

# Property Research Sheet

**Location ID#(s): 15236-67723**

As of: 8/9/2017

Researched By: Alex Minnella

Address: 416-418 S 4th St

Current Zoning: R-4 Two Family Dwelling District

Parcel Number(s): 15-27-176-006

1929 Zoning: A Residential Districts

Subdivision: Lot P of Millers

1957 Zoning: R-4 Two-Family Dwelling District

Size: 0.2 Acres / 8,712 Sq. Ft.

Comp Plan Designation: Low Density Residential

School District: SD 131 - East Aurora School District

ANPI Neighborhood: Bardwell

Park District: FVPD - Fox Valley Park District

TIF District: N/A

Ward: 3

Historic District: Near Eastside Historic District

## Current Land Use

Current Land Use: Residential: Multiple Family

AZO Land Use Category: Two Family Dwelling (1120)

Number of Buildings: 1

Parking Spaces: 0

Building Built In: 1900

Non-Residential Area: 0 sq. ft.

Total Building Area: 1,776 sq. ft.

Total Dwelling Units: 2

Number of Stories: 2

Residential Rental: -1 / License: 16-00013053

## Zoning Provisions

### Setbacks and Other Bulk Standards:

Requirements are pursuant to the Aurora Zoning Ordinance Section(s) 5 and 7.8.

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:** 20 feet

**Exterior Rear Yard Setback:** 20 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.

**Interior Drive Yard Setback:** none

Other bulk standards are typically as follows:

**Building Separations:** None

**Minimum Lot Width and Area:** Typically 60 feet and 8,000 sq ft Exception: One-family and Religious Institutions: 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 2,400 sq ft

**Minimum Dwelling Unit Size:** Typically 1,000 sq ft

**Maximum Density:** None

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 7.8.

Permitted Uses:

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

Special Uses:

Special Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.3 and 7.8.

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 7.8.

**Legislative History**

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The known legislative history for this Property is as follows:

**O1923-1883 approved on 5/9/1923:** AN ORDINANCE NO. 1883. BUILDING ZONE ORDINANCE FOR AURORA, IL.

**O1926-2050 approved on 8/16/1926:** AN ORDINANCE NUMBER 2050 TO AMEND ORDINANCE NUMBER 1883 KNOWN AS THE BUILDING ZONE ORDINANCE FOR AURORA, ILLINOIS, ESTABLISHING A PLAN FOR DIVIDING THE CITY OF AURORA INTO DISTRICTS FOR THE PURPOSE OF REGULATING THE LOCATION OF TRADES AND INDUSTRIES AND OF BUILDINGS AND STRUCTURES DESIGNED FOR DWELLINGS, APARTMENT HOUSES, TRADES, INDUSTRIES AND OTHER SPECIFIED USES, FOR REGULATING THE HEIGHT, VOLUME AND SIZE OF BUILDINGS AND STRUCTURES, AND INTENSITY OF USE OF LOT AREAS, FOR DETERMINING BUILDING LINES, FOR CREATING A BOARD OF APPEALS AND FOR OTHER PURPOSES.

**O1929-2250 approved on 6/18/1929:** AN ORDINANCE NO.2250 AMENDING ORDINANCE NO.2050 WHICH AMENDS ORDINANCE NO.1183, KNOWN AS THE BUILDING ZONE ORDINANCE FOR AURORA, ILLINOIS, ESTABLISHING A PLAN FOR DIVIDING THE CITY OF AURORA INTO DISTRICTS FOR THE PURPOSE OF REGULATING THE LOCATION OF TRADES AND INDUSTRIES AND OF BUILDINGS AND STRUCTURES DESIGNED FOR DWELLINGS, APARTMENT HOUSES, TRADES, INDUSTRIES, AND OTHER SPECIFIED USES, FOR REGULATING THE HEIGHT, VOLUME, AND SIZE OF BUILDINGS AND STRUCTURES, AND INTENSITY OF USE OF LOT AREAS, FOR DETERMINING BUILDING LINES, FOR CREATING A BOARD OF APPEALS, AND FOR OTHER PURPOSES.

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

**O1975-4487 approved on 10/14/1975:** AN ORDINANCE AMENDING ORDINANCE NUMBER 3100 BEING THE AURORA ZONING ORDINANCE AND THE ZONING MAP ATTACHED THERETO.

**O1976-4578 approved on 11/30/1976:** AN ORDINANCE AMENDING ORDINANCE NO. 4487, AND AMENDING ORDINANCE NO. 3100, BEING THE AURORA ZONING ORDINANCES AND THE ZONING MAP ATTACHED THERETO.

**R1982-1043 approved on 2/16/1982:** A RESOLUTION TO APPROVE PRESERVATION GUIDELINES FOR THE NEAR EAST SIDE HISTORIC DISTRICT.

**O1992-062 approved on 8/18/1992:** AN ORDINANCE ESTABLISHING A SPECIAL SERVICE AREA NUMBER 22 IN THE CITY OF AURORA, FOLLOWING NOTICE AND PUBLIC HEARING IN CONNECTION THEREWITH.

**Location Maps Attached:**

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Aerial Overview

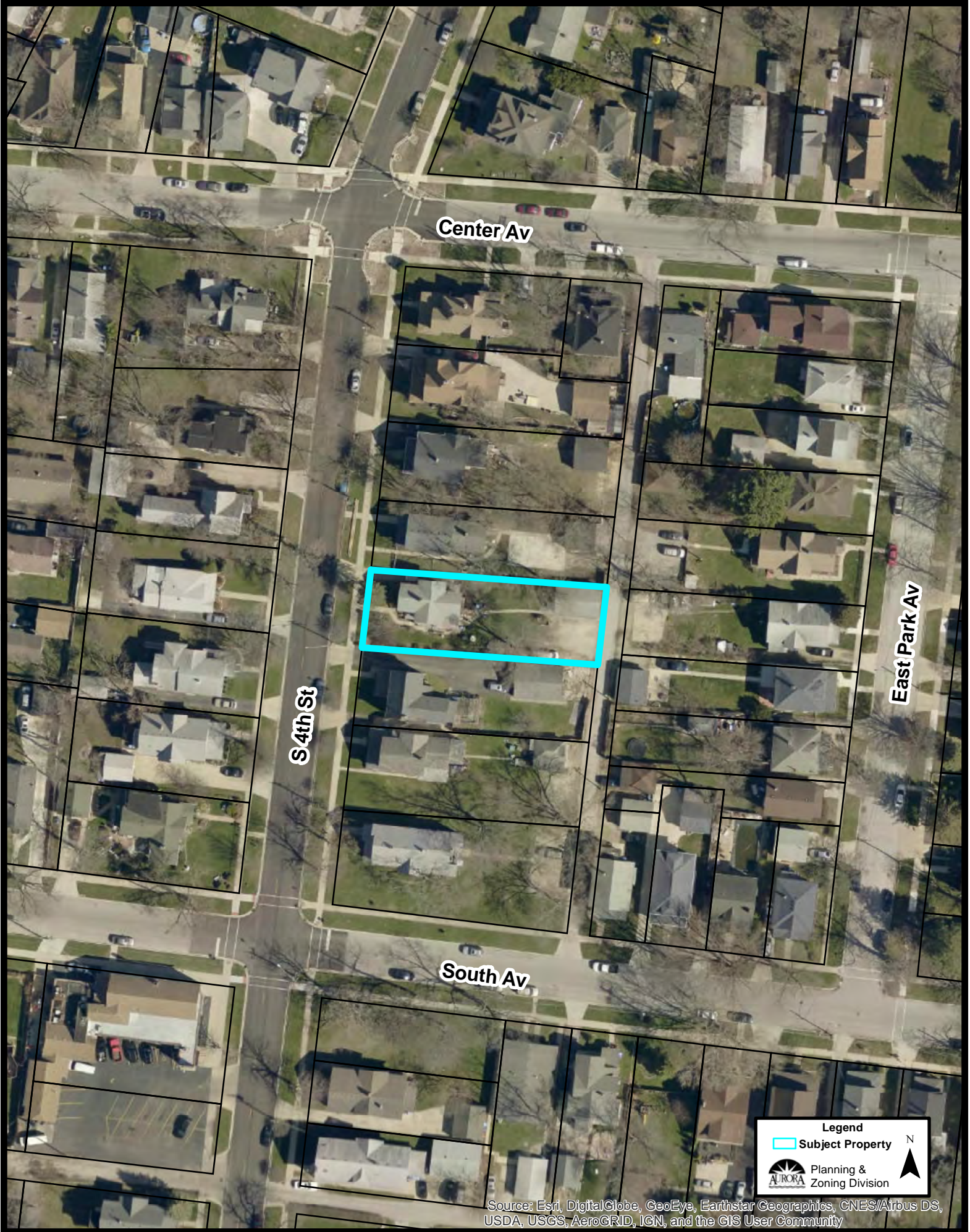
Location Map

Zoning Map

Comprehensive Plan Map



Aerial Photo (1:1,000):




Center Av


S 4th St


East Park Av

South Av

**Legend**

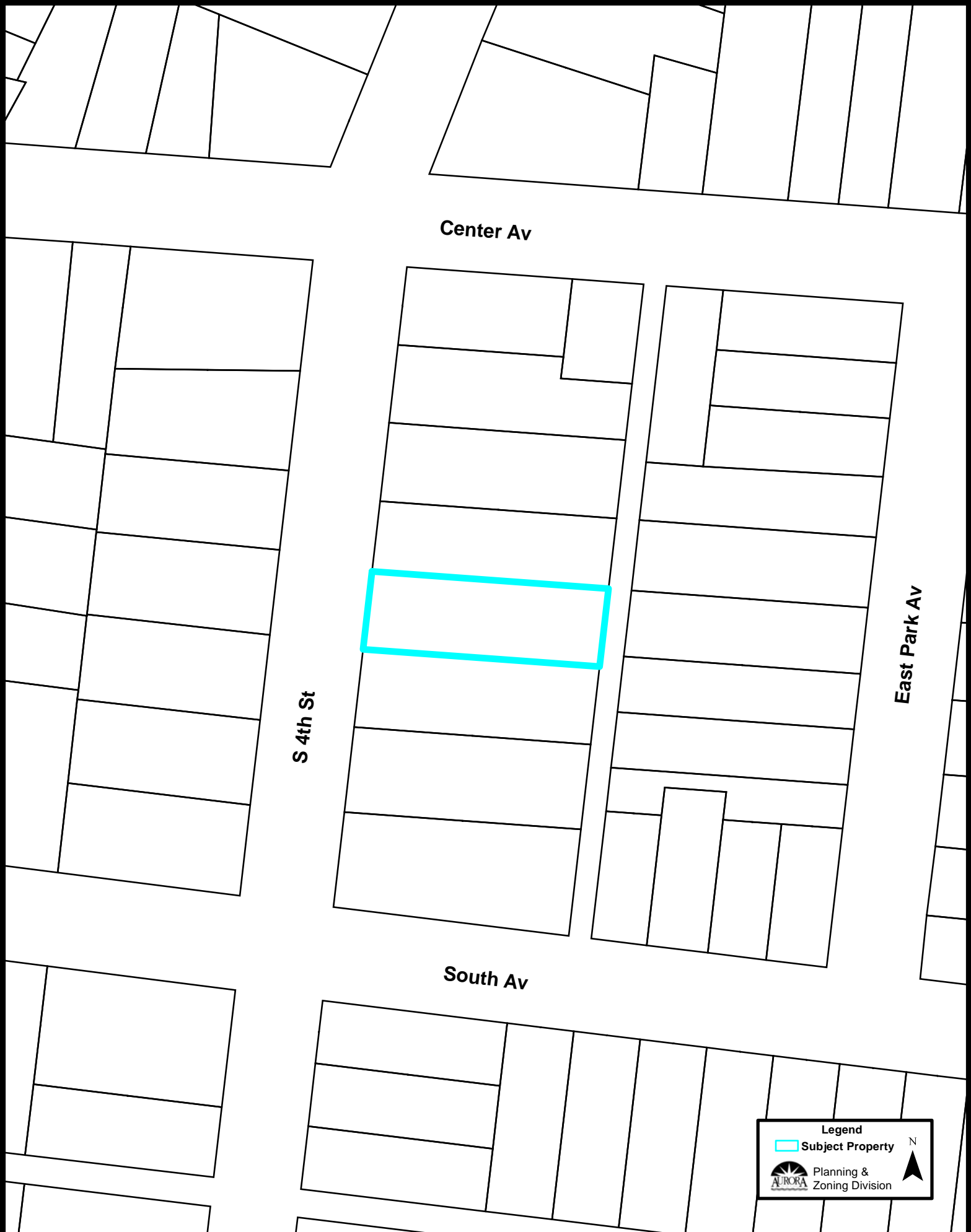
-  Subject Property

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

**Location Map (1:1,000):**



**Legend**

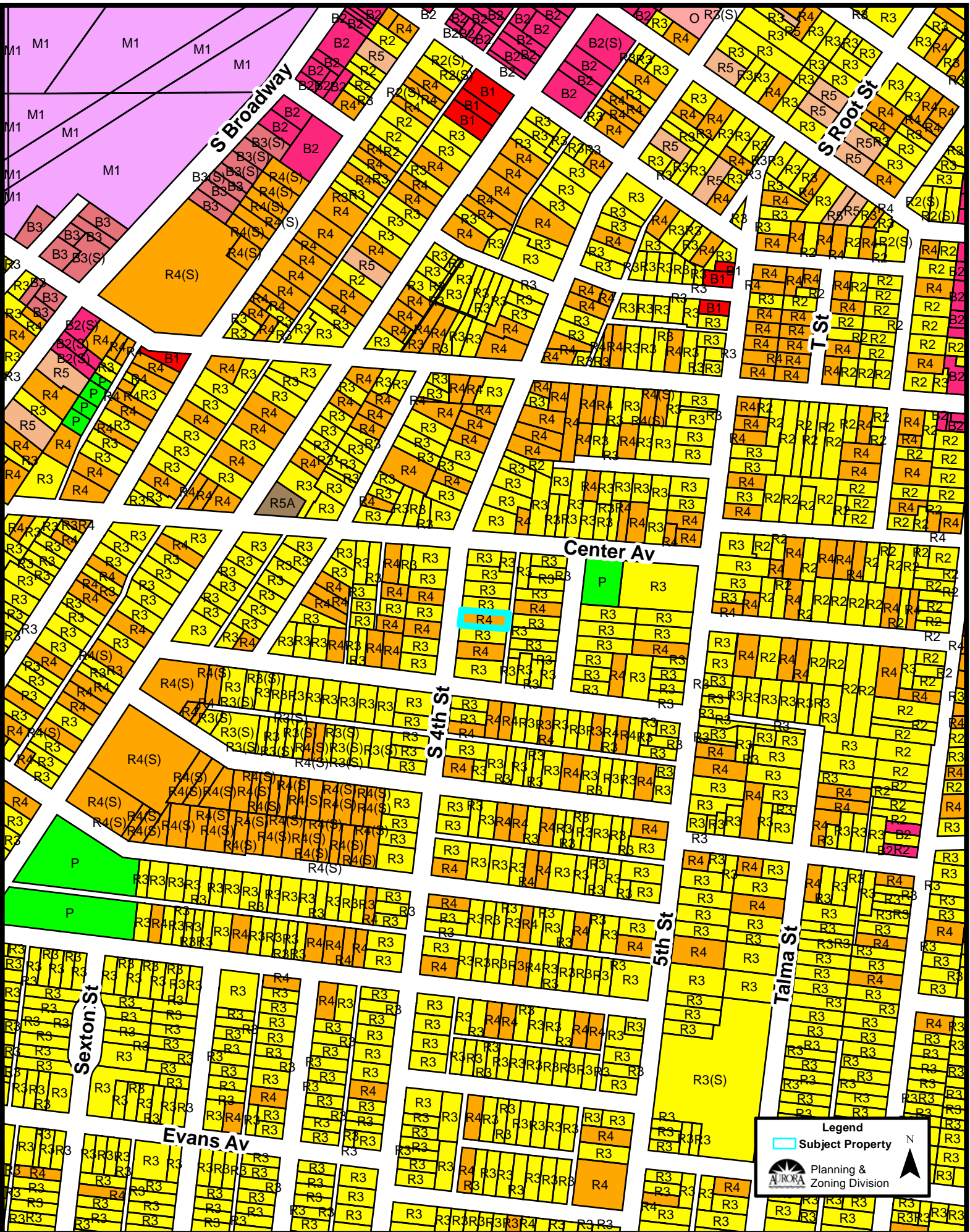
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Zoning Map (1:5,000):

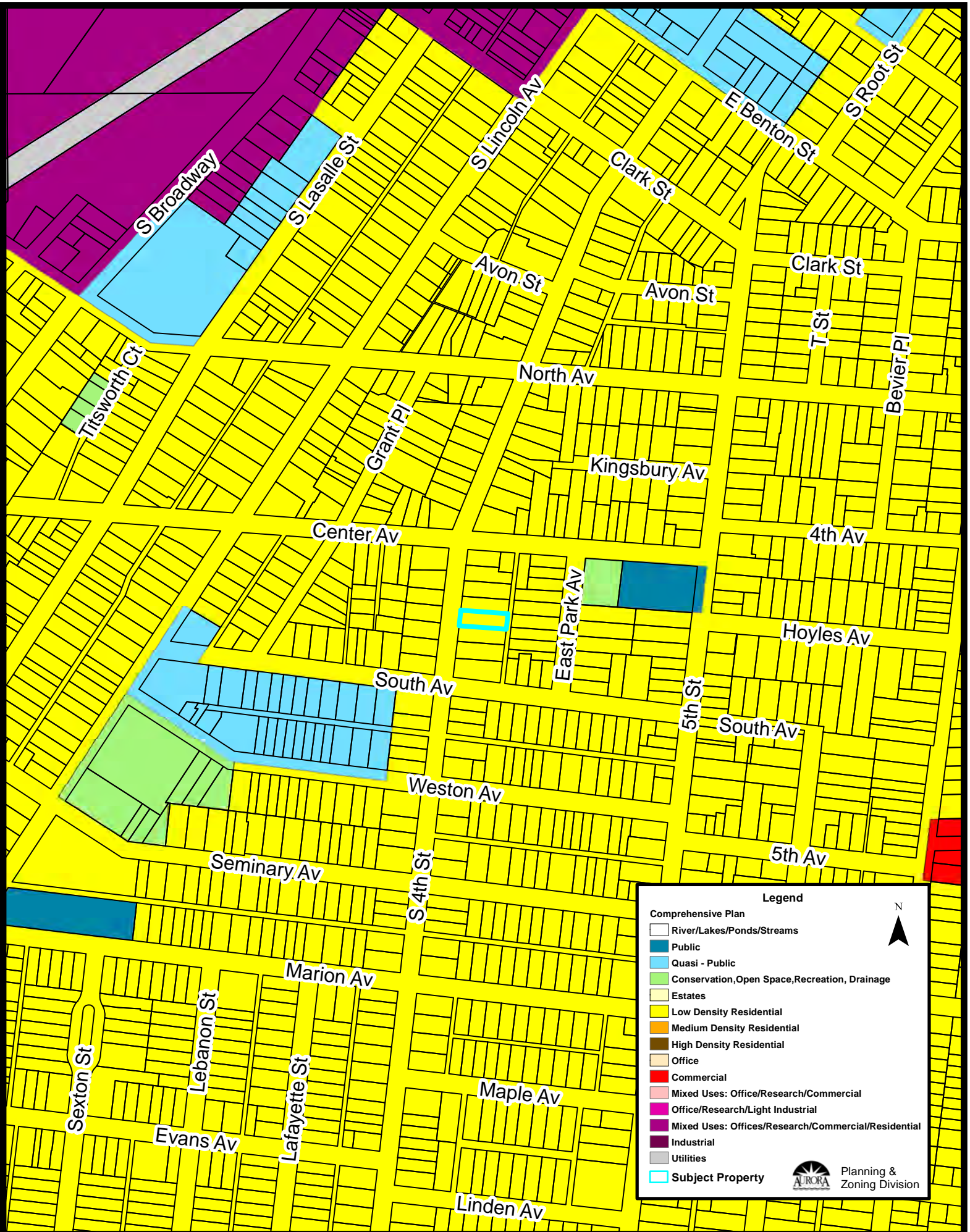


**Legend**

- Subject Property

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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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