

Property Research Sheet

Location ID#: 22715

As of: 11/19/2015

Researched By: Jill Hall

Address: 169 S Lincoln Ave

Comp Plan Designation: Low Density Residential

Subdivision: Lot 5 of Jenk's Addition,

School District: SD 131 - East Aurora School District

Parcel Number(s): 15-27-104-030

Park District: FVPD - Fox Valley Park District

Size: 0.251 Acres

Ward: 2

Current Zoning: R-3 One Family Dwelling

Historic District: Near Eastside Historic District

1929 Zoning: C Residential District

ANPI Neighborhood: McCarty Burlington

1957 Zoning: R-5 Multiple-Family Dwelling District

TIF District:

Current Land Use

Current Land Use: Residential: Single Family

Total Building Area: 2,936 sq. ft.

Number of Buildings: 1

Number of Stories: 2

Building Built In: 1895

Zoning Provisions

Setbacks and Other Bulk Standards:

Requirements are pursuant to the Aurora Zoning Ordinance Section(s) 5 and 7.7.

Setbacks and other bulk standards are typically as follows:

Front Yard Setback: 30 feet

Interior Side Yard Setback: 6 feet on lots less than 60 feet wide or less or 8 feet on lots

Exterior Side Yard Setback: 10 feet

Exterior Side Yard Reverse Corner Setback: 15 feet

Rear Yard Setback: 30 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 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

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.

Legislative History

The known legislative history for this Property is as follows:

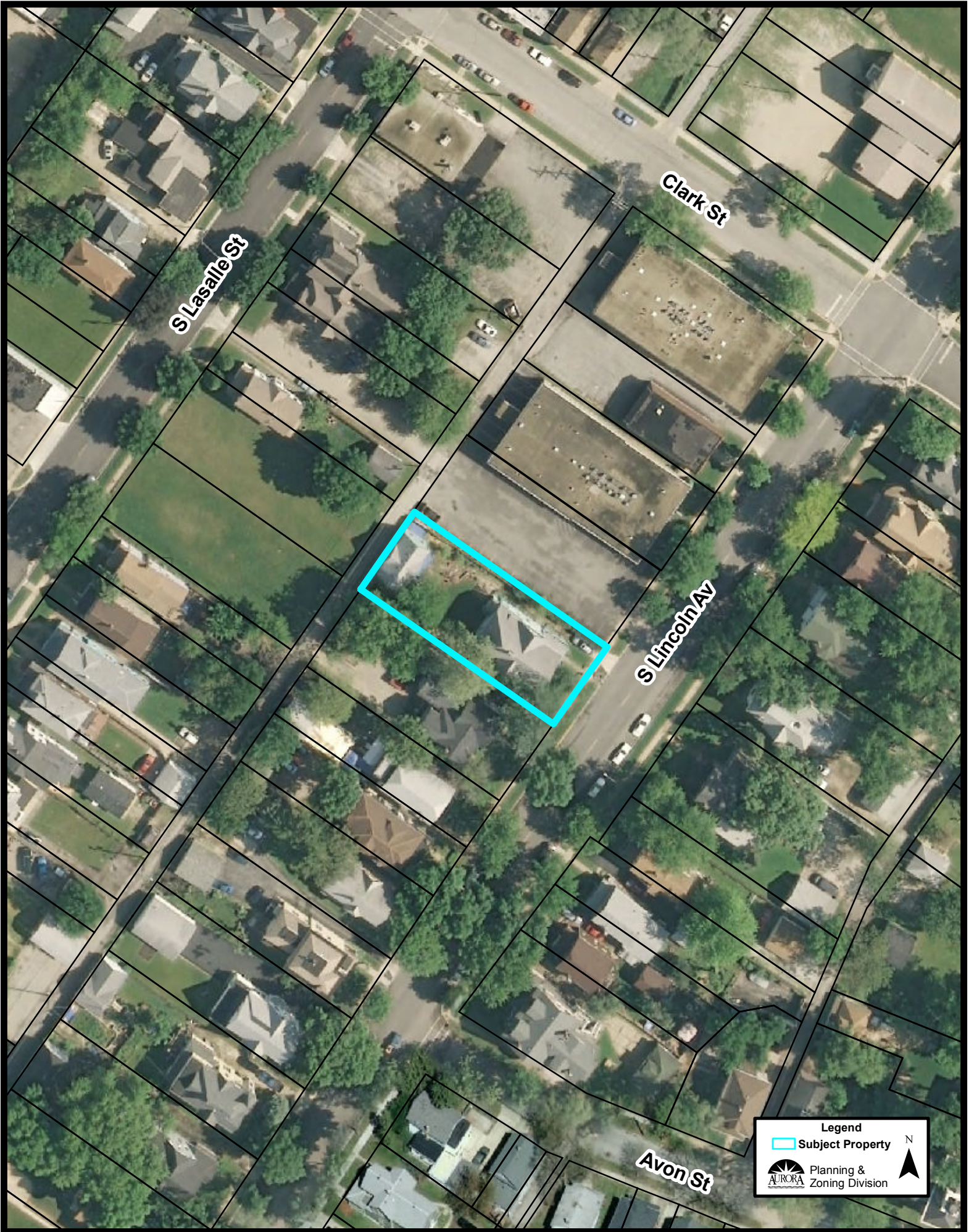
078-4739 approved on 7/22/1978:AN ORDINANCE AMENDING ORDINANCE NO. 3100 BEING THE AURORA ZONING ORDINANCE, AND THE ZONING MAP ATTACHED THERETO

007-111 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.

Location Maps Attached:

- Aerial Overview
- Location Map
- Zoning Map
- Comprehensive Plan Map

Aerial Photo (1:1,000):



S Lasalle St

Clark St



S Lincoln Av

Avon St

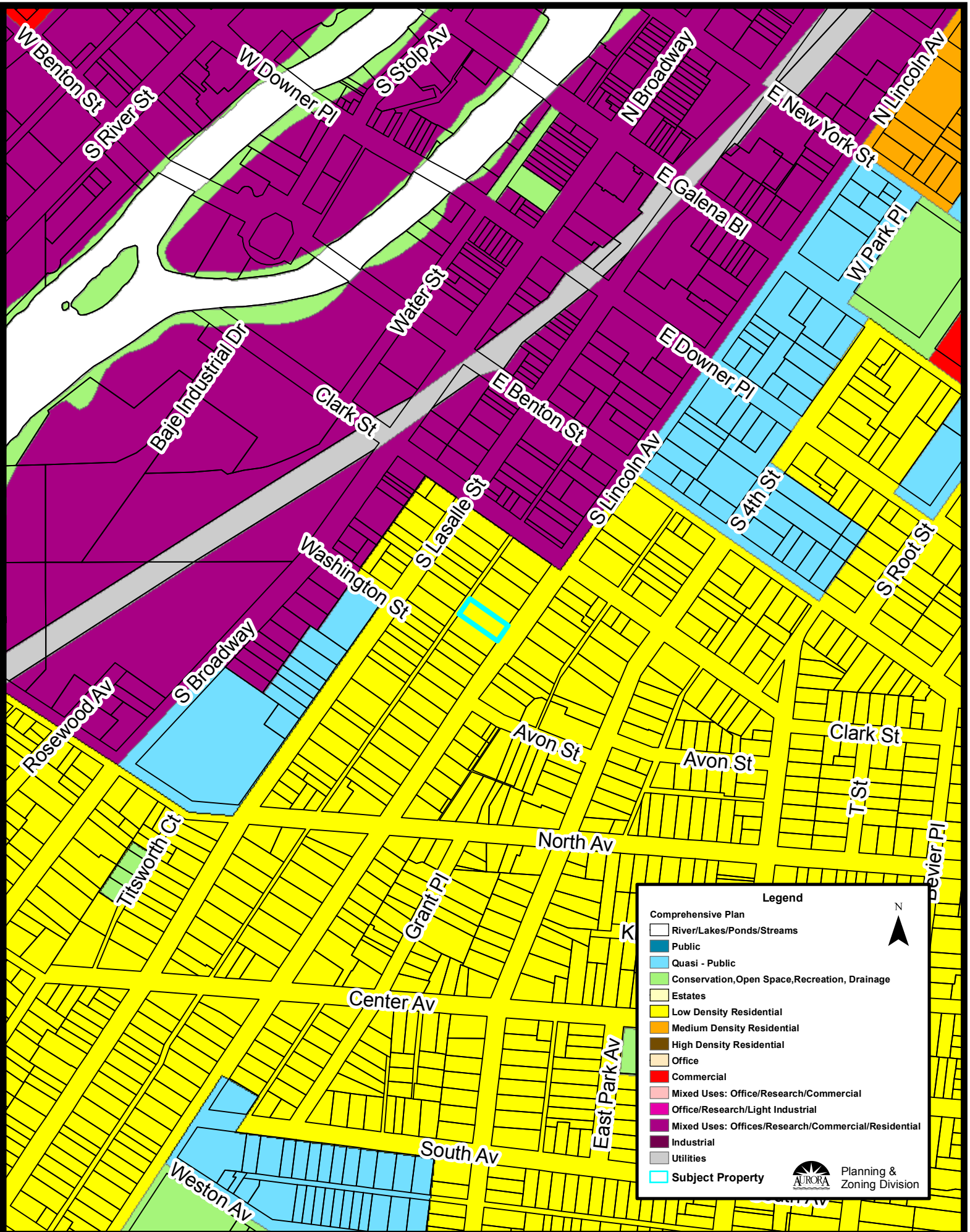
Legend

- Subject Property

Planning & Zoning Division



Comprehensive Plan (1:5,000):



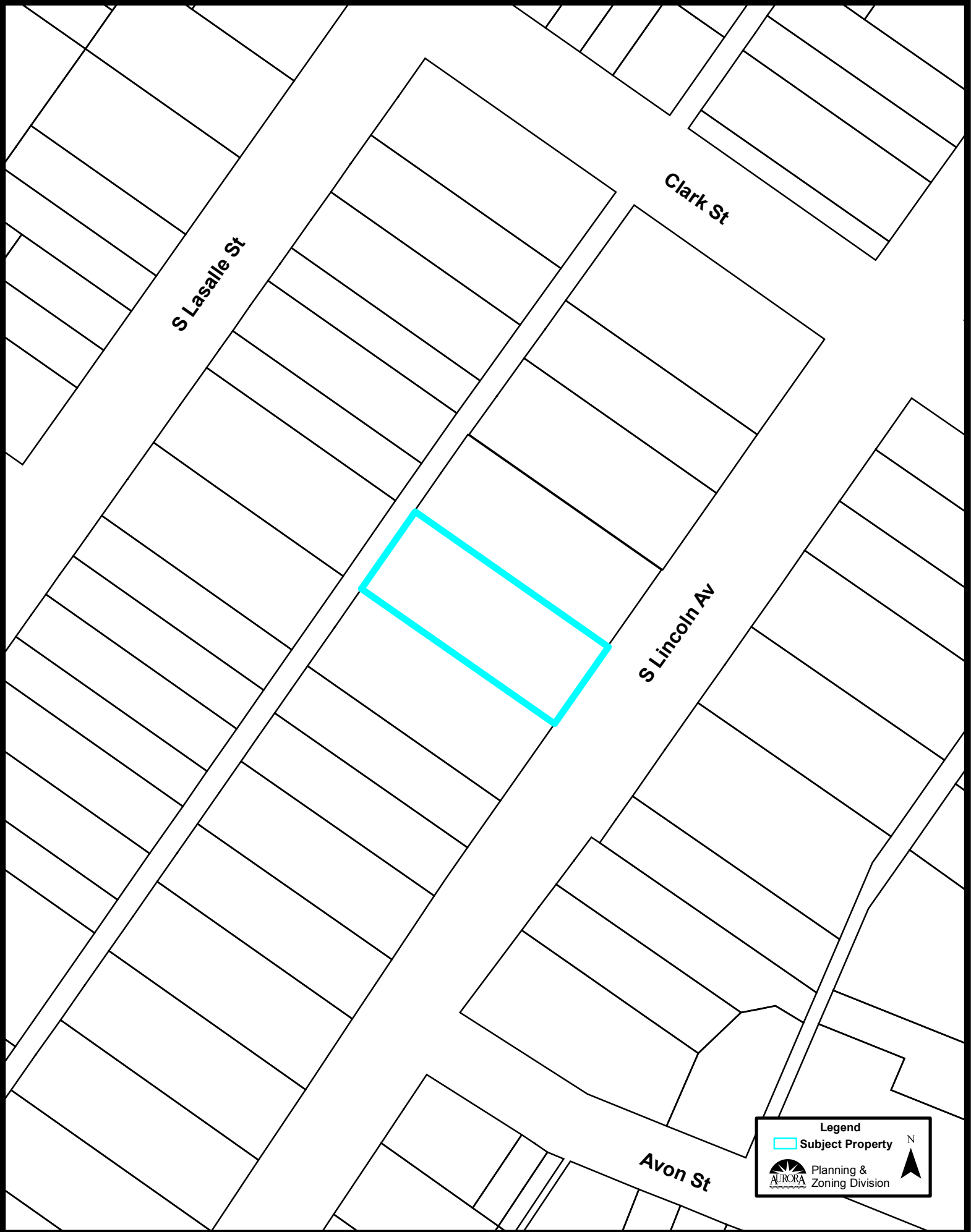
Legend

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


AURORA Planning & Zoning Division


Location Map (1:1,000):



Legend

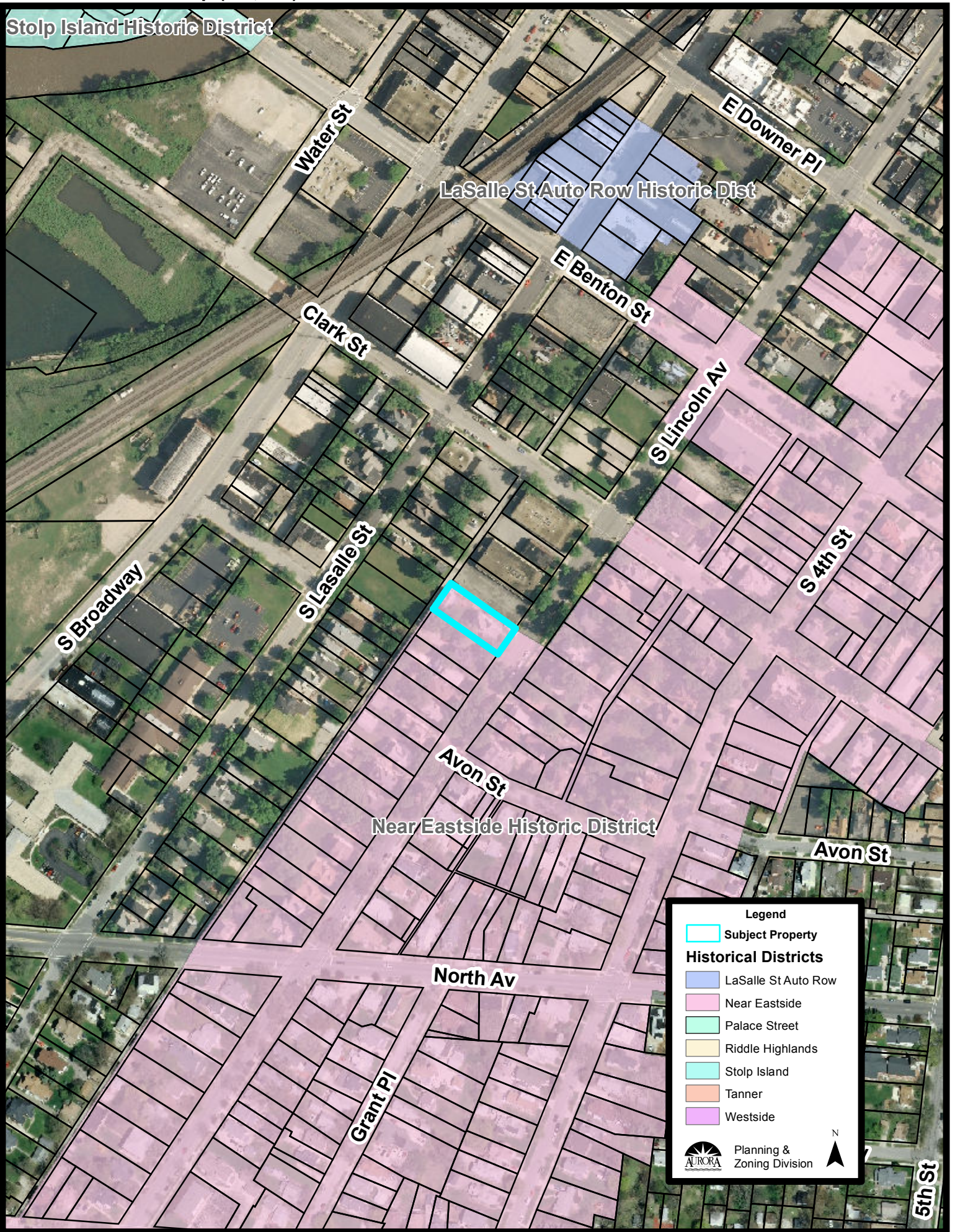
-  Subject Property

 Planning & Zoning Division

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Historical District Map (1:3,000):



Stolp Island Historic District



Legend

- Subject Property
- Historical Districts**
 - LaSalle St Auto Row
 - Near Eastside
 - Palace Street
 - Riddle Highlands
 - Stolp Island
 - Tanner
 - Westside

Planning & Zoning Division



Near Eastside Historic District Survey Form

Address

169 S. Lincoln Av
AURORA 60505

Parcel #

15-27-104-030

Survey Date

7/2/2001 12:00:00
AM



Landmark Absentee Owner

District Near Eastside Historic District

Location Id 22715

Significance National Register State Survey Local Survey
 Primary No No Yes

Current Use Alterations Style Secondary Buildings
 Single Family Queen Anne Restored carriage house off alley in rear.

Historic Use Condition Stories Foundation
 Single Family Good 2.5 Limestone

Windows Doors Roof Material Fence Eaves
 DH Wood Not visible; aluminum storm door Asphalt full wood back Enclosed

Ornament Walls Roof Type Porch
 Dentil under eaves; decorated vergeboard; shingles in gable; embellished porch pediment Clapboard cross gable Wrap; spindle columns and balustrade; balcony over flat roof with arched top supports

Pre 1929 Address Pre 1886 Address Architect Builder
 153- Schmahl, Mrs. Margaret Schmal

Current Owner

Mary Ann Cummings

Original Owner

John Schmal

Date Built

1st City Directory Listing

1895 J.R. Schmal

Address

1867 Aerial

No

1882 Aerial

maybe

1888 Sanborn

Not Surveyed

1897 Sanborn

Yes

1907 Sanborn

Yes

Historic Information / Other Comments

Beacon 6-11-1892 OT Mason sold JR Schmahl house and lot on S. Lincoln for \$3,500 Chain of Ownership on File. The Schmahl House