

Property Research Sheet

Location ID#(s): 56943

As of: 4/12/2017

Researched By: Alex Minnella

Address: 0 Open Space

Current Zoning: R-1 One Family Dwelling

Parcel Number(s): 15-19-378-026

1929 Zoning: Not Applicable

Subdivision: Lot 2 of San Souci Unit Six

1957 Zoning: Not Applicable

Size: 0.28 Acres / 12,197 Sq. Ft.

Comp Plan Designation: Low Density Residential

School District: SD 129 - West Aurora School District

ANPI Neighborhood: None

Park District: FVPD - Fox Valley Park District

TIF District: N/A

Ward: 5

Historic District: None

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 are typically as follows:

Front Yard Setback: 30 feet

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.

Other bulk standards are typically as follows:

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

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 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.

Miscellaneous Notes on History

None

Legislative History

The known legislative history for this Property is as follows:

O1973-4299 approved on 5/1/1973: AN ORDINANCE ANNEXING CERTAIN TERRITORY TO THE CITY OF AURORA, COUNTY OF KANE, STATE OF ILLINOIS.

R1973-199 approved on 12/4/1973: A RESOLUTION APPROVING A FINAL PLAT OF SAN SOUCI UNIT 6

R1977-079 approved on 4/12/1977: A RESOLUTION RECOMMENDING THAT THE CITY OF AURORA PURCHASE CERTAIN PARCELS OF REAL ESTATE.

O2016-047 approved on 7/12/2016: AN ORDINANCE AUTHORIZING AN INTERGOVERNMENTAL AGREEMENT BETWEEN THE CITY OF AURORA AND THE FOX VALLEY PARK DISTRICT REGARDING LAND CONVEYANCE OF CERTAIN PARCELS

Location Maps Attached:

Aerial Overview

Location Map

Zoning Map

Comprehensive Plan Map

Aerial Photo (1:1,000):





Sans Souci Dr


Prairie St

S Orchard Rd

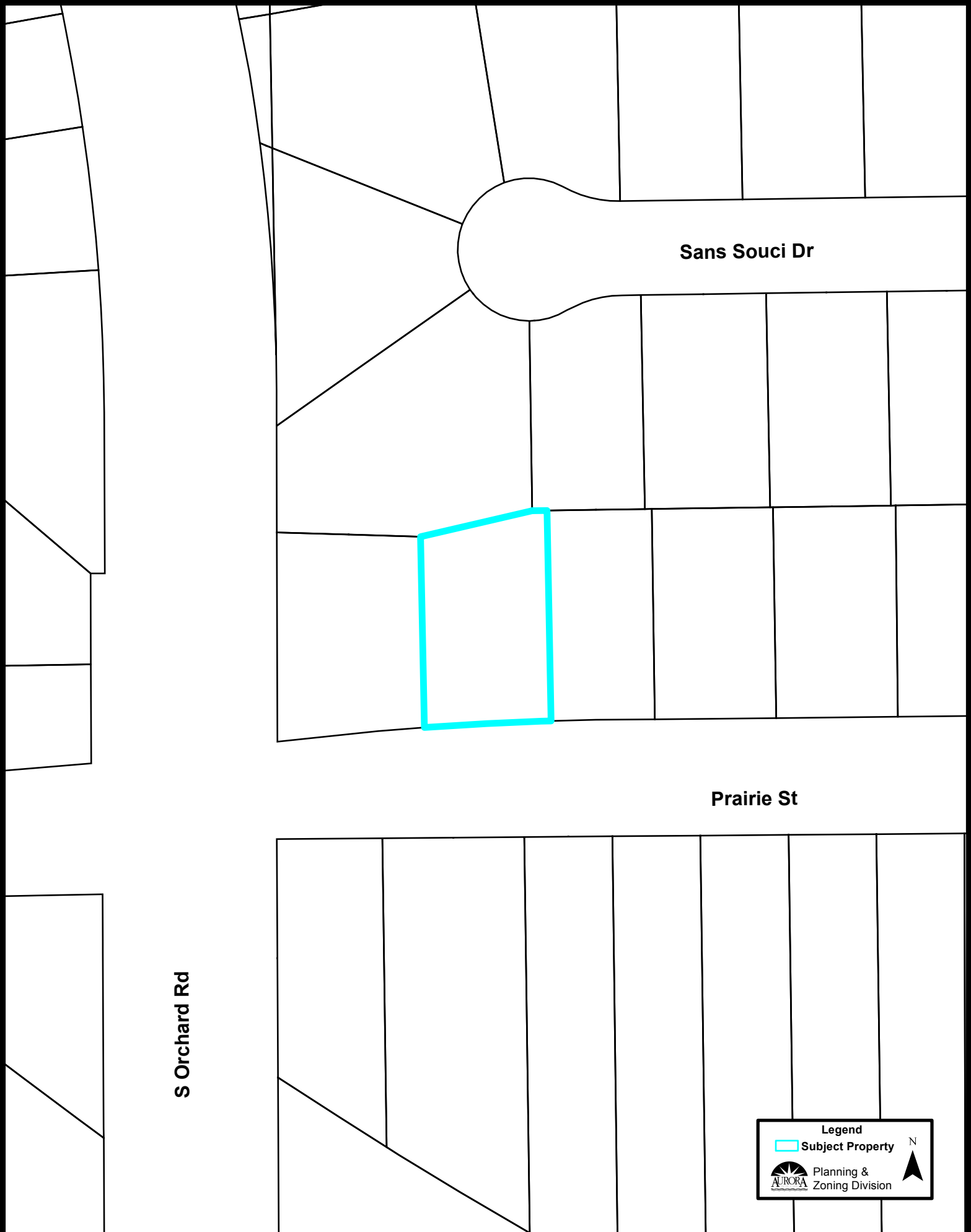
Legend

 Subject Property

 Planning & Zoning Division

 N

Location Map (1:1,000):





Sans Souci Dr


Prairie St

S Orchard Rd

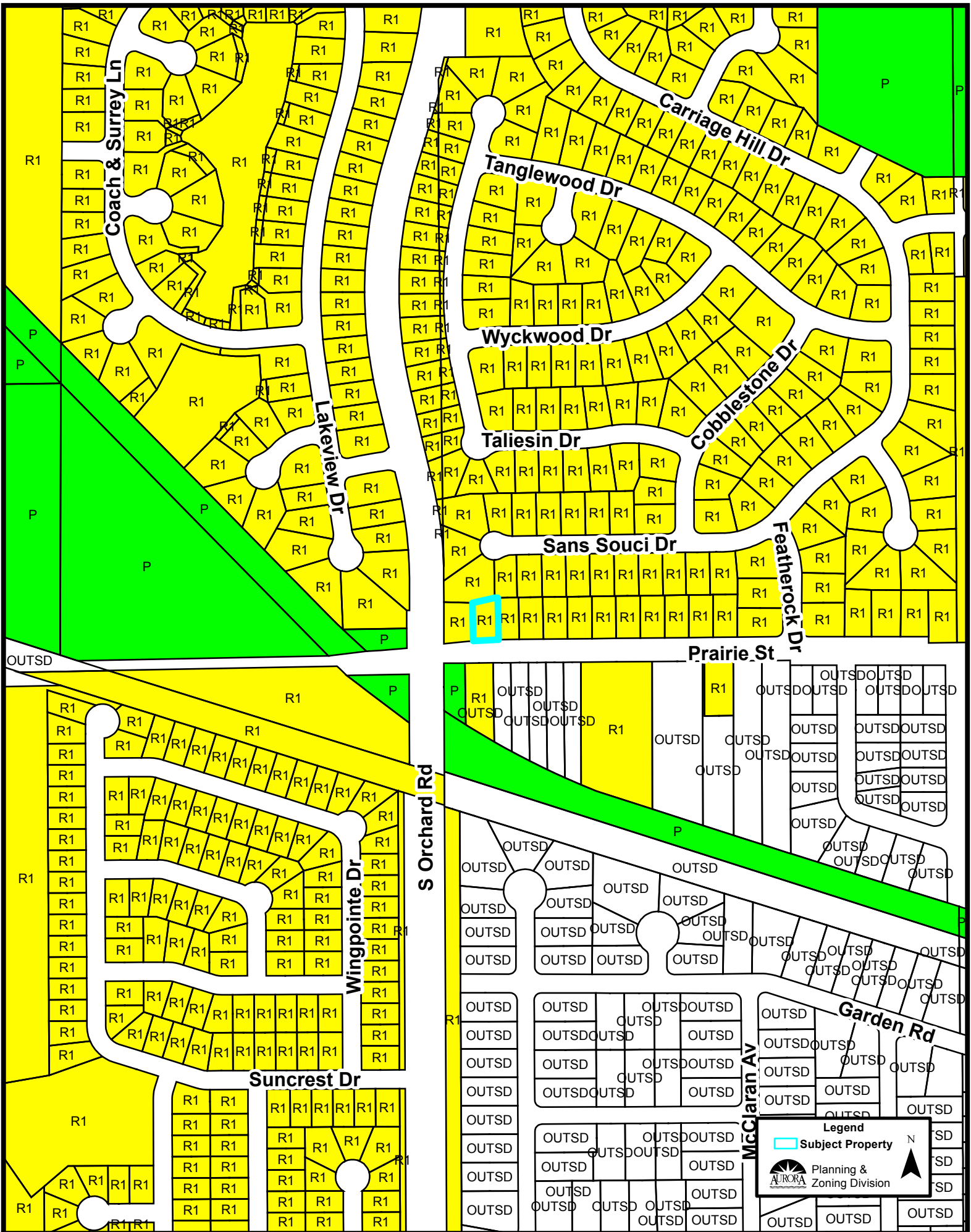
Legend

-  Subject Property

 Planning & Zoning Division

 N

Zoning Map (1:5,000):



Legend

-  Subject Property
-  N

 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
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Planning & Zoning Division