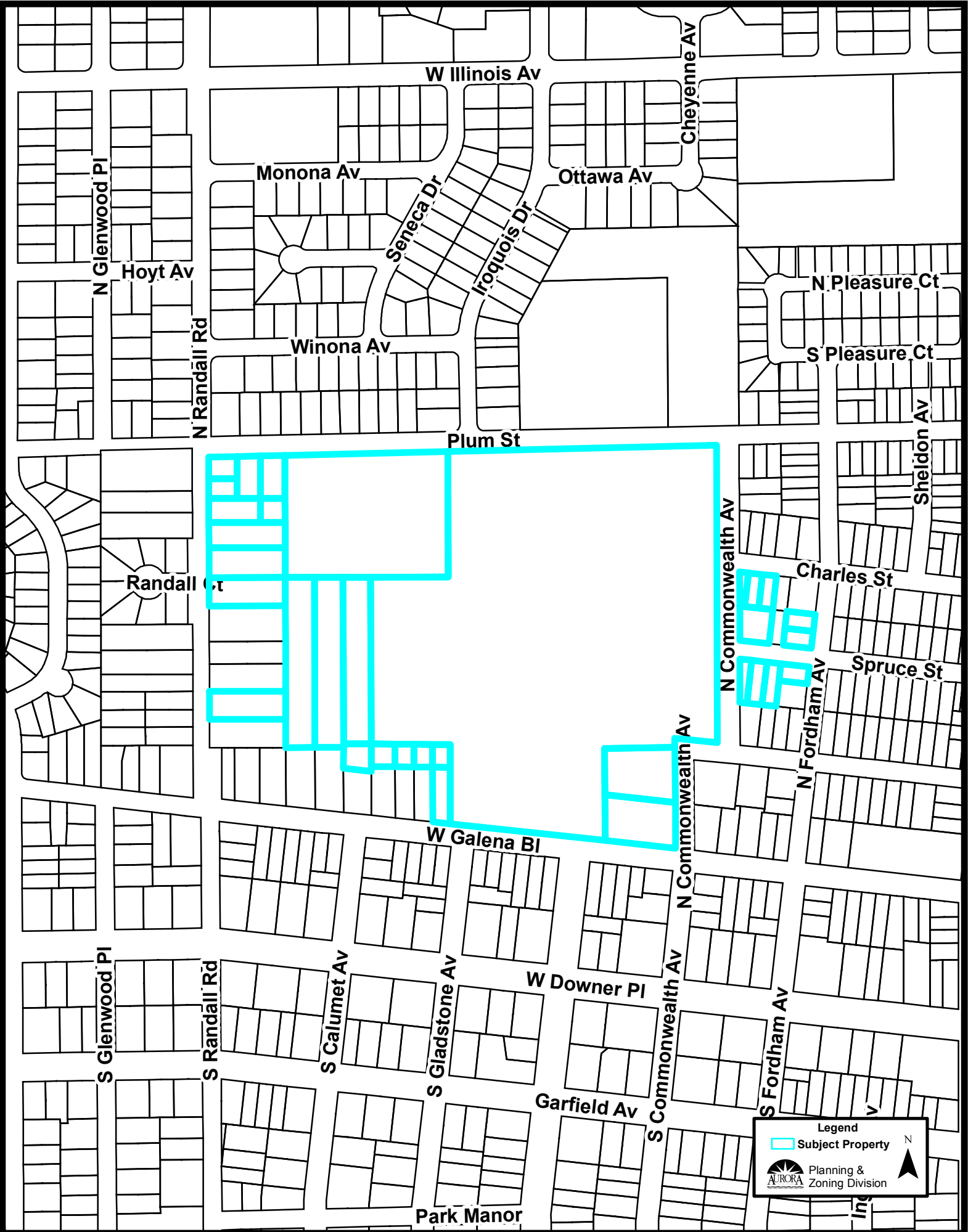


Aerial Photo (1:5,000):

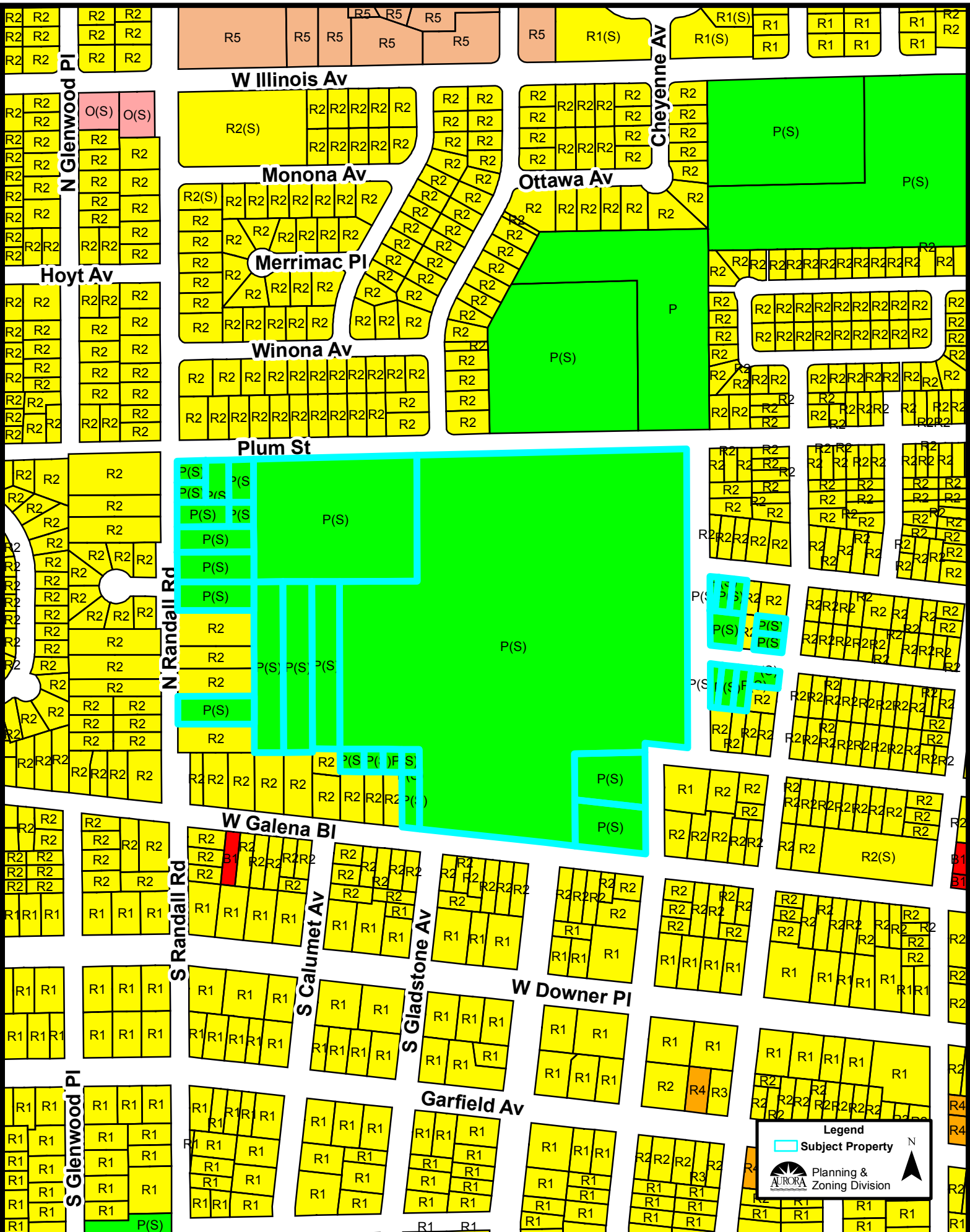




Location Map (1:5,000):



Zoning Map (1:5,000):



**Legend**

- Subject Property

Planning & Zoning Division  
AURORA

Comprehensive Plan (1:5,000):

