

Property Research Sheet

Location ID#: 70319

As of: 9/18/2015

Researched By: Ty McCarthy

Address: 1550 Deerpath Road

Comp Plan Designation: Estates

Subdivision: of ,

School District: SD 129 - West Aurora School District

Parcel Number(s): 14-12-300-010

Park District: SGPD - Sugar Grove Township Park District

Size: 19.85778 Acres

Current Zoning: P(S) Park and Recreation District

Ward: 5

1929 Zoning: Not Applicable

Historic District: None

1957 Zoning: Not Applicable

ANPI Neighborhood: None

TIF District: N/A

Current Land Use

Current Land Use: Quasi-Public: Public School

Total Building Area: 111,001 sq. ft.

Number of Buildings: 1

Number of Stories: 1

Building Built In: 2005

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

Floor Area Ratio:

Exterior Rear Yard Setback: Reserved

Minimum Primary Structure Size: None

Rear Yard Setback: Reserved

Minimum Dwelling Unit Size: None

Setback Exceptions: Reserved

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 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:

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

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

002-077 approved on 7/9/2002:AN ORDINANCE APPROVING THE COUNTRYSIDE VISION PLAN FOR THE AREA LOCATED WEST OF ORCHARD ROAD AND EAST, NORTH AND SOUTH OF THE EXISTING MUNICIPAL BOUNDARY AGREEMENT LINES.

007-001 approved on 1/30/2007: ORDINANCE ANNEXING CERTAIN PROPERTY BEING 38 ACRES OF DEVELOPED LAND LOCATED AT 1550 DEERPATH ROAD, PURSUANT TO AN APPROVED ANNEXATION AGREEMENT

007-002 approved on 1/30/2007:ORDINANCE ESTABLISHING A SPECIAL USE PLANNED DEVELOPMENT AND APPROVING A PLAN DESCRIPTION FOR 38 ACRES OF LAND LOCATED AT 1550 DEERPATH ROAD

008-113 approved on 11/25/2008:ORDINANCE ANNEXING CERTAIN PROPERTY BEING 38 ACRES OF DEVELOPED LAND LOCATED AT 1550 DEERPATH ROAD, PURSUANT TO AN APPROVED ANNEXATION AGREEMENT

008-114 approved on 11/25/2008:AN ORDINANCE ESTABLISHING A SPECIAL USE PLANNED DEVELOPMENT AND APPROVING A PLAN DESCRIPTION FOR 38 ACRES OF LAND LOCATED AT 1550 DEERPATH ROAD AURORA, ILLINOIS 60506

R08-511 approved on 11/25/2008: A RESOLUTION APPROVING A PRELIMINARY PLAN FOR THE HERGET MIDDLE SCHOOL SITE ON 38 ACRES OF LAND LOCATED AT 1550 DEERPATH ROAD AURORA, ILLINOIS 60506

R08-512 approved on 11/25/2008:RESOLUTION APPROVING THE FINAL PLAN FOR THE HERGET MIDDLE SCHOOL SITE ON 38 ACRES OF LAND LOCATED AT 1550 DEERPATH ROAD AURORA, ILLINOIS 60506

Location Maps Attached:

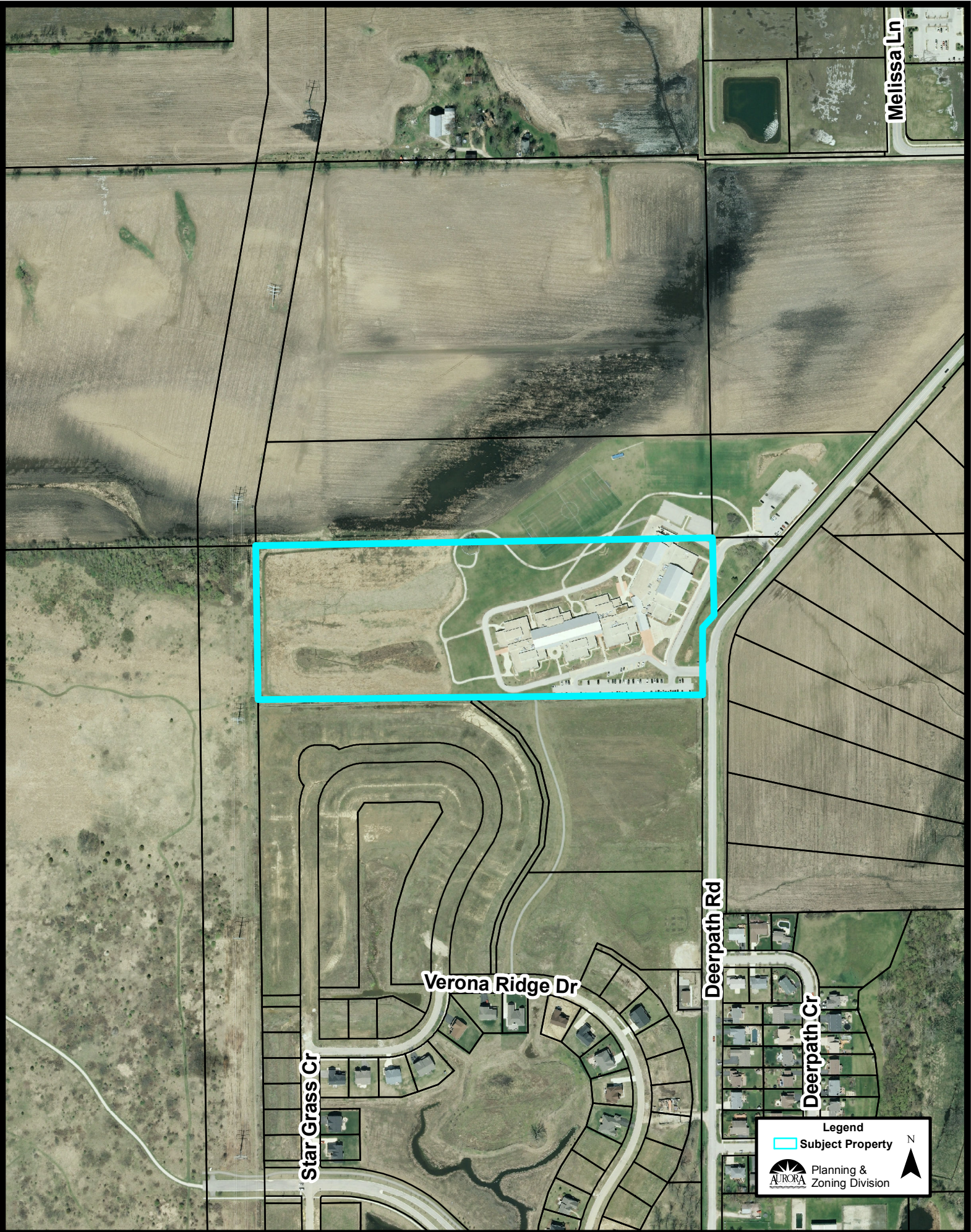
Aerial Overview

Location Map

Zoning Map

Comprehensive Plan Map

Aerial Photo (1:5,000):



Melissa Ln



Star Grass Cr

Verona Ridge Dr



Deerpath Rd

Deerpath Cr

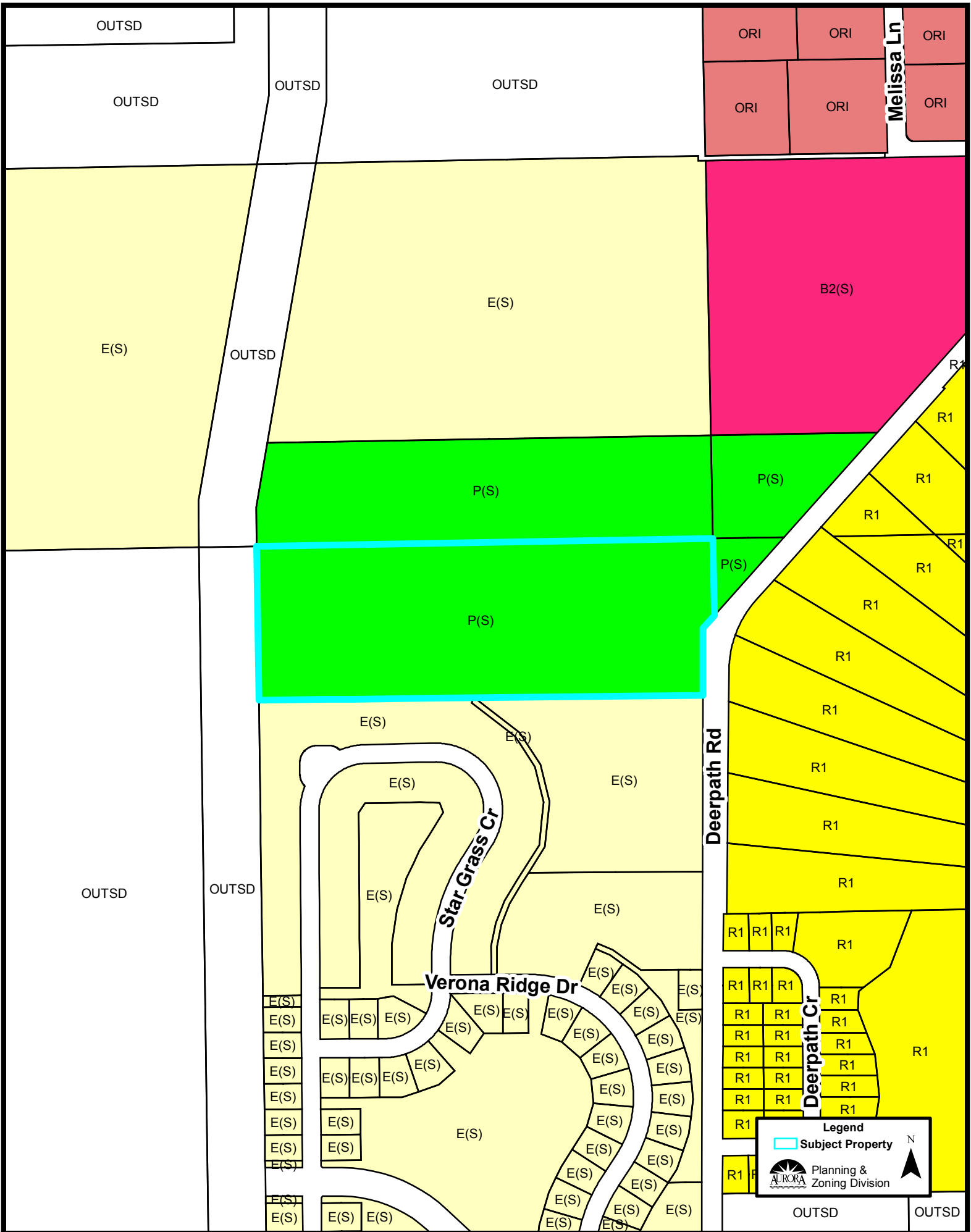
Legend

- Subject Property

Planning & Zoning Division



Zoning Plan (1:5,000):



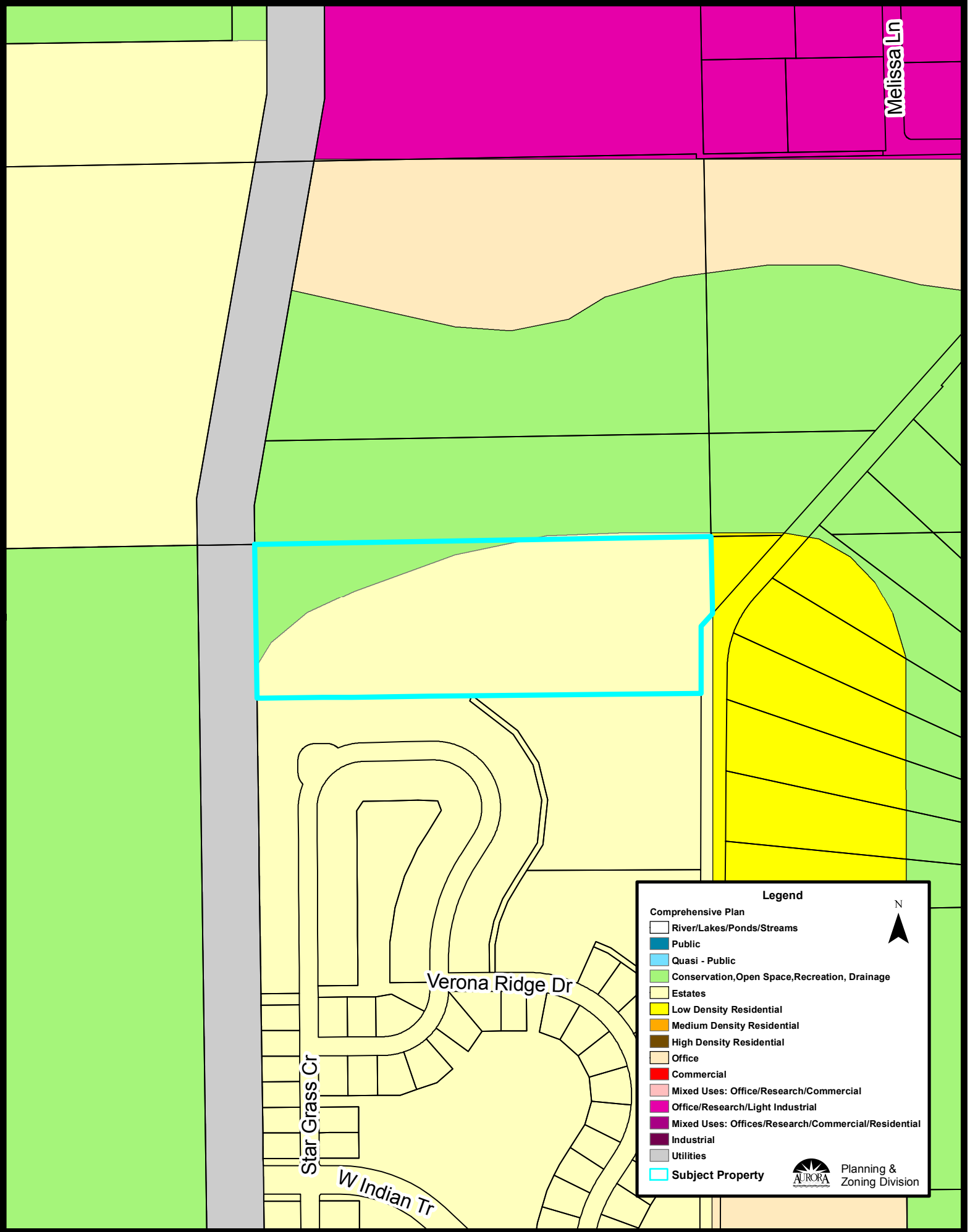
Legend

- Subject Property

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OUTSD OUTSD

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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Location Map (1:5,000):

