

# Property Research Sheet

**Location ID#(s): 68005**

As of: 11/26/2019

Researched By: Steve Broadwell

Address: NO STREET ADDRESS

Current Zoning: P Park and Recreation District

Parcel Number(s): 15-36-200-056

Comp Plan Designation: Commercial

Subdivision: of Part NE 1/4 Sec 36-38-8

Size: 1.92 Acres / 83,635 Sq. Ft.

School District: SD 131 - East Aurora School District

Park District: FVPD - Fox Valley Park District

Ward: 7

## Current Land Use

Current Land Use: Open Space and Water Surfaces

## Zoning Provisions

### Setbacks and Other Bulk Standards:

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

Setbacks are typically as follows:

**Front Yard Setback:** Reserved

**Side Yard Setback:** Reserved

**Exterior Side Yard Setback:** Reserved **Exterior**

**Side Yard Reverse Corner Setback:** Reserved

**Rear Yard Setback:** Reserved

**Exterior Rear Yard Setback:** Reserved

**Setback Exceptions:** Reserved

**Interior Drive Yard Setback:** Reserved

Other bulk standards are typically as follows:

**Building Separations:** Reserved

**Minimum Lot Width and Area:** Reserved

**Maximum Lot Coverage:** Reserved

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

Flagpoles, sports lighting and security lighting may exceed the bulk restriction.

**Floor Area Ratio:**

**Minimum Primary Structure Size:** Reserved

**Minimum Dwelling Unit Size:** 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 Section 6.6.

### Permitted Uses:

Permitted Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.2 and Section 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 Section 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 Section 6.6.

### **Legislative History**

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The known legislative history for this Property is as follows:

**O1973-4325 approved on 8/1/1973:** AN ORDINANCE REPEALING AN ORDINANCE ANNEXING TERRITORY TO THE CITY OF AURORA, ILLINOIS.

**O1973-4326 approved on 8/1/1973:** AN ORDINANCE ANNEXING TERRITORY TO THE CITY OF AURORA, ILLINOIS.

**O1973-4330 approved on 8/1/1973:** AN ORDINANCE ESTABLISHING A PLANNED DEVELOPMENT DISTRICT AND APPROVING A PLAN DESCRIPTION.

### **Location Maps Attached:**

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Aerial Overview

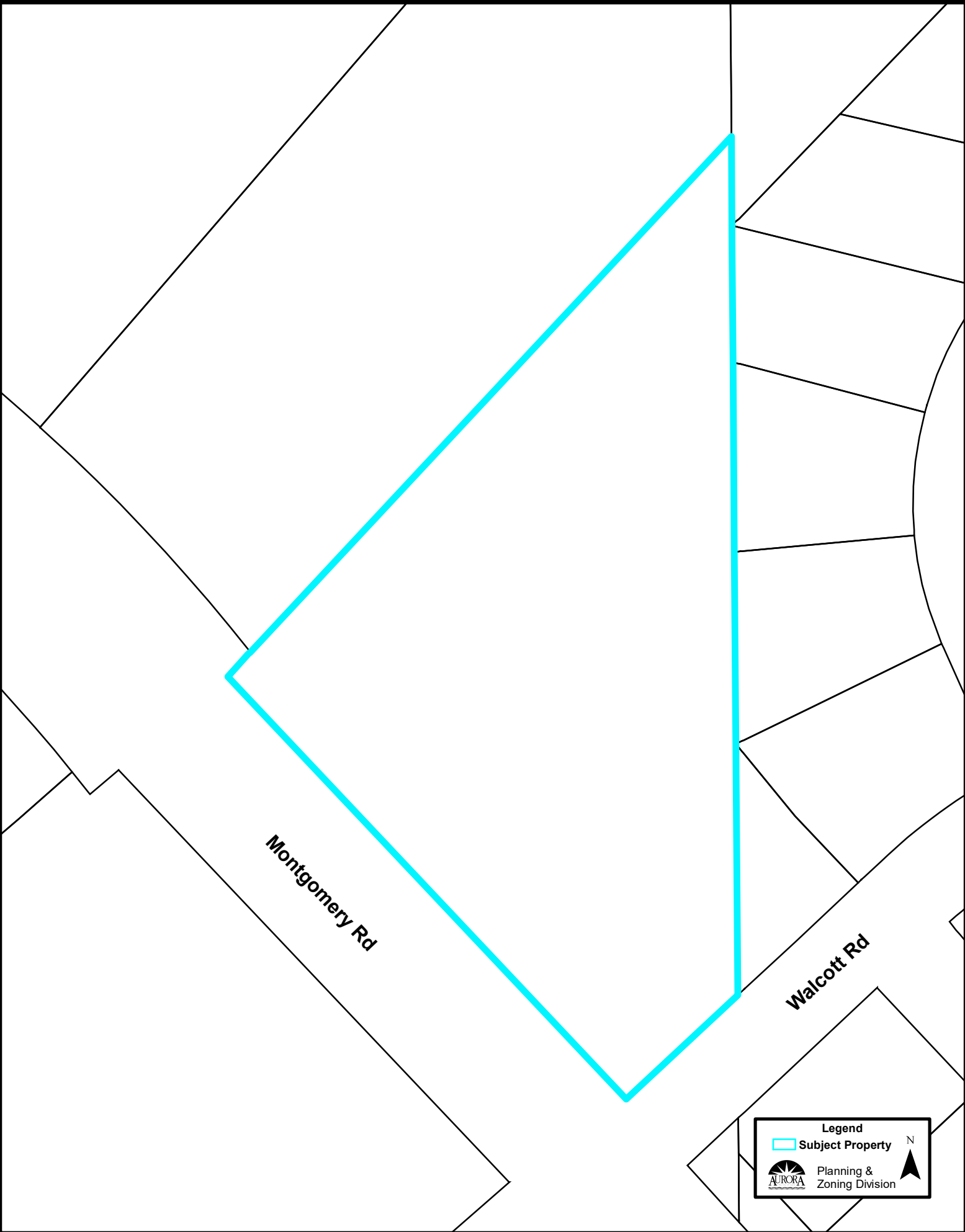
Location Map

Zoning Map

Comprehensive Plan Map

Aerial Photo (1:5,000):





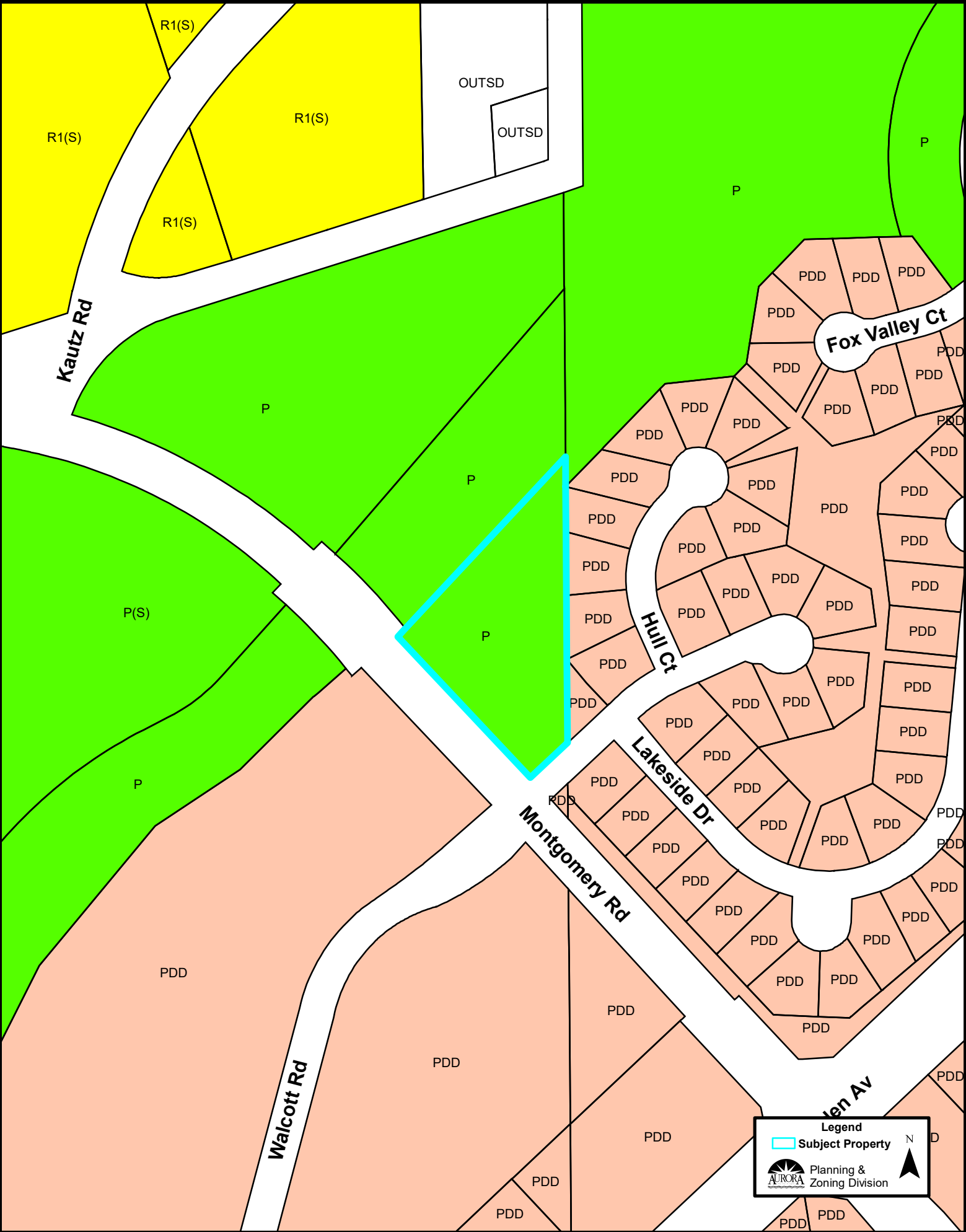
Legend

 Subject Property

 Planning & Zoning Division

N 

Zoning Map (1:5,000):



Comprehensive Plan (1:5,000):

