

# Property Research Sheet

**Location ID#(s): 9354-41242**

As of: 3/9/2017

Researched By: Alex Minnella

Address: 538 S Broadway

Current Zoning: R-3 One Family Dwelling

Parcel Number(s): 15-28-279-001

1929 Zoning: B Residential Districts

Subdivision: Clark's Seminary Addition

1957 Zoning: R-5 Multiple-Family Dwelling District

Size: 0.21 Acres / 9,148 Sq. Ft.

Comp Plan Designation: Low Density Residential

School District: SD 131 - East Aurora School District

ANPI Neighborhood: Bardwell

Park District: FVPD - Fox Valley Park District

TIF District: N/A

Ward: 4

Historic District: None

## Current Land Use

Current Land Use: Mixed Use: Commercial / Single Family AZO Land Use Category: One Family Dwelling (1110)

Number of Buildings: 1

Parking Spaces: 7

Building Built In: 1923

Non-Residential Area:

Total Building Area: 2,646 sq. ft.

Total Dwelling Units: 1

Number of Stories: 2

Residential Rental: 0 / License:

## 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.

**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 950 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 7.7.

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**

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None

**Legislative History**

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The known legislative history for this Property is as follows:

**01923-1883 approved on 5/9/1923:** An Ordinance No. 1883. Building Zone Ordinance for Aurora, IL

**01926-2050 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.

**01929-2250 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.

**01957-3100 approved on 11/4/1957:** AURORA ZONING ORDINANCE AND MAP

**01978-4739 approved on 7/18/1978:** AN ORDINANCE AMENDING ORDINANCE NO.3100 BEING THE AURORA ZONING ORDINANCE, AND THE ZONING MAP ATTACHED THERETO.

**R1994-496 approved on 12/20/1994:** A RESOLUTION AUTHORIZING ARCHITECTURAL ASSISTANCE FOR 538 S. BROADWAY PEGGY MILLER, OWNER

**R1995-413 approved on 9/5/1995:** A RESOLUTION AUTHORIZING LOAN FOR IMPROVEMENTS ON THE PROPERTY LOCATED AT 538 SOUTH BROADWAY, AURORA, ILLINOIS PAUL AND PEGGY MILLER, OWNERS

**R1995-469 approved on 10/3/1995:** SUPERSEDING RESOLUTION AUTHORIZING LOAN FOR IMPROVEMENTS ON THE PROPERTY LOCATED AT 538 SOUTH BROADWAY, AURORA, ILLINOIS PAUL AND PEGGY MILLER, OWNERS

**Location Maps Attached:**

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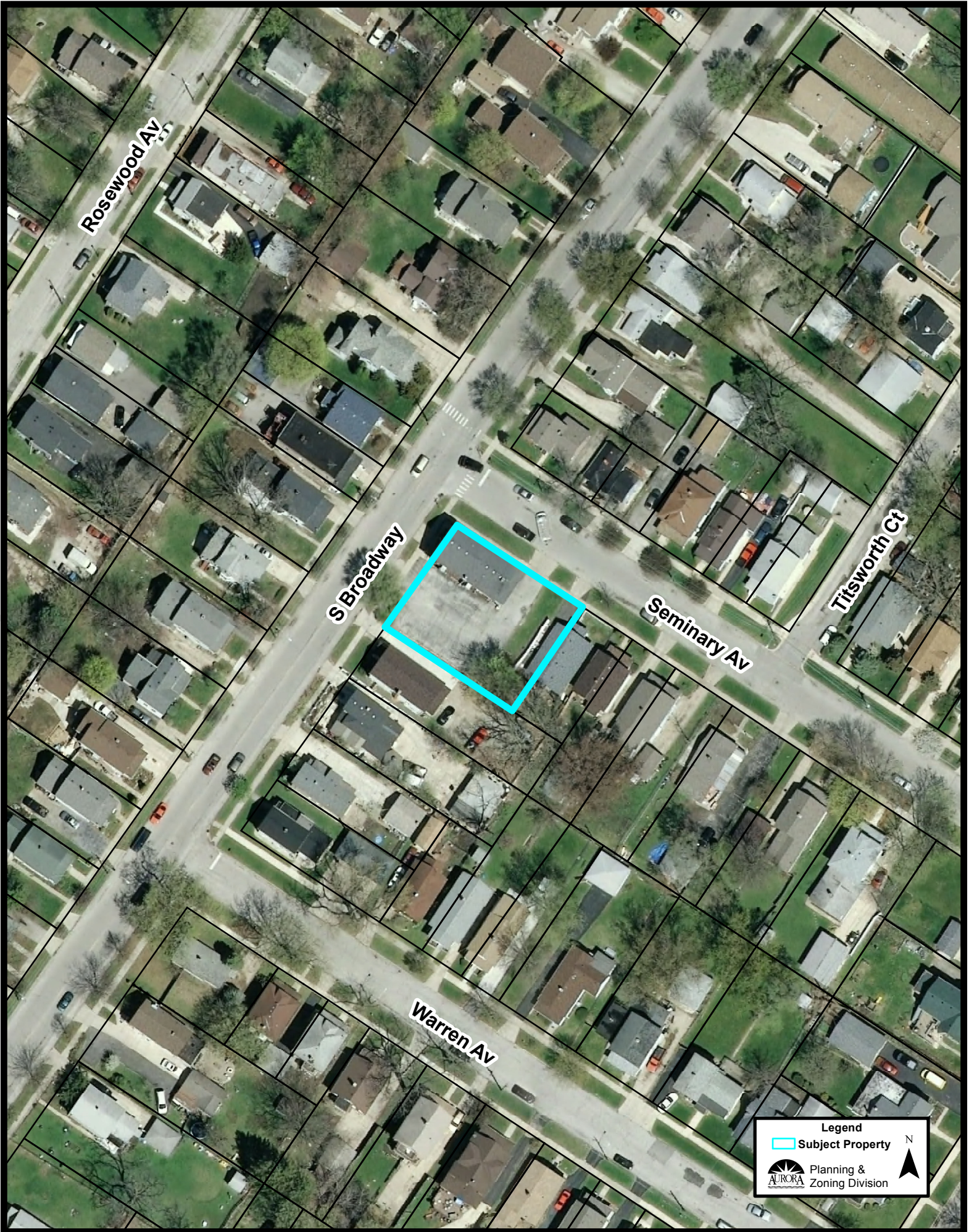
Aerial Overview

Location Map

Zoning Map

Comprehensive Plan Map

Aerial Photo (1:1,000):



Rosewood Av


S Broadway


Seminary Av


Titworth Ct

Warren Av

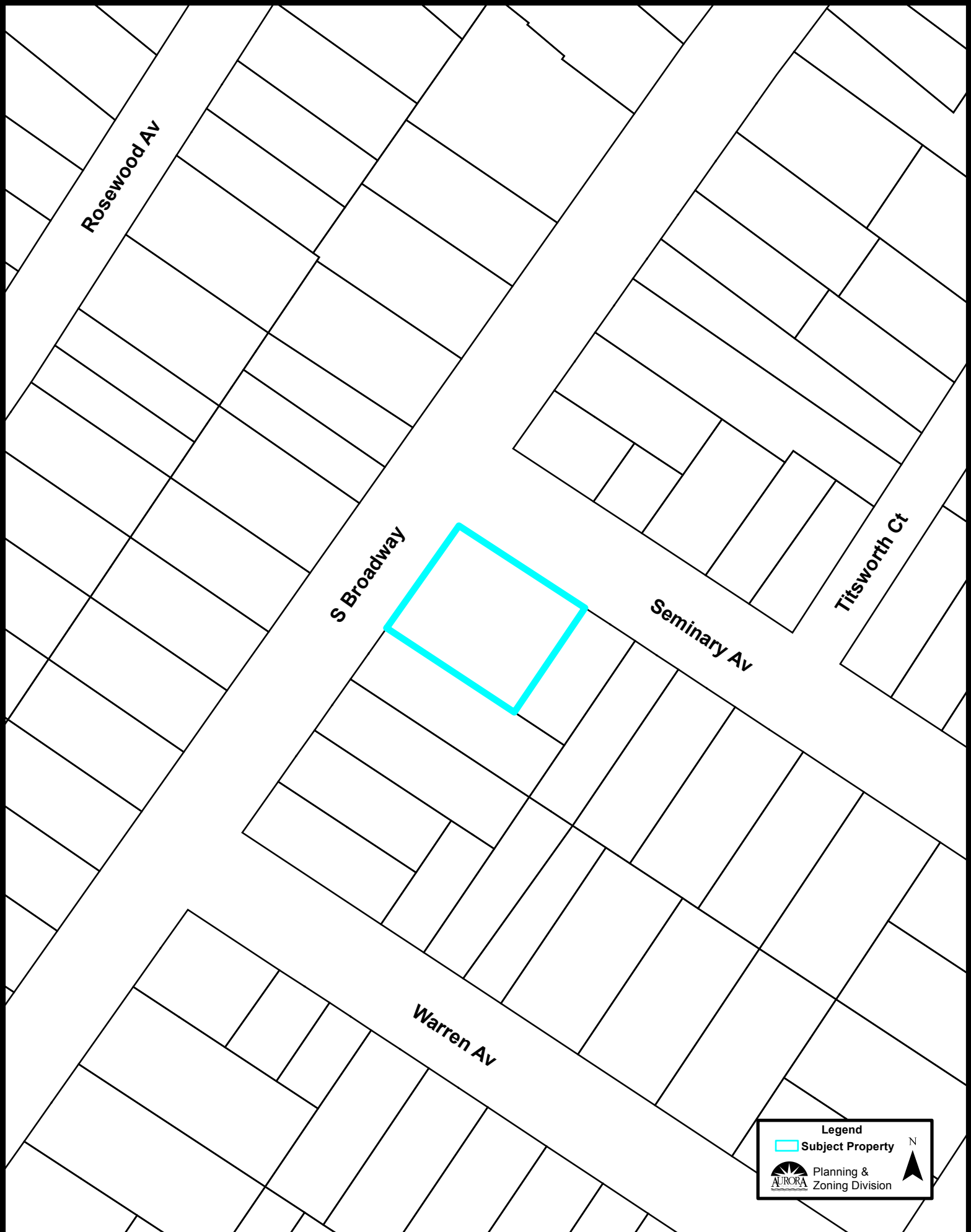
Legend

 Subject Property


 Planning & Zoning Division


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Location Map (1:1,000):



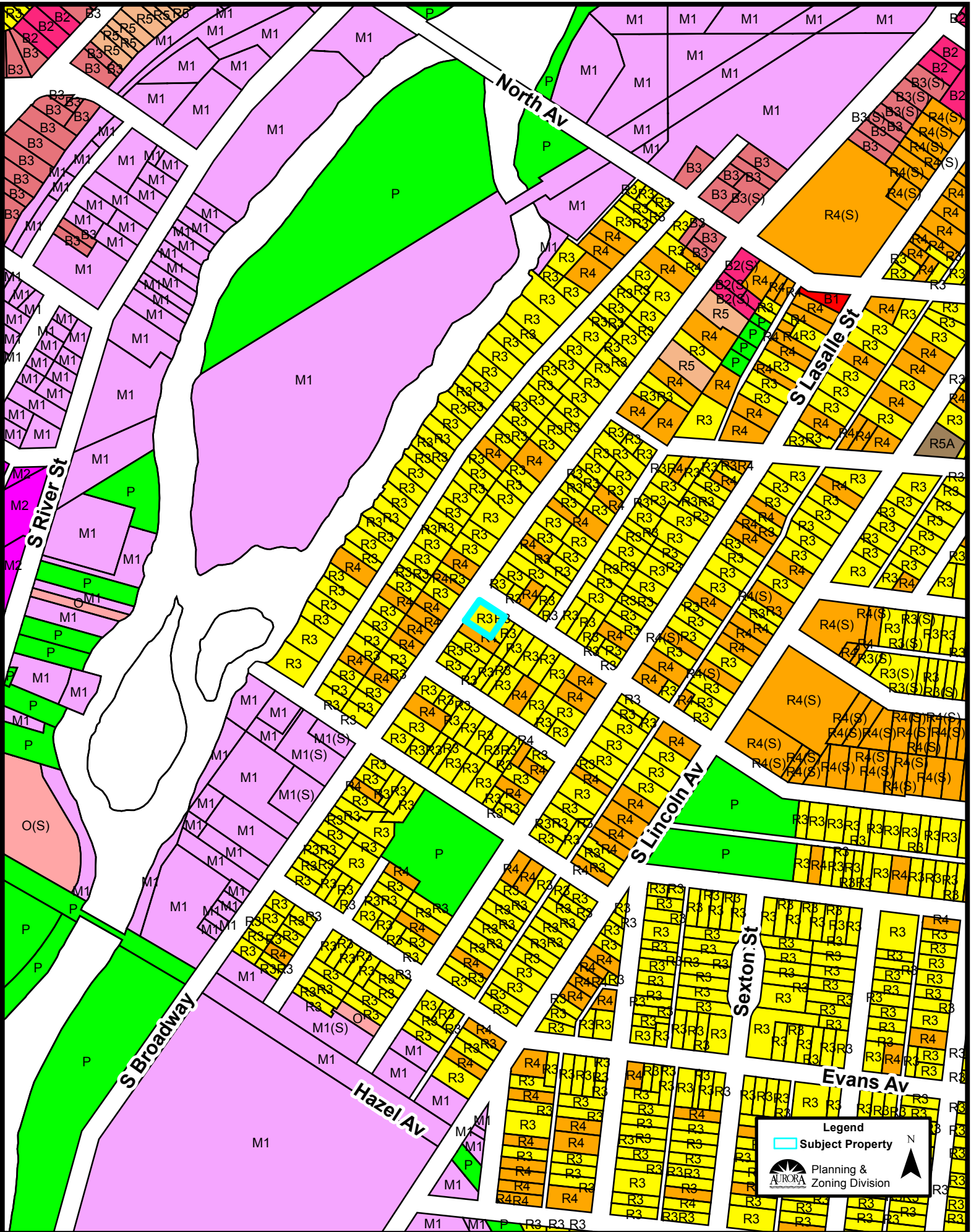
**Legend**

-  Subject Property




 Planning & Zoning Division

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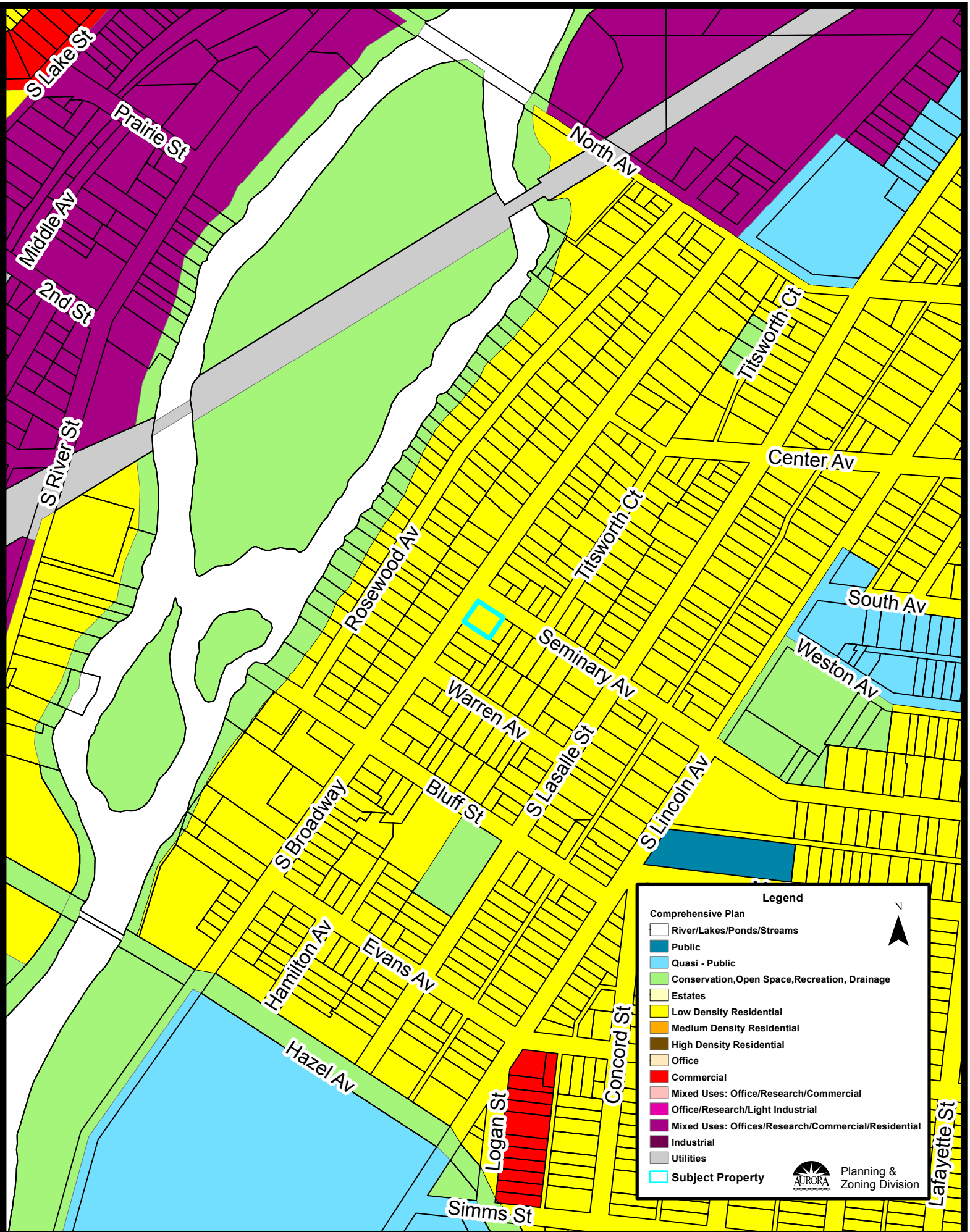
# Zoning Map (1:5,000):



**Legend**

-  Subject Property
-  N
-  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

N  
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