

Property Research Sheet

Location ID#(s): 15127

As of: 4/11/2017

Researched By: Alex Minnella

Address: 137 N 4Th St

Current Zoning: R-3 One Family Dwelling

Parcel Number(s): 15-22-406-001

1929 Zoning: B Residential Districts

Subdivision: Lot 2 of Orig Plat of Aurora

1957 Zoning: R-5 Multiple-Family Dwelling District

Size: 0.13 Acres / 5,663 Sq. Ft.

Comp Plan Designation: Medium Density Residential

School District: SD 131 - East Aurora School District

ANPI Neighborhood: McCarty Burlington

Park District: FVPD - Fox Valley Park District

TIF District: N/A

Ward: 2

Historic District: None

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 7.7.

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: 30 feet

Exterior Rear Yard Setback:

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.

Other bulk standards are typically as follows:

Building Separations: None

Minimum Lot Width and Area: Typically 60 feet and 8,000 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 950 sq ft

Minimum Dwelling Unit Size: See minimum Primary Structure /Building Size

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 7.7.

Permitted Uses:

Permitted Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.2 and 7.7 Permitted Exceptions:

Special Uses:

Special Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.3 and 7.7.

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 7.7.

Miscellaneous Notes on History

None

Legislative History

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.

R1995-450 approved on 9/19/1995: A RESOLUTION INITIATING A PUBLIC HEARING TO CONSIDER THE REZONING OF THE PROPERTIES LOCATED IN THE SOUTH END ADDITION TO AURORA AND RUSS PLACE ADDITION TO AURORA FROM R-4 TWO-FAMILY RESIDENTIAL DISTRICT TO R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT.

R2004-220 approved on 5/25/2004: A RESOLUTION AUTHORIZING THE PURCHASE OF REAL ESTATE KNOWN AS 137 NORTH FOURTH STREET, AURORA, ILLINOIS.

O2007-111 approved on 10/23/2007: AN ORDINANCE AMENDING ORDINANCE NUMBER 3100, BEING THE AURORA ZONING ORDINANCE AND THE ZONING MAP ATTACHED THERETO, REZONING PROPERTIES OF THE SUMMER 2007 COMPREHENSIVE DOWNZONING FROM R-4 TWO-FAMILY DWELLING DISTRICT ZONING TO R-3 ONE-FAMILY DWELLING DISTRICT ZONING.

O2016-047 approved on 7/12/2016: AN ORDINANCE AUTHORIZING AN INTERGOVERNMENTAL AGREEMENT BETWEEN THE CITY OF AURORA AND THE FOX VALLEY PARK DISTRICT REGARDING LAND CONVEYANCE OF CERTAIN PARCELS

Location Maps Attached:

Aerial Overview

Location Map

Zoning Map

Comprehensive Plan Map



Claim St

Roosevelt Ct

Flagg St



N 4th St

Spring St

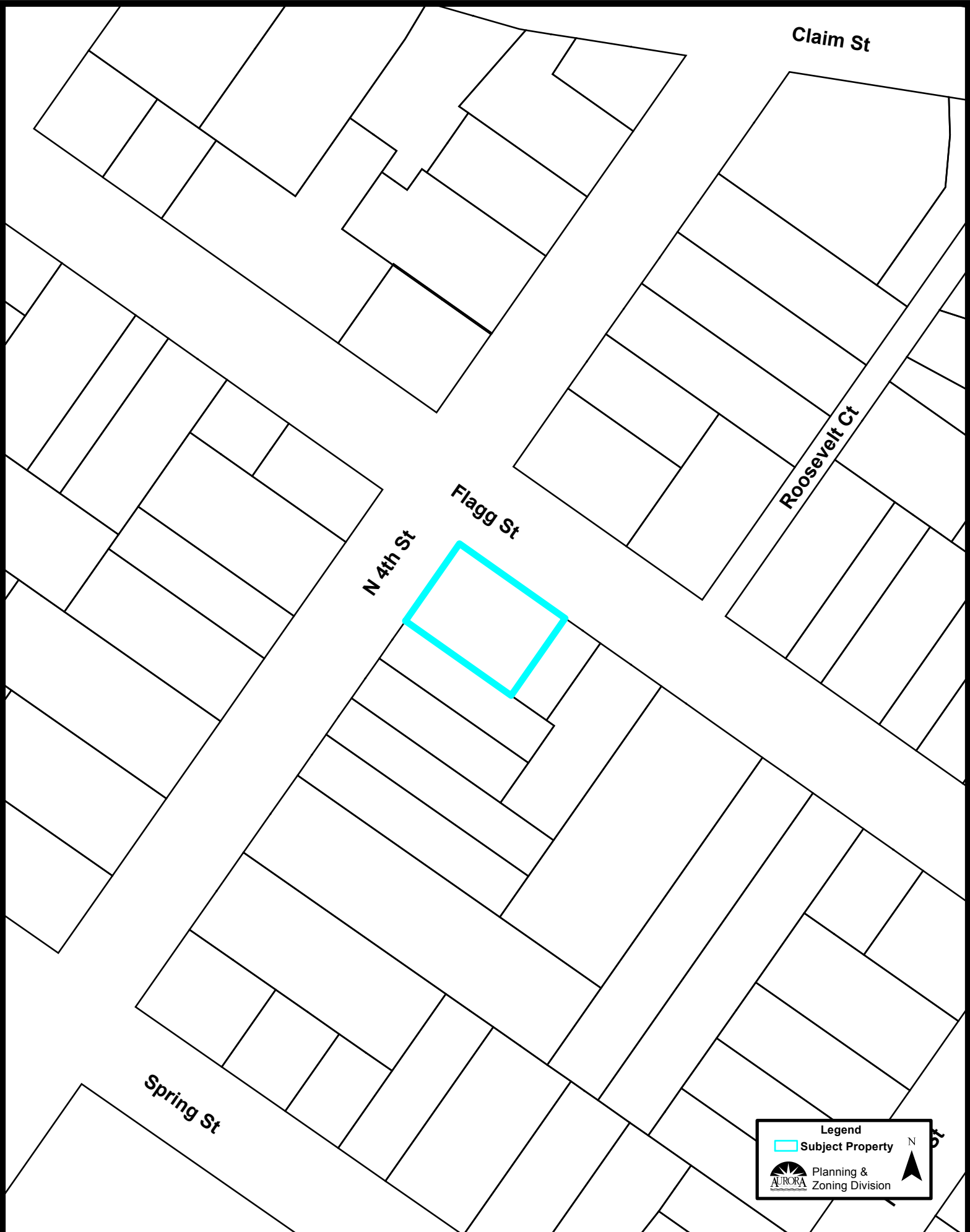
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- Subject Property


Planning & Zoning Division





Location Map (1:1,000):



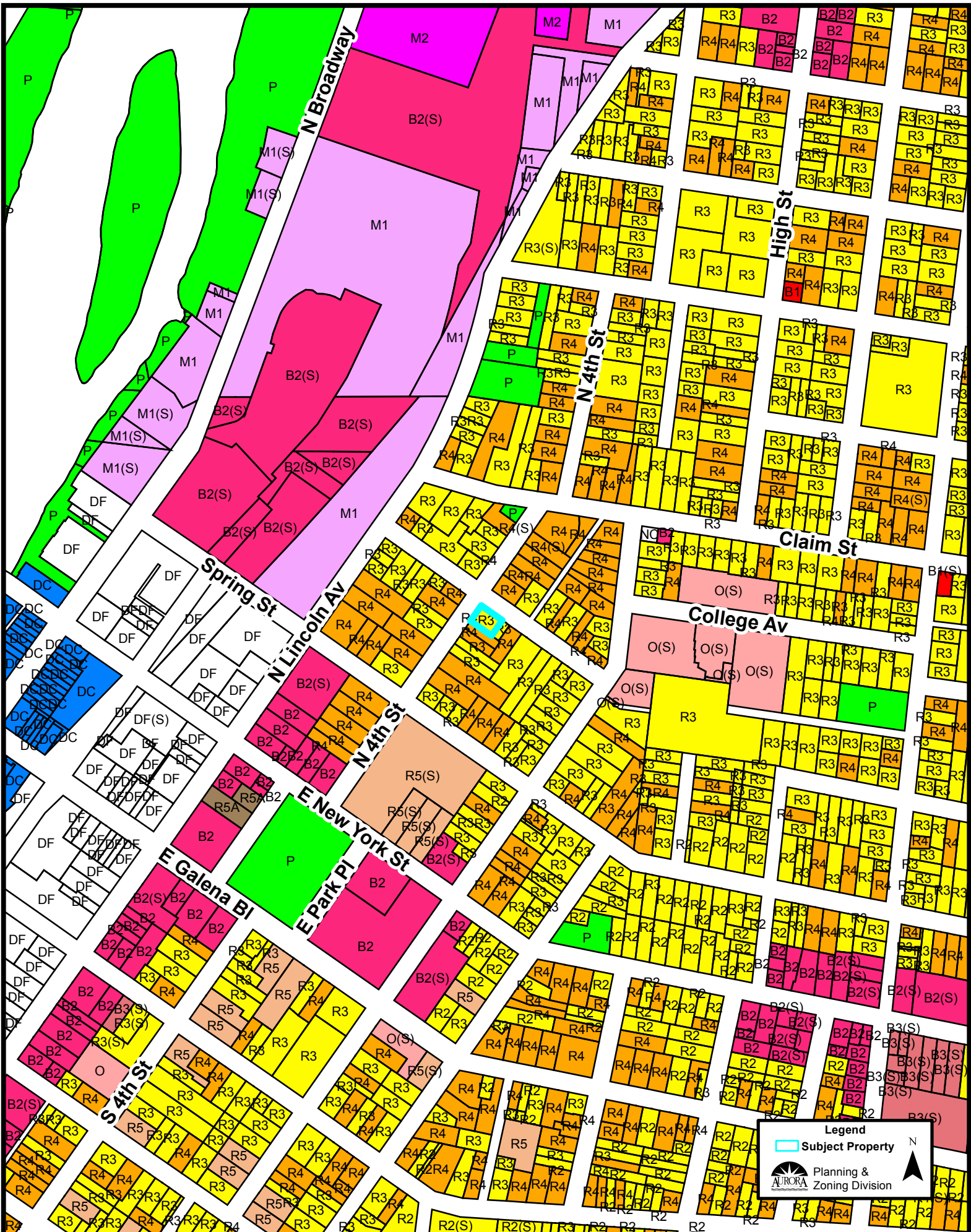
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-  Subject Property

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 Planning & Zoning Division

Zoning Map (1:5,000):



Legend

- Subject Property
- Planning & Zoning Division

Comprehensive Plan (1:5,000):

