

Property Research Sheet

Location ID#: 28618

As of: 2/18/2015

Researched By: Alex Minnella

Address: 800 Marsellaise Place

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

Subdivision: of Lakeland Addition Part Blocks 9, 14 thru 17,

School District: SD 129 - West Aurora School District

Parcel Number(s): 15-21-352-008

Park District: FVPD - Fox Valley Park District

Size: 15.572 Acres

Ward: 4

Current Zoning: P

ANPI Neighborhood: 2014 ANPI Neighborhood

1929 Zoning: A Residential Districts

1957 Zoning: R-2 One-Family Dwelling District

Current Land Use

Current Land Use: Open Space and Water Surfaces

Number of Stories: 1

Number of Buildings: 1

Non-Residential Area: 15.572 ac

Total Building Area: 2070 sq ft

Parking Spaces: 44

Zoning Provisions

Setbacks and Other Bulk Standards:

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

Setbacks and other bulk standards are typically as follows:

Front Yard Setback: Reserved

Interior Side Yard Setback: Reserved

Interior Drive Yard Setback: Reserved

Exterior Side Yard Setback: Reserved

Exterior Side Yard Reverse Corner

Setback: Reserved

Exterior Rear Yard Setback: Reserved

Rear Yard Setback: Reserved

Setback Exceptions: Reserved

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.

Floor Area Ratio:

Minimum Primary Structure Size: None

Minimum Dwelling Unit Size: None

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, 7.106.6 Park and Recreation District.

Permitted Uses:

Permitted Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.2, 7.106.6 Park and Recreation District.

Special Uses:

Special Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.3, 7.106.6 Park and Recreation District.

Limited But Permitted Uses:

Limited but Permitted Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.3, 7.106.6 Park and Recreation District.

Legislative History

There is no legislative history for this Property. OR The known legislative history for this Property is as follows:

092-031 approved on 5/19/1992: REZONE EXISTING PARKS AND OTHER LAND FROM THEIR CURRENT ZONING CLASSIFICATIONS TO THE "PUBLIC OPEN SPACE/RECREATION PARK" CLASSIFICATION.

092-091 approved on 11/17/1992: VACATING THAT PORTION OF DEDICATED PUBLIC RIGHT-OF-WAY OF RUSSELL AVENUE WHICH IS SOUTH OF MARSEILLAISE PLACE AND ADJACENT TO LINCOLN PARK

Location Maps Attached:

Aerial Overview

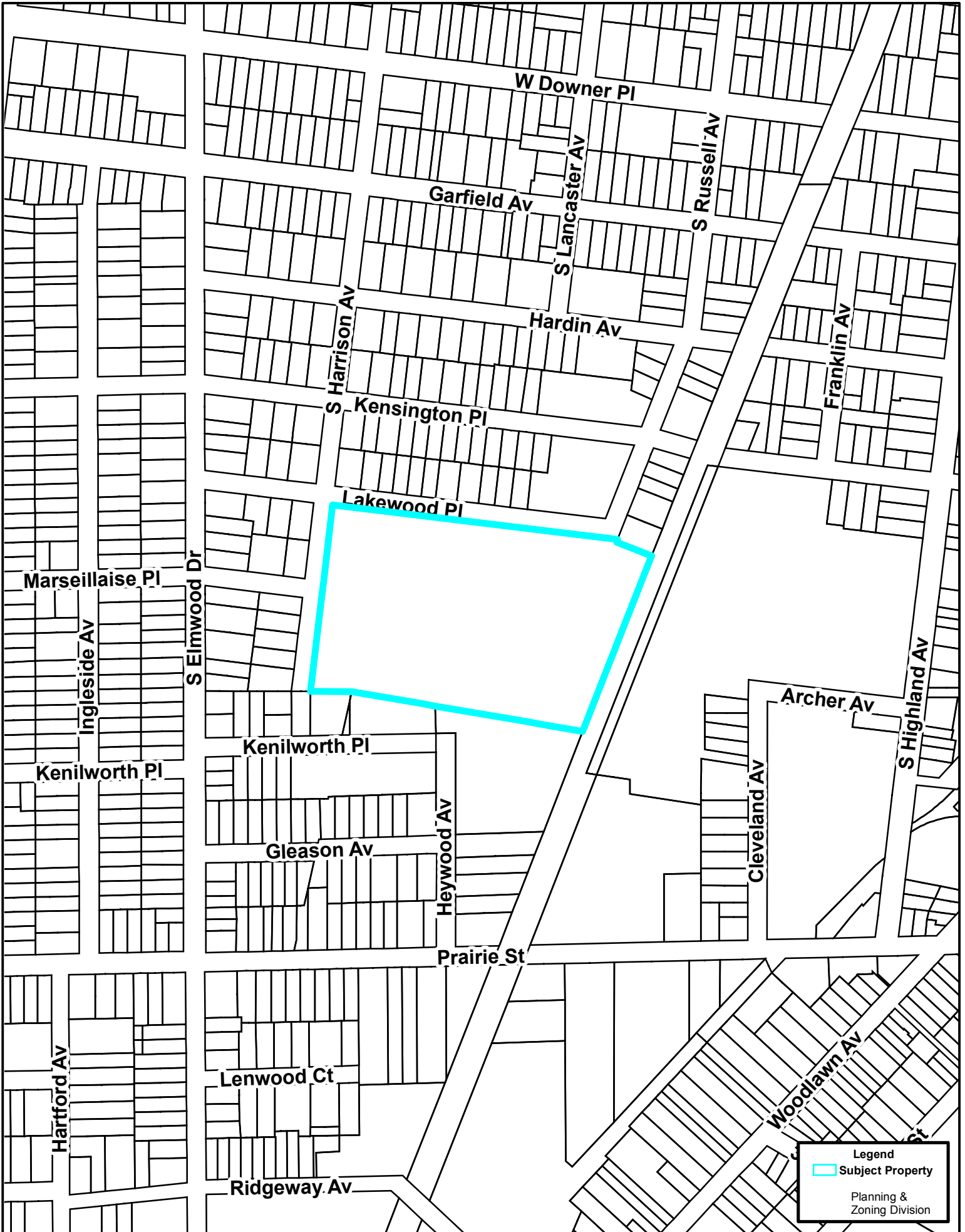
Aerial Map

Zoning Map

Comprehensive Plan Map

Location Map (1:5,000):

N

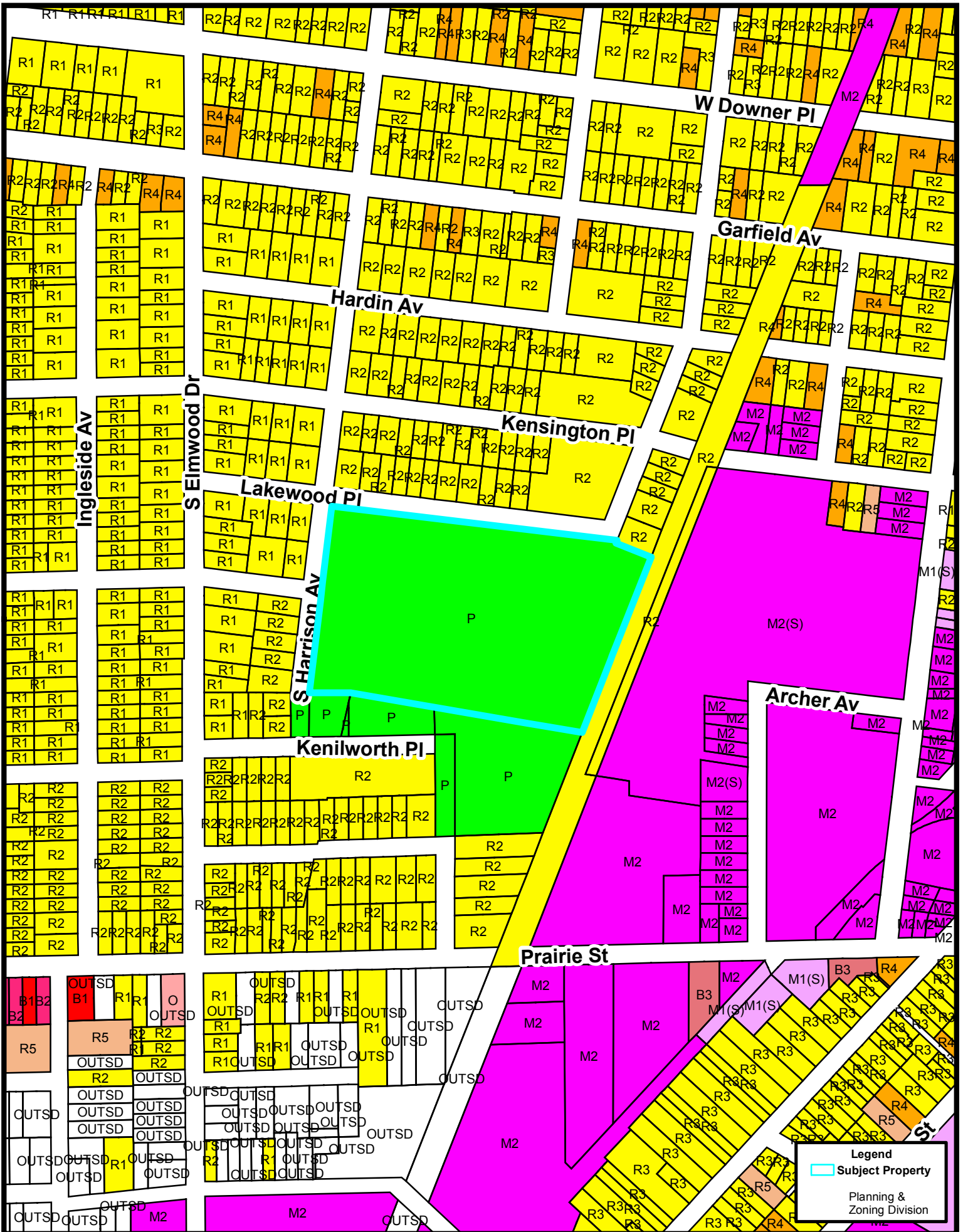


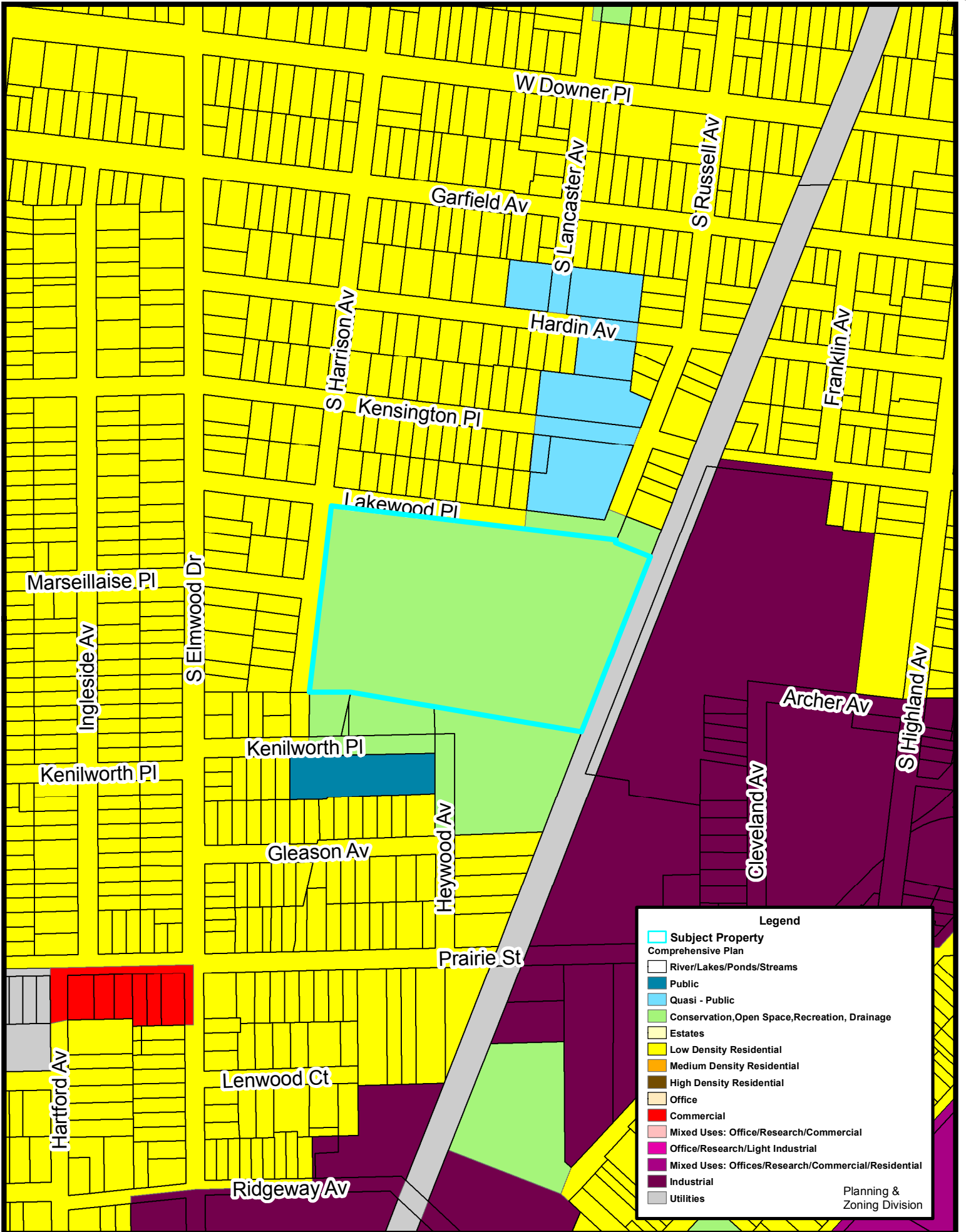


Legend

- Subject Property
- Planning & Zoning Division

Zoning Plan (1:5,000):





Legend

- Subject Property
- 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

Planning &
Zoning Division