# **Property Research Sheet**

As of: 6/25/2018 Researched By: Jill Morgan

Address: Vacant <u>Current Zoning:</u> R-1(S) One Family Dwelling

Parcel Number(s): 01-05-109-068 1929 Zoning: Not Applicable

Subdivision: Lot 2 of New Songs Highlands 1957 Zoning: Not Applicable

Size: 3.4 Acres / 148,104 Sq. Ft. Comp Plan Designation: Conservation / Open

Space / Recreation / Drainage

Historic District: None

School District: SD 308 -Oswego School District

ANPI Neighborhood: None Park District: FVPD - Fox Valley Park District

TIF District: N/A

Ward: 9

Overall Development Name: New Songs Highlands

**Current Land Use** 

<u>Current Land Use:</u> Open Space and Water Surfaces <u>AZO Land Use Category:</u>

### **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

Location ID#(s): 71034

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 <u>Table Two</u>: 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 <u>Table One</u>: 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 <u>Table One</u>: 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 <u>Table One</u>: 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:

**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

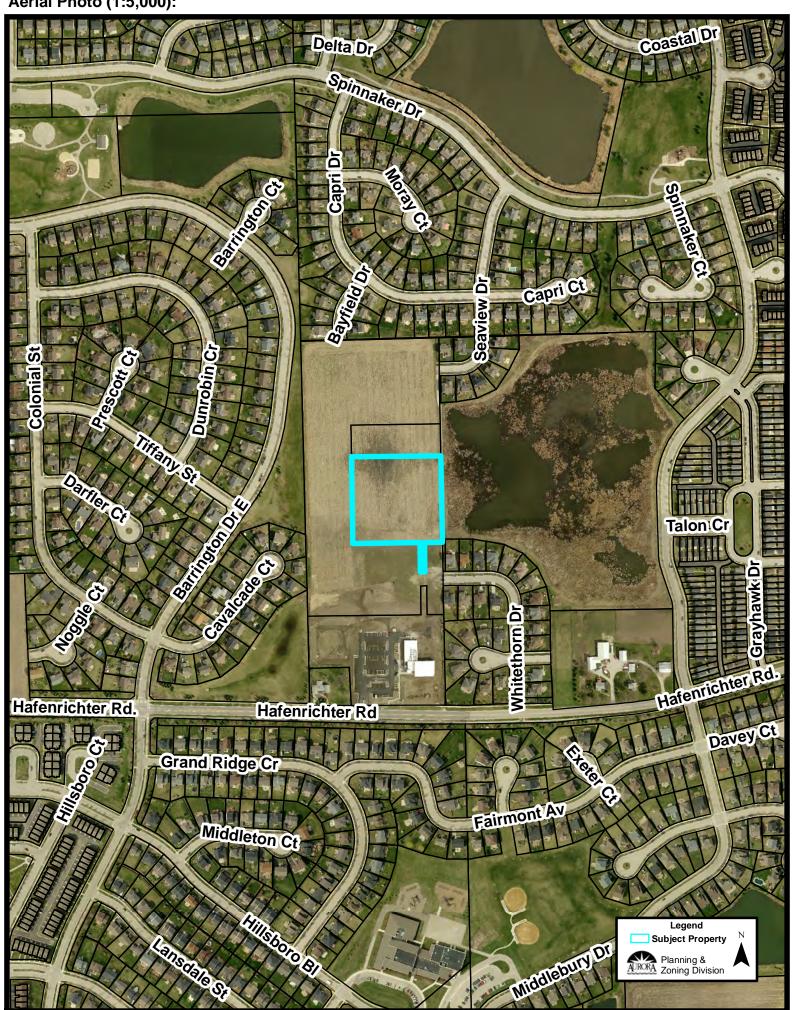
**PDFNL2010-004 approved on 3/11/2010:** RESOLUTION APPROVING THE FINAL PLAT FOR NEW SONG HIGHLANDS SUBDIVISION, BEING VACANT LAND LOCATED NORTH OF HAFENRICHTER, EAST OF BARRINGTON DRIVE AND WEST OF WHITETHORN DRIVE, AURORA, IL 60503

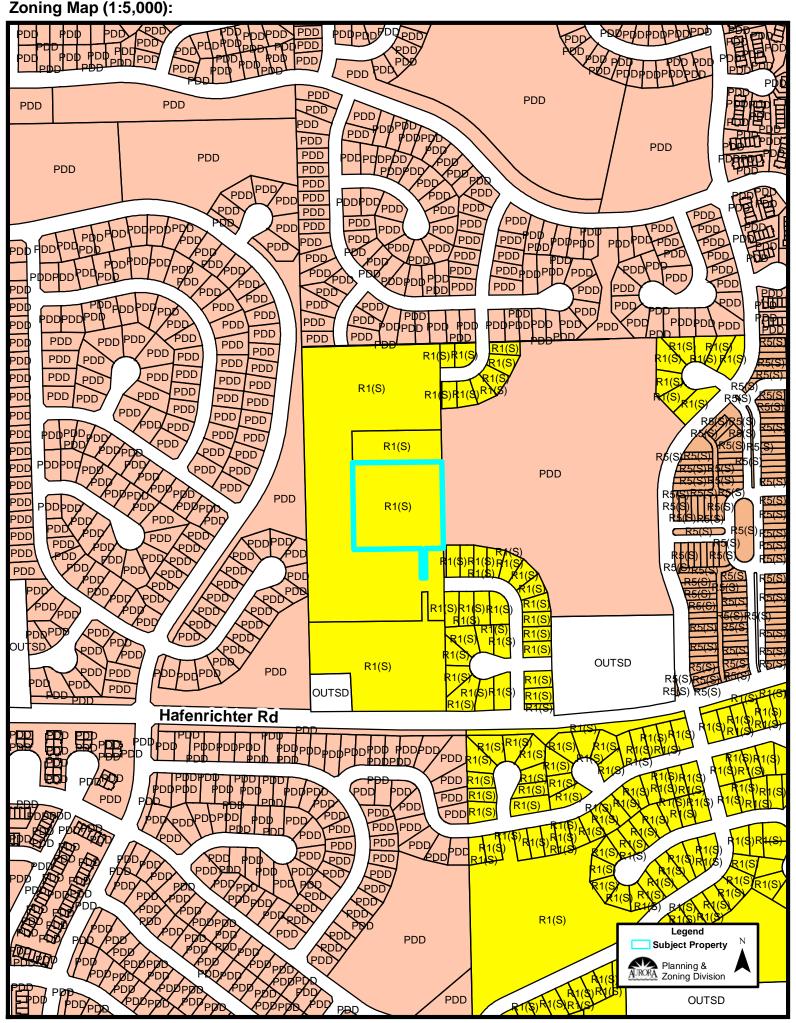
**PDFNL2010-005** approved on 3/11/2010: RESOLUTION APPROVING THE FINAL PLAN ON LOT 1 OF THE NEW SONG HIGHLANDS SUBDIVISION FOR A CHURCH USE ON 4.40 ACRES OF VACANT LAND LOCATED NORTH OF HAFENRICHTER ROAD, EAST OF BARRINGTON DRIVE AND WEST OF WHITETHORN DRIVE, AURORA, IL

#### **Location Maps Attached:**

Aerial Overview Location Map Zoning Map Comprehensive Plan Map

# Aerial Photo (1:5,000):





Comprehensive Plan (1:5,000): Delta Dr Spinnaker Dr. {IIIII} Teal Bay Ch ۵ Moray Capri Splinnaker OX. C iew Seavi Ò Bayfield Capri Ct () S Š Dunrobin Colonial Tiffany St Darfler Ct DIE TO Souring Policy ( Talon Cr 100 mg Grayhawk Dr Ö Whitethorn Hafenrichter Rd Hafenrichter Rd. Hafenrichter Rd Legend Comprehensive Plan Grand Ridge Cr River/Lakes/Ponds/Streams Public Quasi - Public Conservation, Open Space, Recreation, Drainage Fairm Estates Middleton Ct Low Density Residential Medium Density Residential High Density Residential Office Commercial Mixed Uses: Office/Research/Commercial Office/Research/Light Industrial Fillsboro BI Mixed Uses: Offices/Research/Commercial/Residential Industrial lansdale St. Utilities Planning & Subject Property Zoning Division

# **Property Research Sheet**

As of: 6/25/2018 Researched By: Jill Morgan

Address: Vacant <u>Current Zoning:</u> R-1(S) One Family Dwelling

Parcel Number(s): 01-05-109-067 1929 Zoning: Not Applicable

Subdivision: Lot 3 of New Songs Highlands 1957 Zoning: Not Applicable

Size: 1.98 Acres / 86,249 Sq. Ft. Comp Plan Designation: Conservation / Open

Space / Recreation / Drainage

Location ID#(s): 71033

School District: SD 308 -Oswego School District

ANPI Neighborhood: None

Park District: FVPD - Fox Valley Park District

TIF District: N/A

Ward: 9

Overall Development Name: New Songs Highlands

Historic District: None

Current Land Use

Current Land Use: Open Space and Water Surfaces 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

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 <u>Table Two</u>: 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 <u>Table One</u>: 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 <u>Table One</u>: 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 <u>Table One</u>: 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:

**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

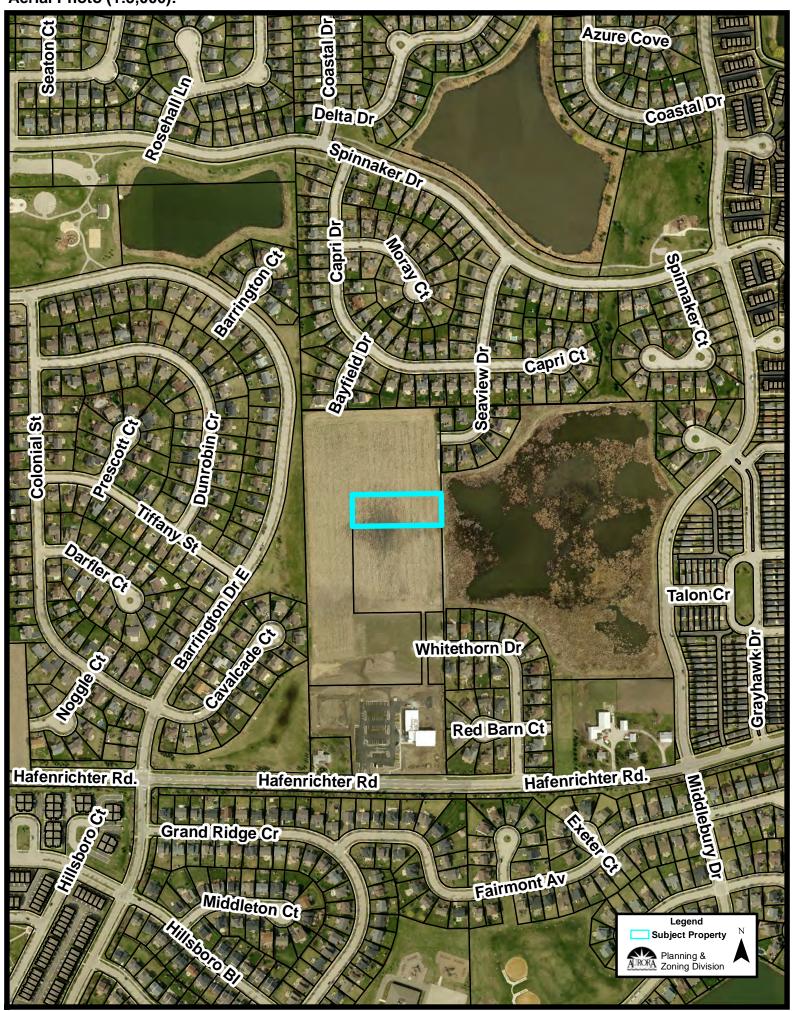
**PDFNL2010-004 approved on 3/11/2010:** RESOLUTION APPROVING THE FINAL PLAT FOR NEW SONG HIGHLANDS SUBDIVISION, BEING VACANT LAND LOCATED NORTH OF HAFENRICHTER, EAST OF BARRINGTON DRIVE AND WEST OF WHITETHORN DRIVE, AURORA, IL 60503

**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

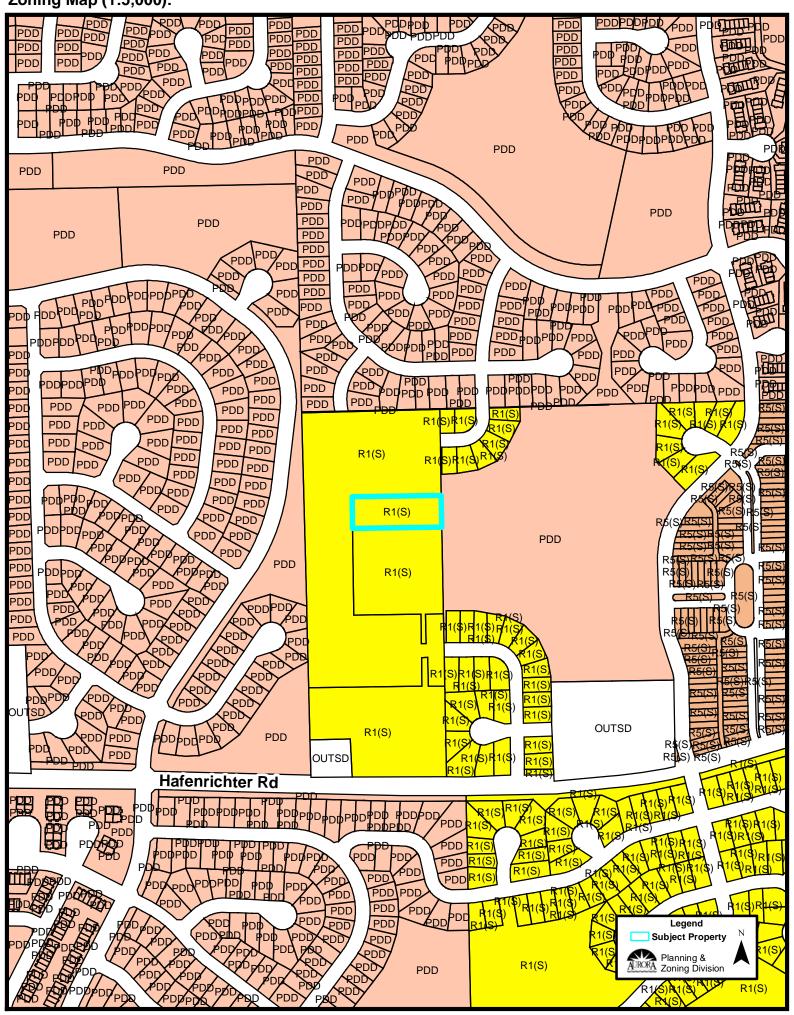
#### **Location Maps Attached:**

Aerial Overview
Location Map
Zoning Map
Comprehensive Plan Map

# Aerial Photo (1:5,000):



# Zoning Map (1:5,000):



Comprehensive Plan (1:5,000):  ${f \circ}$ Azure Cove Seaton ā Coast Rosehalli Coastal Dr Delta Dr Spinnaker Dr. ۵ Moray Capri Control of the Contro 0 ā Seaview Ó Bayfield Capri Ct S  $\overline{\circ}$ Ö Prescott Dunrobin <u>ത</u> oni S TiffanySt Darrier Cr \* Bornon Office Talon Cr 100 mm Grayhawk Dr Ö N.0900 Whitethorn D Legend Comprehensive Plan River/Lakes/Ponds/Streams Hafenrichter Rd. Public Hafenrichter Rd Quasi - Public Conservation, Open Space, Recreation, Drainage Estates Low Density Residential Grand Ridge Cr Medium Density Residential High Density Residential Office Commercial Fairm Mixed Uses: Office/Research/Commercial Middleton Ct Office/Research/Light Industrial Hijisboro Bi Mixed Uses: Offices/Research/Commercial/Residential Industrial Utilities Planning & Subject Property Zoning Division

# **Property Research Sheet**

As of: 6/25/2018 Researched By: Jill Morgan

Address: Vacant <u>Current Zoning:</u> 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

Exterior Side Yard Setback: 15 feet

**Exterior Side Yard Reverse Corner Setback:** 

15 feet

Rear Yard Setback: 20 feet

Side Yard Setback: 6 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

Area. For additional regulations on infill lots refer 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

Location ID#(s): 71032

1,450 sq ft

zoning ordinance.

Minimum Dwelling Unit Size: See minimum

Primary Structure /Building Size

to Infill Housing Standards located in the

Residential District Specific Regulations of the

Side setback exception for religious institutions:

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.

On lots upon which a religious institution is

**Maximum Density:** 

# Parking and Loading:

The Parking and Loading requirements are pursuant to the Aurora Zoning Ordinance <u>Table Two</u>: 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 <u>Table One</u>: 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 <u>Table One</u>: 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 <u>Table One</u>: 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

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**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

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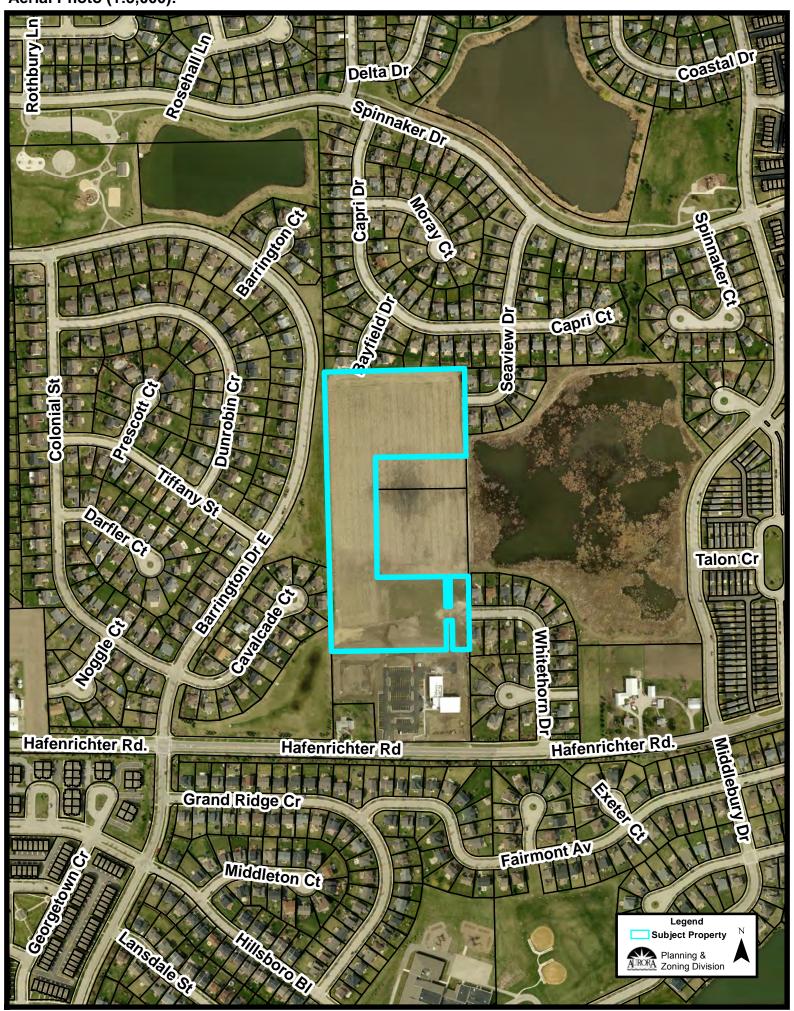
**PDFNL2010-004 approved on 3/11/2010:** RESOLUTION APPROVING THE FINAL PLAT FOR NEW SONG HIGHLANDS SUBDIVISION, BEING VACANT LAND LOCATED NORTH OF HAFENRICHTER, EAST OF BARRINGTON DRIVE AND WEST OF WHITETHORN DRIVE, AURORA, IL 60503

**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:**

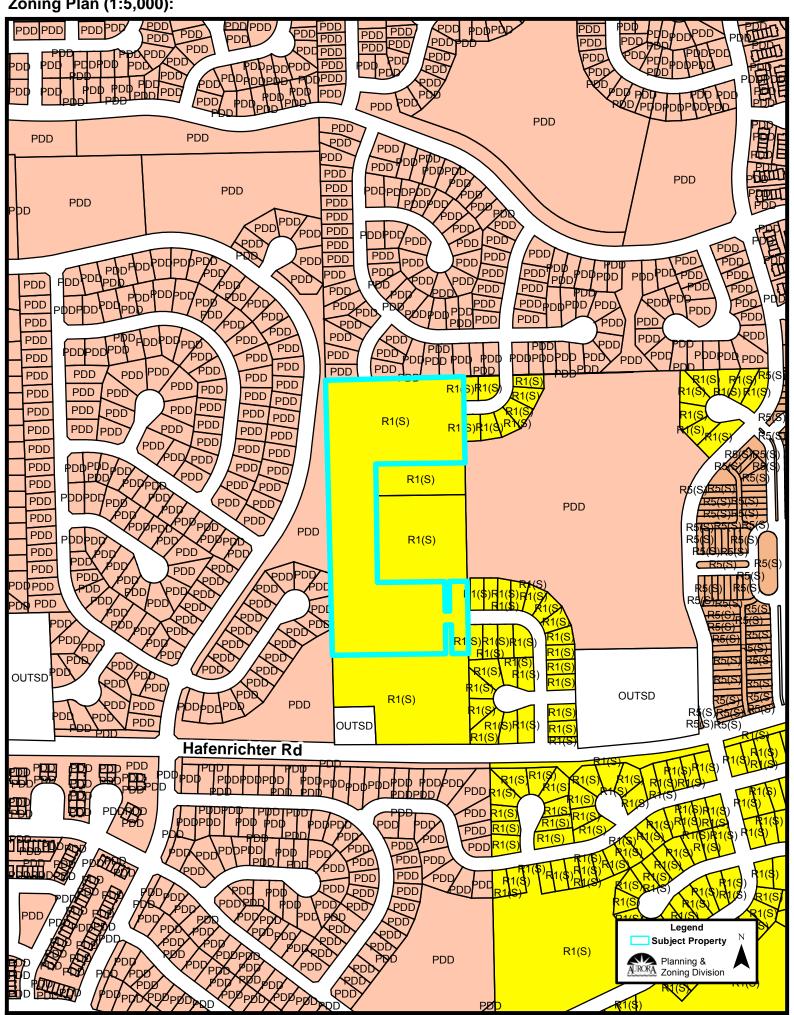
Aerial Overview
Location Map
Zoning Map
Comprehensive Plan Map

# Aerial Photo (1:5,000):



Location Map (1:5,000): Rosehall Ln Rothbury 冒 Coastal Delta Dr Spinnaker Dr. Ш Ш Moral Capri Ç 100 (OT) à Sayfield / Capri Ct Seaview  $\ddot{\mathbf{o}}$ S C Prescon Dunrobin je <u>1</u>2 Tiffany St Darrier Cr rayhawk S' 100 July 100 , Car | Car Whitethorn Dr NO.00 1 Red Barn Ct Hafenrichter Rd. Hafenrichter Rd. Hafenrichter Rd  $\oplus$  $\blacksquare$ Etere Grand Ridge Cr Fairmont AV Middleton Ct Lansdalest Legend Hillsporosi Subject Property Planning & Zoning Division

# Zoning Plan (1:5,000):



Comprehensive Plan (1:5,000): RosehallLh Rothbury. Coastal Dr Delta Dr Spinnaker Dr. ۵ Moray Capri Spinnaker CONTRACTOR OF THE PARTY OF THE C Ō lew Seavir 0 Sayfieldi Capri Ct S (C) C Dunrobin Prescott <u>ळ</u> loni SO TiffanySt Damer Cf Grayhawk Dr Soning of the C Ċ 7.00e3/e/o/ Š N.0906 Hafenrichter Rd. Legend Hafenrichter Rd Comprehensive Plan River/Lakes/Ponds/Streams Public Quasi - Public Grand Ridge Cr Conservation, Open Space, Recreation, Drainage Estates Low Density Residential Medium Density Residential High Density Residential Middleton Ct Office Commercial Mixed Uses: Office/Research/Commercial Office/Research/Light Industrial Mixed Uses: Offices/Research/Commercial/Residential Hillsboro Industrial Kanadale St Utilities Planning & Subject Property Zoning Division 8