

## Property Research Sheet

**Location ID#: 63164**

As of: 10/1/2015

Researched By: Ty McCarthy

Address: 0 Vacant

Comp Plan Designation: Low Density Residential

Parcel Number(s): 15-12-376-012

School District: SD 131 - East Aurora School District

Size: 2.990247 Acres

Park District: FVPD - Fox Valley Park District

Current Zoning: R-1(S) One-Family Dwelling District

Ward: 1

1929 Zoning: Not Applicable

Historic District: None

1957 Zoning: Not Applicable

ANPI Neighborhood: None

TIF District: N/A

## 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 and other bulk standards are typically as follows:

**Front Yard Setback:** 30 feet

**Interior Side Yard Setback:** 8 feet

**Exterior Side Yard Setback:** 15 feet

**Exterior Side Yard Reverse Corner Setback:** 15 feet

**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.

**Building Separations:** None

**Minimum Lot Width and Area:** Typically 75 feet at the building line and 10,000 sq ft

**Maximum Lot Coverage:** 50%

**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:** 2.2 du/acre

### 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.

### **Legislative History**

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The known legislative history for this Property is as follows:

**R04-256 approved on 6/15/2004:**A RESOLUTION SETTING FORTH A ROADWAY AGREEMENT FOR INDIAN TRAIL FROM ITS TERMINUS WITHIN THE STONEGATE SUBDIVISION WEST TO FARNSWORTH AVENUE IN KANE COUNTY ILLINOIS.

**O05-099 approved on 8/9/2005:** AN ORDINANCE ANNEXING CERTAIN PROPERTY BEING VACANT LAND LOCATED SOUTH OF RECKINGER, JUST EAST OF FARNSWORTH TO THE CITY OF AURORA, ILLINOIS 60505 PURSUANT TO AN APPROVED ANNEXATION AGREEMENT

**O06-015 approved on 3/28/2006:**AN ORDINANCE ESTABLISHING A SPECIAL USE PLANNED DEVELOPMENT AND APPROVING A PLAN DESCRIPTION FOR 24.4 ACRES LOCATED SOUTH OF RECKINGER, JUST EAST OF FARNSWORTH

### **Location Maps Attached:**

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Aerial Overview  
Location Map  
Zoning Map  
Comprehensive Plan Map

Aerial Photo (1:1,000):




McClure Rd

Michael Ln (pvt)


Reckinger Rd

Creek Av

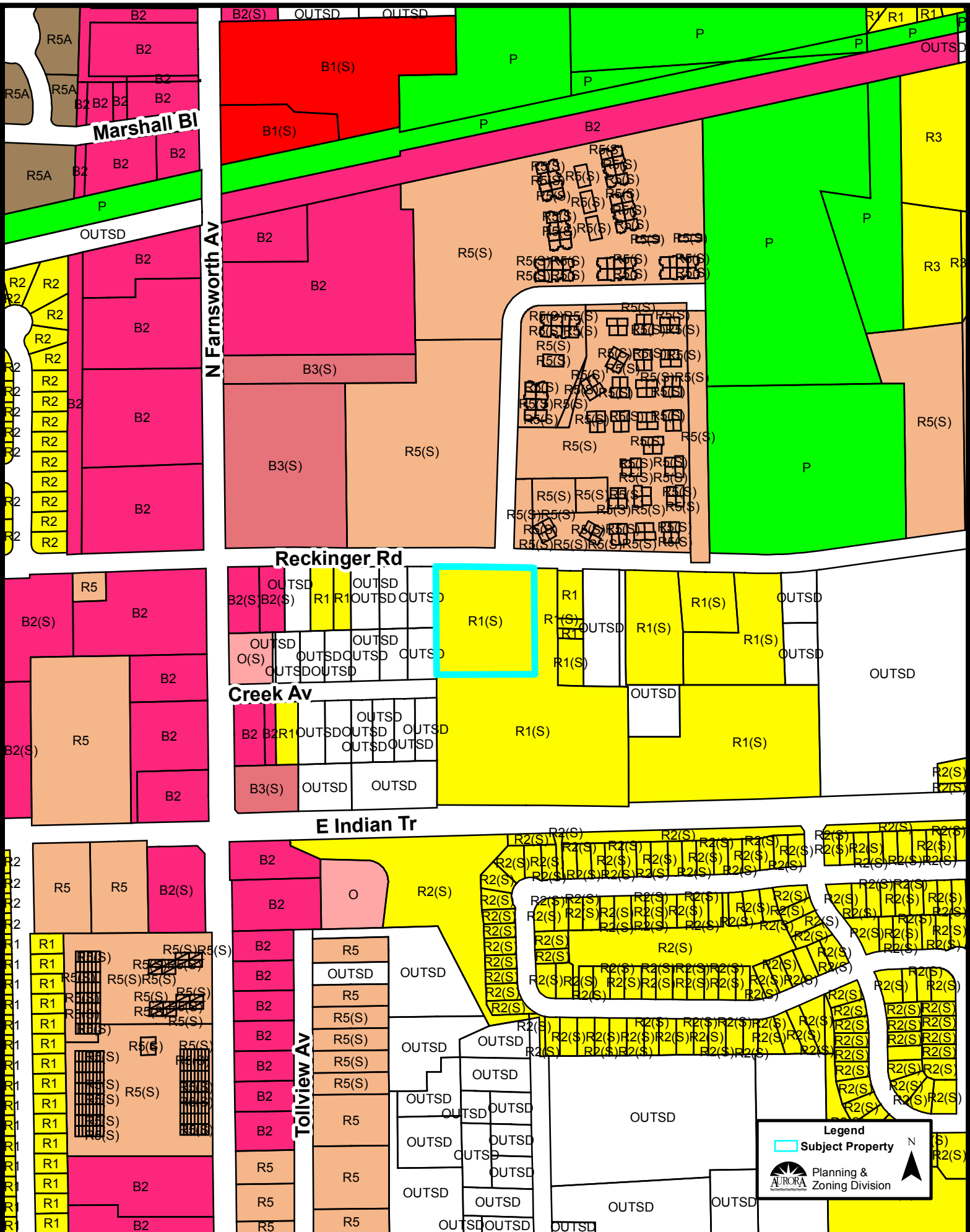
**Legend**  
Subject Property




Planning & Zoning Division





Zoning Plan (1:5,000):



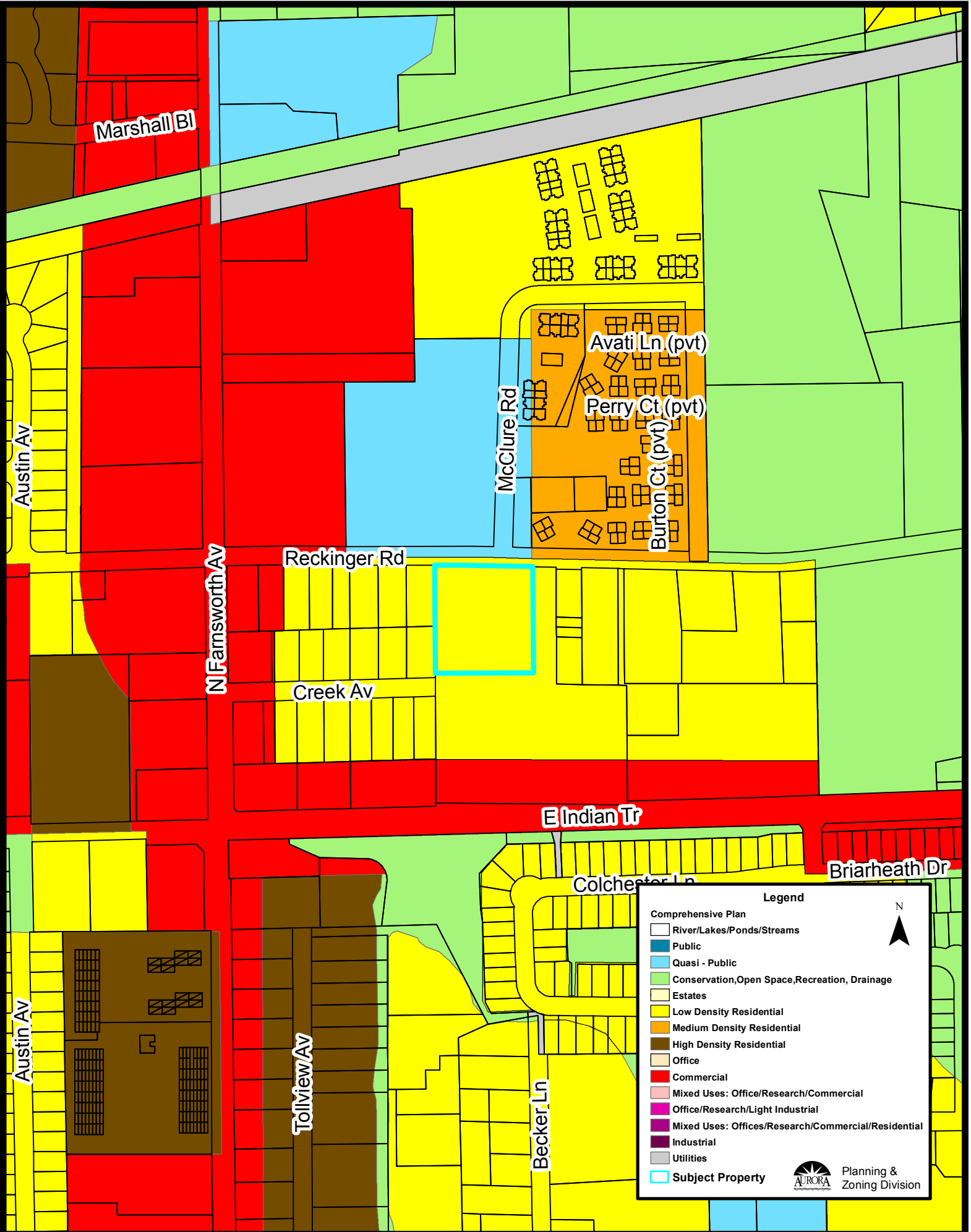
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-  Subject Property

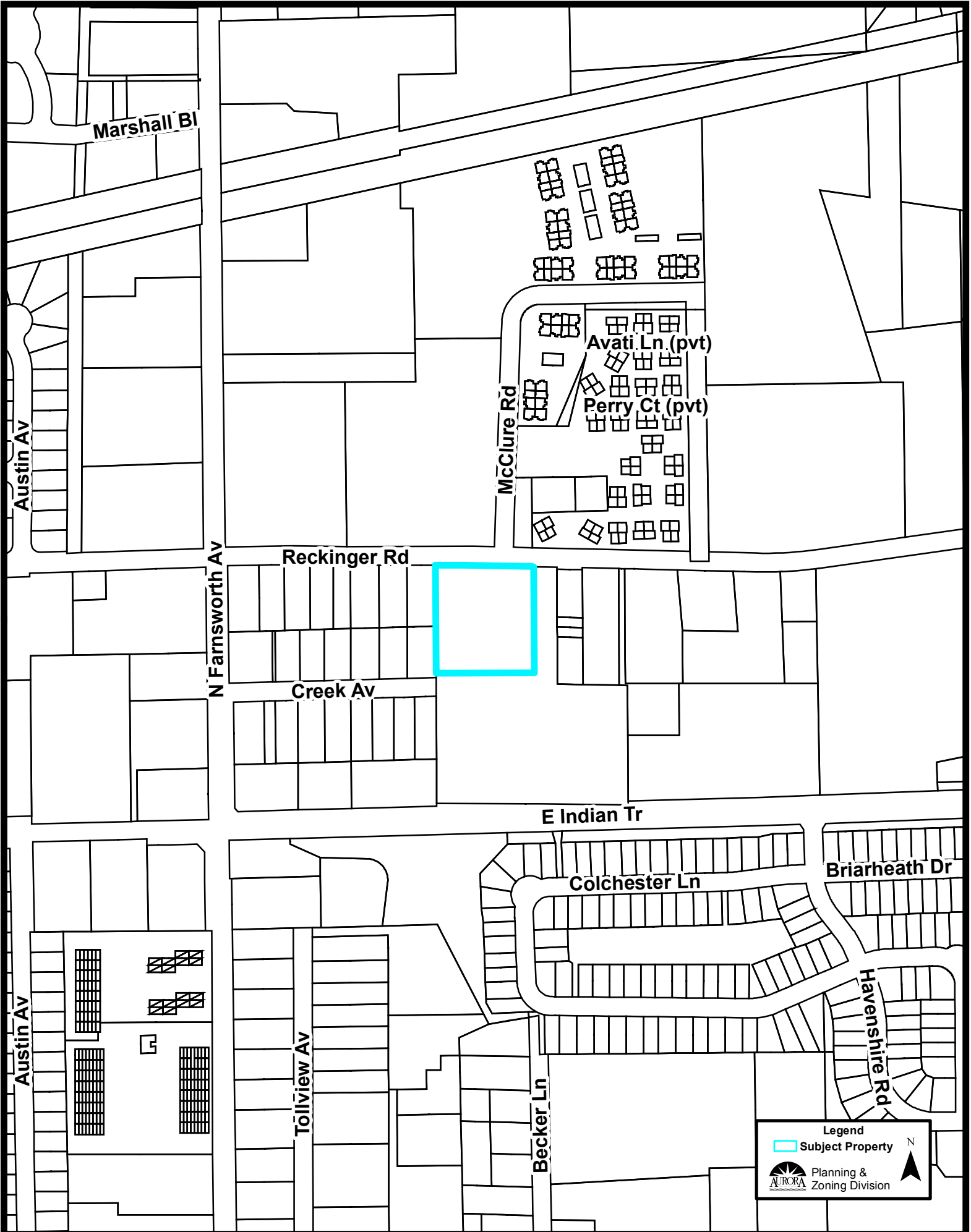
 Planning & Zoning Division



Comprehensive Plan (1:5,000):



Location Map (1:5,000):



Legend

- Subject Property

Planning & Zoning Division

