

# Property Research Sheet

**Location ID#(s): 19169**

As of: 6/8/2018

Researched By: Steve Broadwell

Address: 816 HINMAN ST

Current Zoning: R-2 One-Family Dwelling District

Parcel Number(s): 15-27-458-005

1929 Zoning: A Residential Districts

Subdivision: of H H Evans Third Addition Nly

1957 Zoning: R-2 One-Family Dwelling District

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

Comp Plan Designation: Low Density Residential

School District: SD 131 - East Aurora School District

ANPI Neighborhood: Southeast Villages

Park District: FVPD - Fox Valley Park District

Ward: 3

## Current Land Use

Current Land Use: Residential: Single Family

AZO Land Use Category: One Family Dwelling (1110)

Number of Buildings: 1

Number of Stories: 1

Building Built In: 1926

Parking Spaces: 2

Total Building Area: 996

Total Dwelling Units: 1

## Zoning Provisions

### Setbacks and Other Bulk Standards:

Requirements are pursuant to the Aurora Zoning Ordinance Section(s) 5 and 7.6.

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.

**Interior Drive Yard Setback:**

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 1,300 sq ft  
**Minimum Dwelling Unit Size:** See minimum Primary Structure /Building Size  
**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 7.6.

Permitted Uses:

Permitted Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.2 and 7.6 Permitted Exceptions:

Special Uses:

Special Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.3 and 7.6.

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 7.6.

**Legislative History**

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There is no known legislative history for this Property

**Location Maps Attached:**

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

**Aerial Map (1:1,500):**



**Hinman St**

**Legend**

-  Subject Property

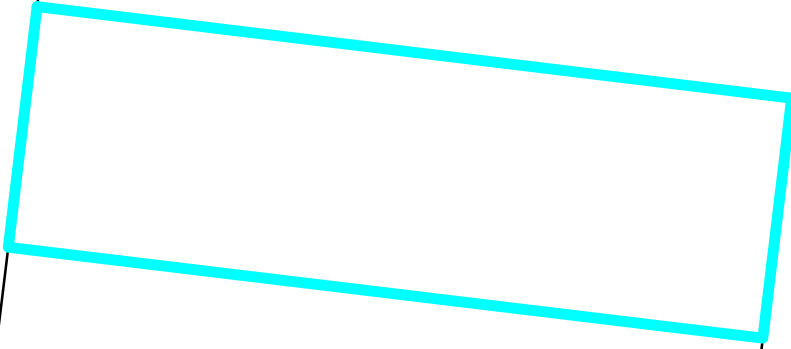
 Planning & Zoning Division

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

**Aerial Map (1:1,500):**

**Hinman St**



**Legend**

 Subject Property

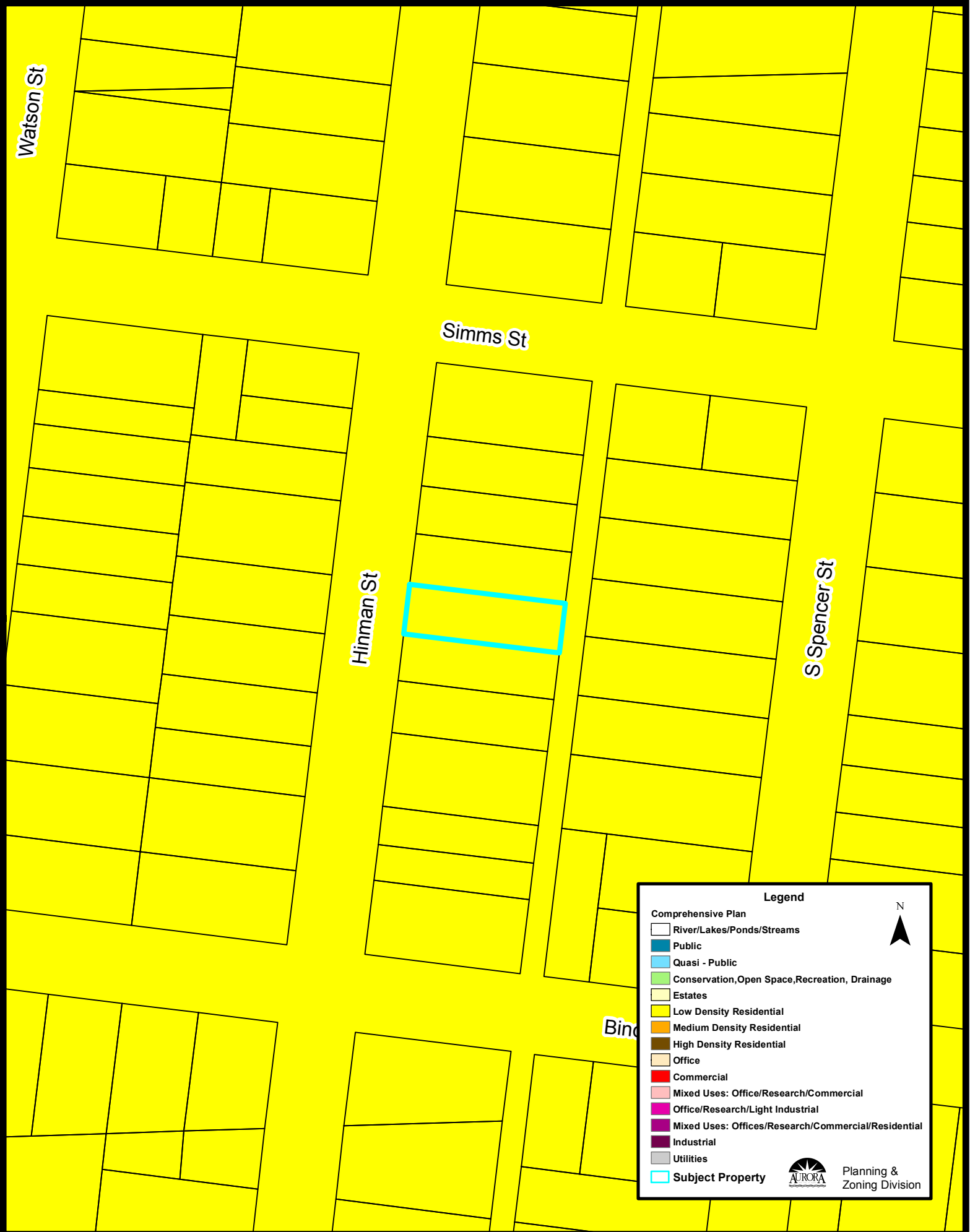
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**Zoning Map (1:2,500):**



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

North arrow (N)

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