

Property Research Sheet

Location ID#(s): 20620

As of: 1/12/2017

Researched By: Steve Broadwell

Address: 824 KENILWORTH PL

Current Zoning: R-2 One Family Dwelling

Parcel Number(s): 15-21-353-026

1929 Zoning: A Residential Districts

Subdivision: Lot 1, Lot 2, Lot 3 of O'Connor Heights; Lot 1, Lot 2, Lot 3, Lot 4, Lot 5, Lot 6, Lot 7 of J L Heywood's Addition

1957 Zoning: R-1 One-Family Dwelling District

Comp Plan Designation: Public

Size: 1.644 Acres / 71,613 Sq. Ft.

ANPI Neighborhood: University Neighbors

School District: SD 129 - West Aurora School District

Park District: FVPD - Fox Valley Park District

Ward: 4

Overall Development Name:

Current Land Use

Current Land Use: CITY (BUILDING/FACILITY)

AZO Land Use Category: Public facilities and services (6200)

Number of Buildings: 1

Number of Stories: 1

Building Built In: NA

Parking Spaces: 6

Total Building Area: 3,838.281

Non-Residential Area: 71,612.64

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.

Miscellaneous Notes on History

None

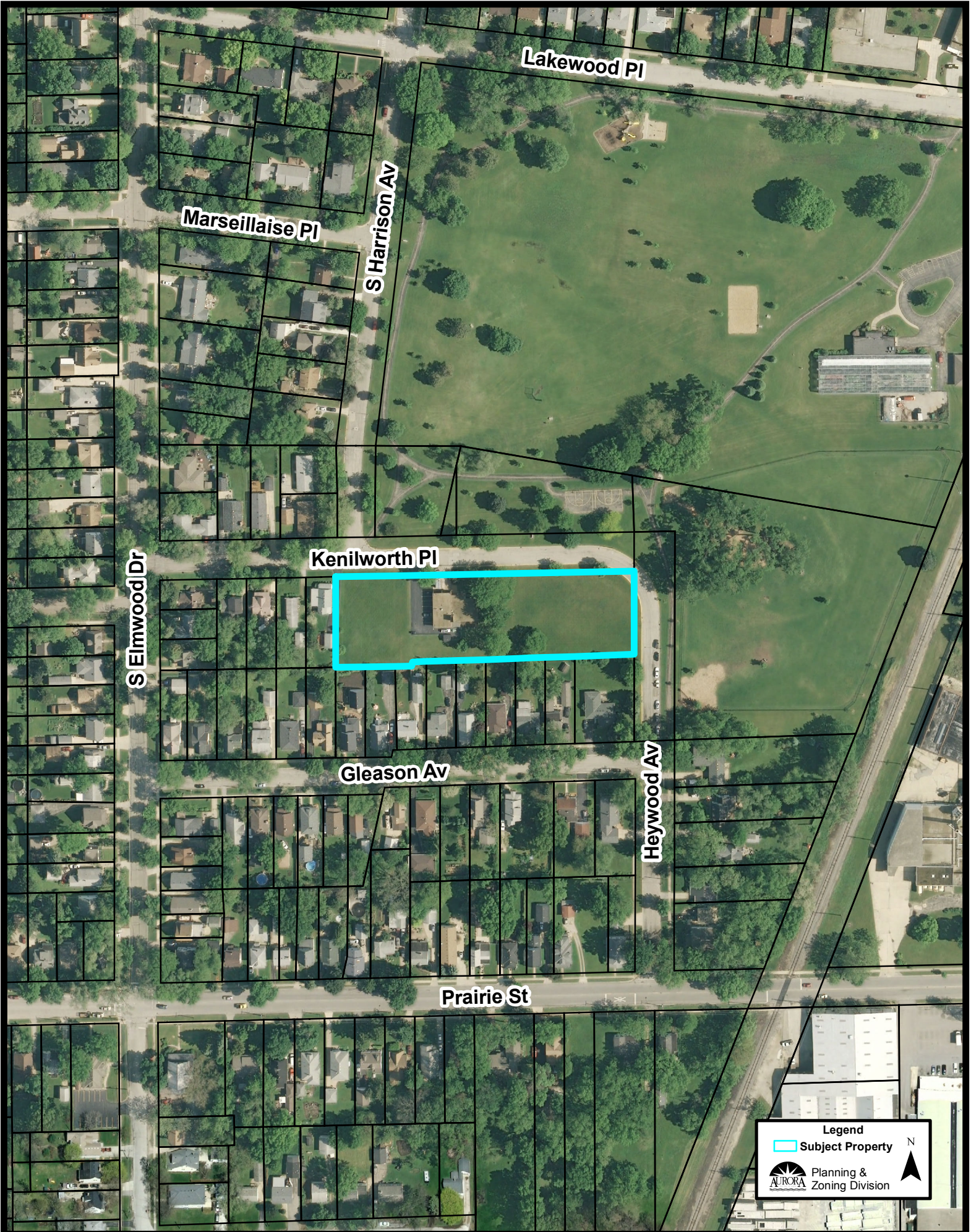
Legislative History

There is no known legislative history for this Property


Location Maps Attached:


Aerial Overview
Location Map
Zoning Map
Comprehensive Plan Map


Aerial Photo (1:1,000):



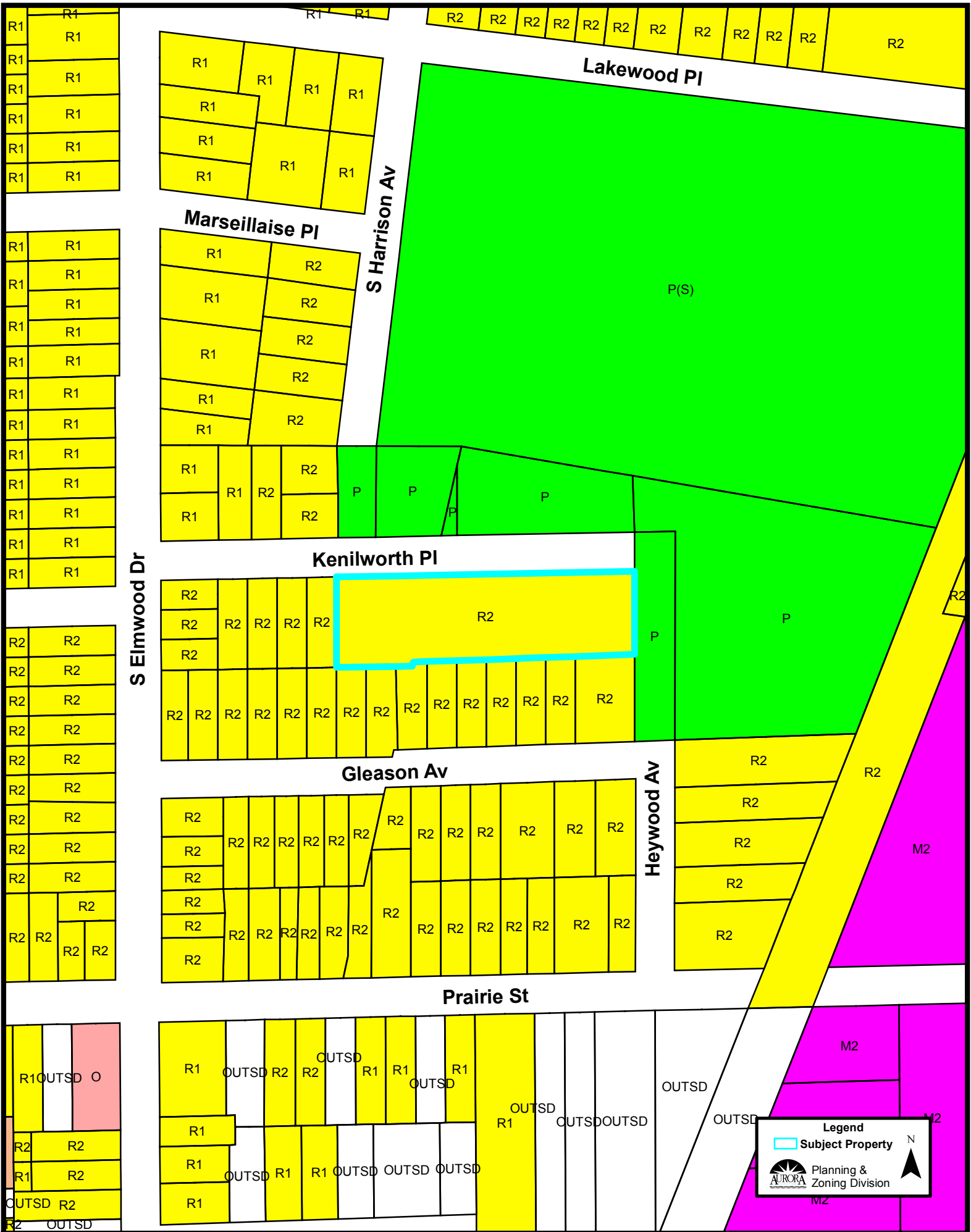
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 Subject Property


 Planning & Zoning Division


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Zoning Map (1:5,000):



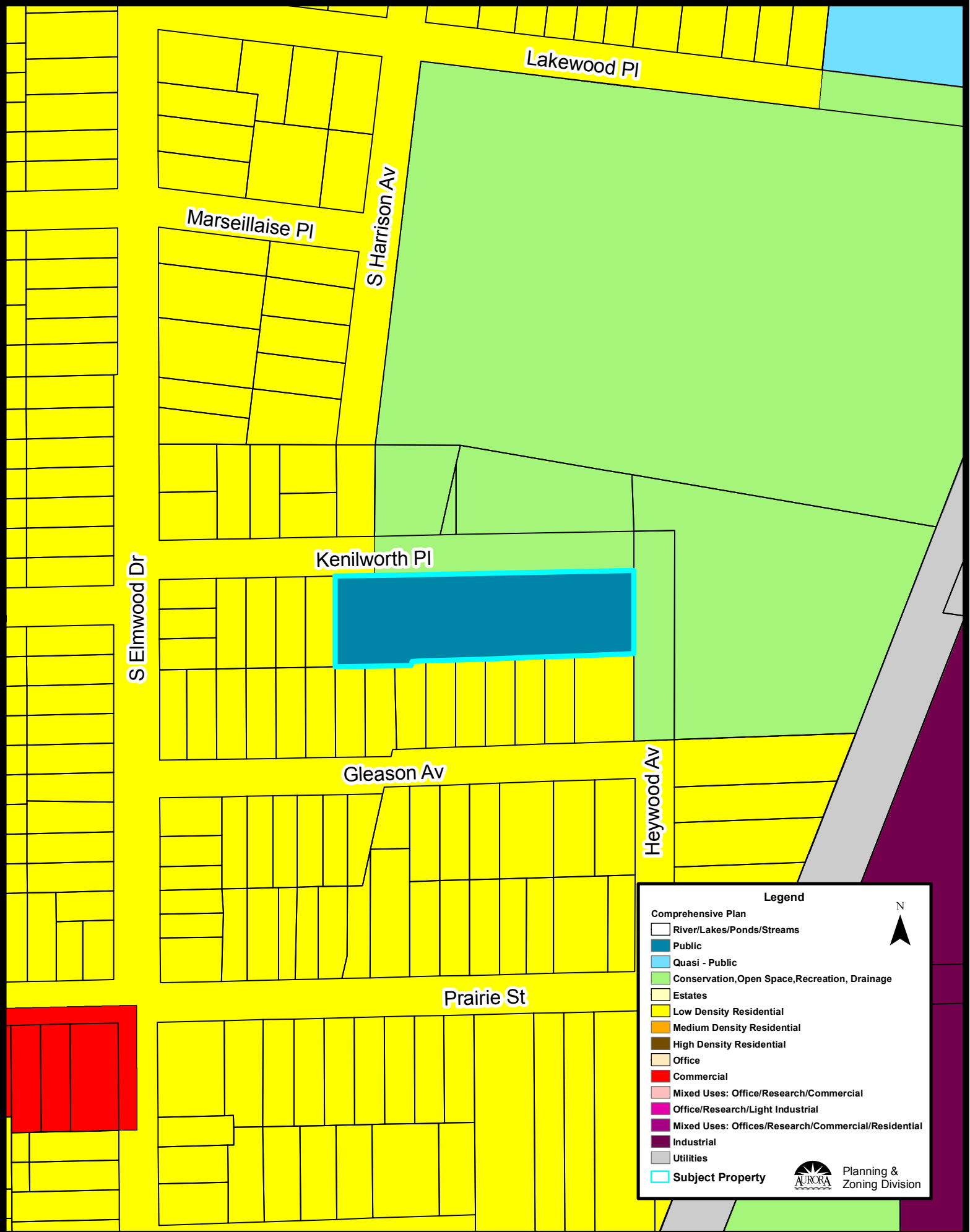
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-  Subject Property

 Planning & Zoning Division



Comprehensive Plan (1:5,000):



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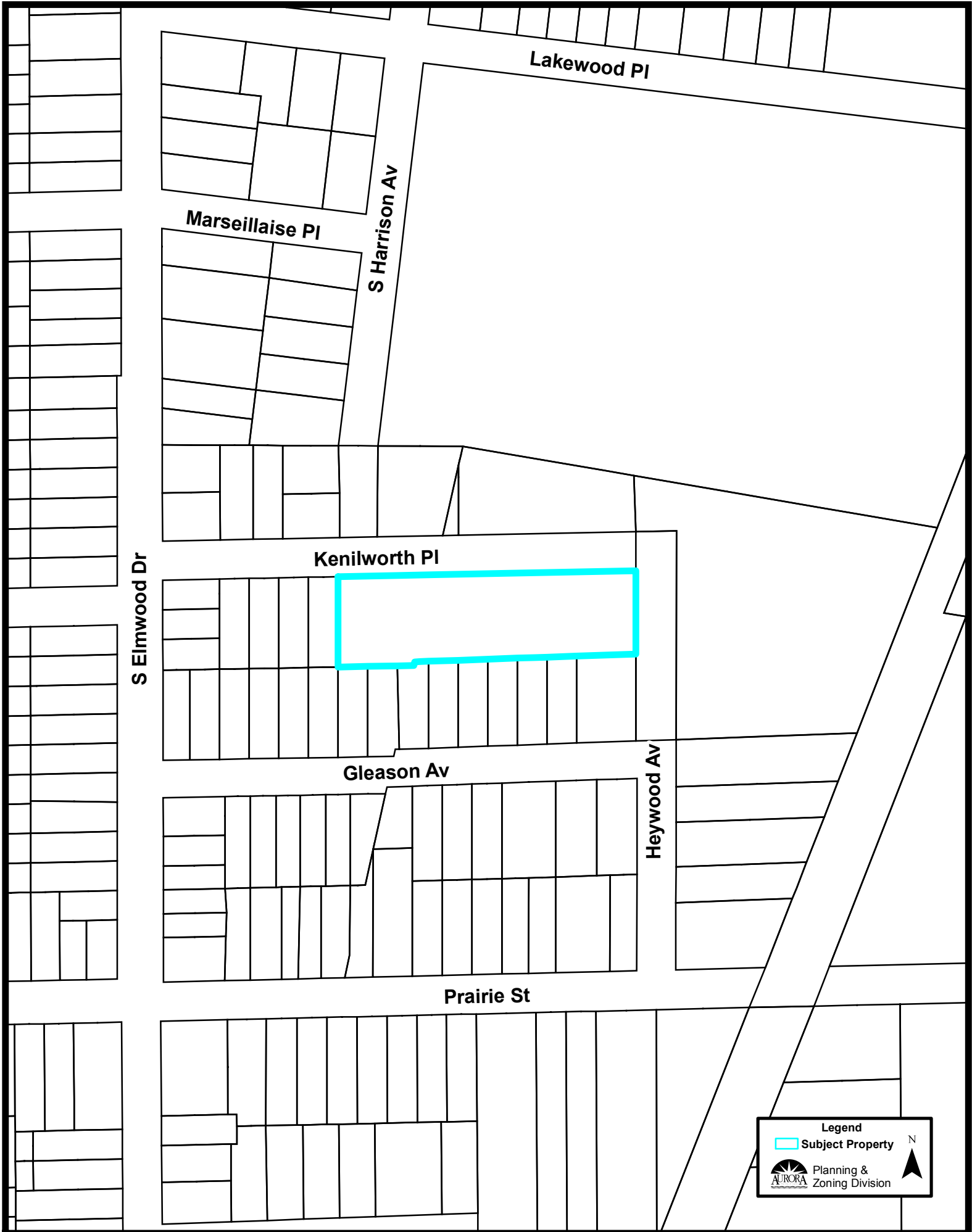
Comprehensive Plan

- 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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Location Map (1:1,000):



Legend

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