

Property Research Sheet

Location ID#(s): 19489-55470

As of: 4/23/2020

Researched By: Steve Broadwell

Address: 1002 W Illinois Ave

Current Zoning: P(S) Park and Recreation

Parcel Number(s): 15-17-477-019, 15-17-477-020

1957 Zoning: R-1 One-Family Dwelling District

Subdivision: West Park Subdivision

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

Size: 8.25 Acres / 359,370 Sq. Ft.

School District: SD 129 - West Aurora School District

Park District: FVPD - Fox Valley Park District

Ward: 4

Current Land Use

Current Land Use: Quasi-Public: School

AZO Land Use Category: Education, public admin., health care, and other inst. (6000)

Number of Buildings: 1

Parking Spaces: 83

Total Building Area: 49,900 sq. ft.

Non-Residential Area: 359,370 sq. ft.

Number of Stories: 1

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: Educational Services

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

The known legislative history for this Property is as follows:

O1956-3017 approved on 4/11/1956: AN ORDINANCE NO.3017 ANNEXING CERTAIN TERRITORY TO THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

O1957-3100 approved on 11/4/1957: AURORA ZONING ORDINANCE AND MAP.

O1992-031 approved on 5/19/1992: AN ORDINANCE TO REZONE EXISTING PARKS AND OTHER LAND FROM THEIR CURRENT ZONING CLASSIFICATIONS TO THE "PUBLIC OPEN SPACE/RECREATION PARK" CLASSIFICATION

O2015-065 approved on 10/13/2015: AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR EDUCATIONAL SERVICES USE WITH A FINAL PLAN FOR WEST AURORA SCHOOL DISTRICT 129 MCCLEERY ELEMENTARY AT 1002 W. ILLINOIS AVENUE

O2016-112 approved on 12/20/2016: AN ORDINANCE APPROVING OBVIOUS CHANGES TO AURORA'S COMPREHENSIVE PLAN FOR 13 AREAS LOCATED THROUGHOUT THE CITY OF AURORA.

Location Maps Attached:

Aerial Overview

Location Map

Zoning Map

Comprehensive Plan Map

Aerial Photo (1:5,000):



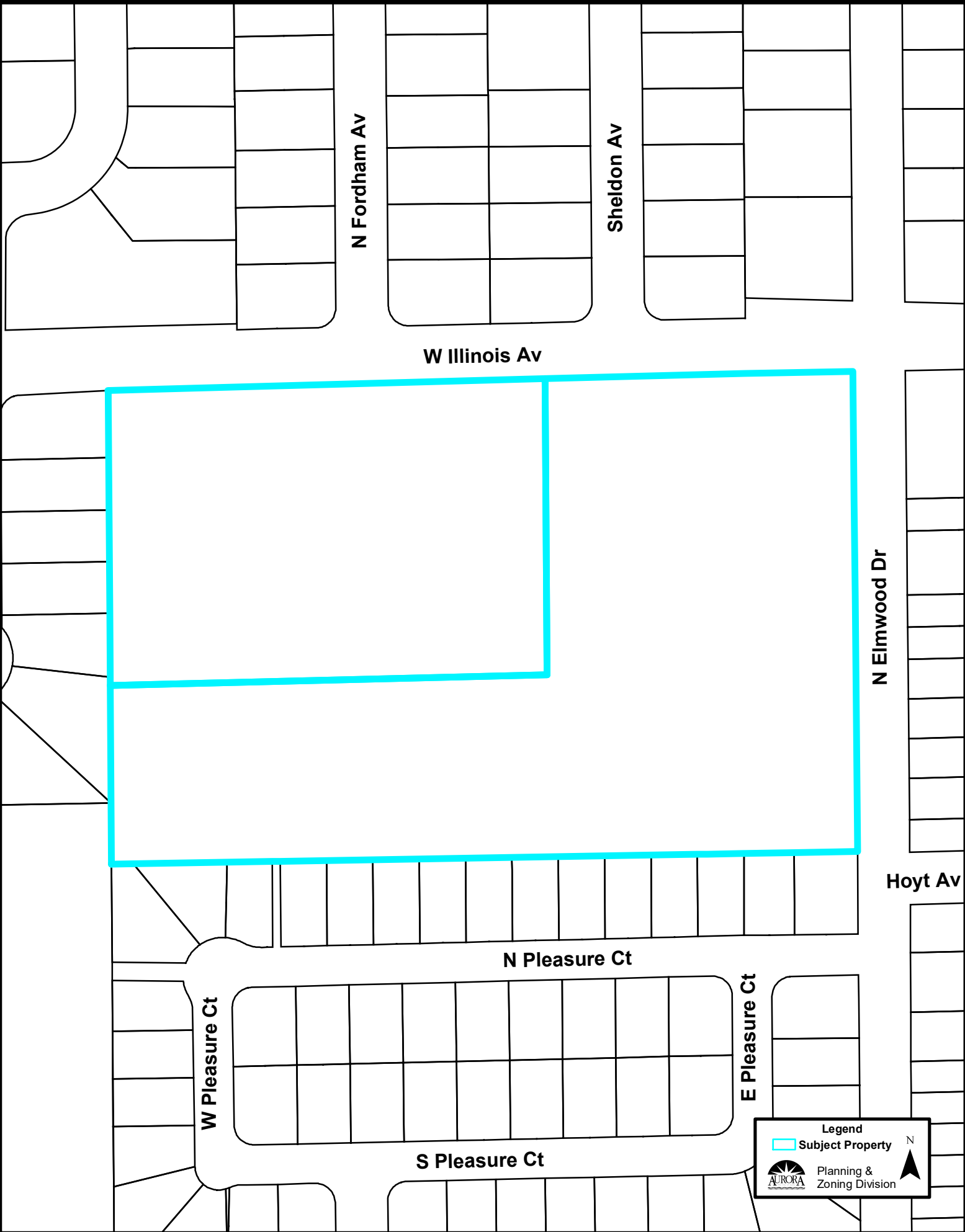
Legend

Subject Property

 Planning & Zoning Division

N 

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



Legend

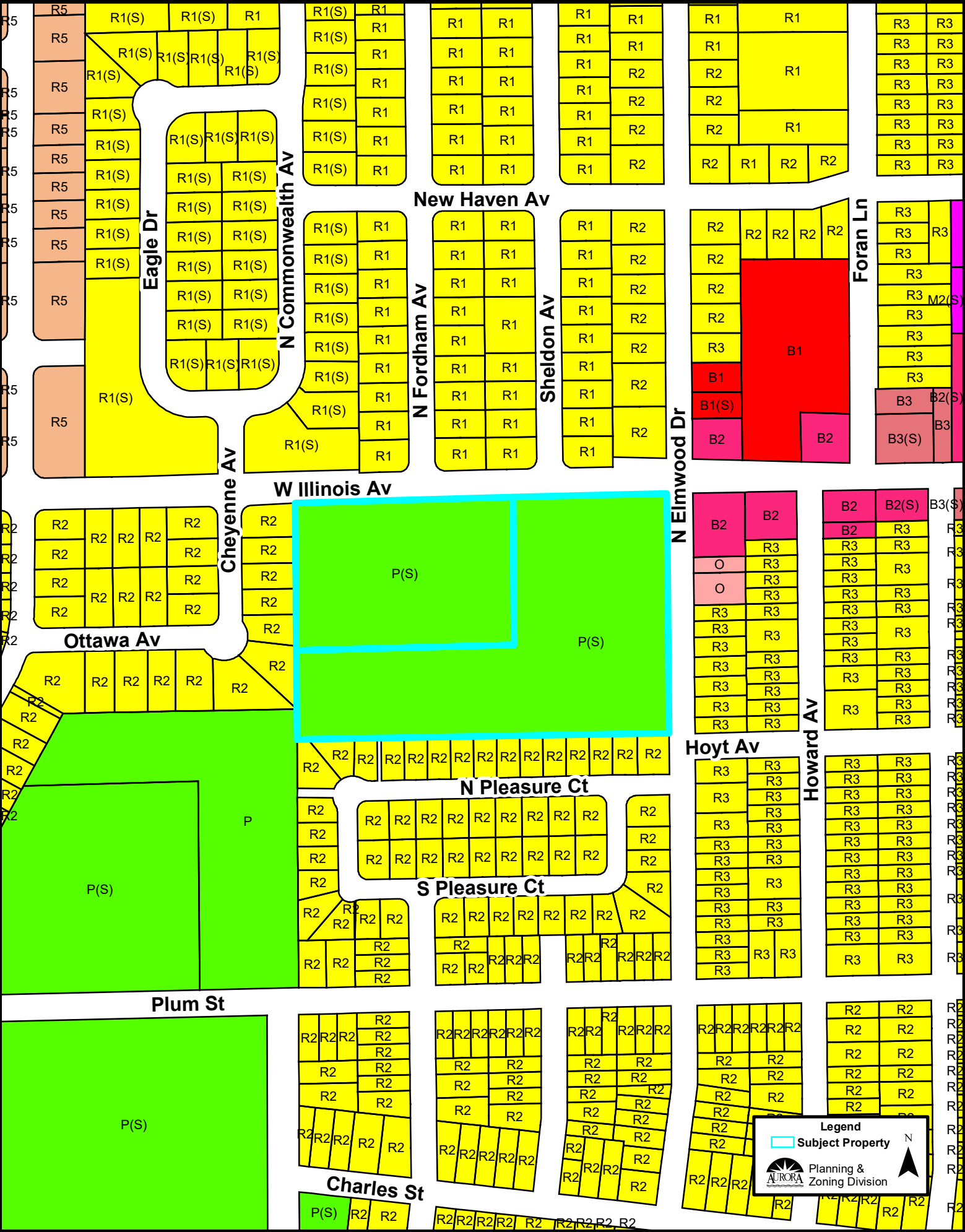
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Zoning Map (1:5,000):



Comprehensive Plan (1:5,000):

