

# Property Research Sheet

**Location ID#(s): 29424**

As of: 7/25/2016

Researched By: Alex Minnella

Address: 764 Sherwood Avenue

Comp Plan Designation: DWELLINGS, SINGLE FAMILY DETACHED

Subdivision: Lot 4 of Heathercrest,

School District: SD 129 - West Aurora School District

Parcel Number(s): 15-17-302-015

Park District: FVPD - Fox Valley Park District

Size: 0.21 Acres

Current Zoning: R-2 One Family Dwelling

Ward: 5

1957 Zoning: R-2 One-Family Dwelling District

## Current Land Use

Current Land Use: Residential: Single Family

Total Dwelling Units: 1

AZO Land Use Category: One Family Dwelling (1110)

Building Built In: 1977

Number of Buildings: 1

Total Building Area: 2,084 sq. ft.

Number of Stories: 1

## Zoning Provisions

### Setbacks and Other Bulk Standards:

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

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 greater than 60 feet

**Interior Drive Yard Setback:**

**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.

**Minimum Primary Structure Size:** Typically 1,300 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 7.6.

### 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: Parking facilities (residential), Garage Sales.

### 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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The known legislative history for this Property is as follows:

**O1957-3055 approved on 1/18/1957:**AN ORDINANCE NO. 3055 ANNEXING CERTAIN TERRITORY TO THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

### **Location Maps Attached:**

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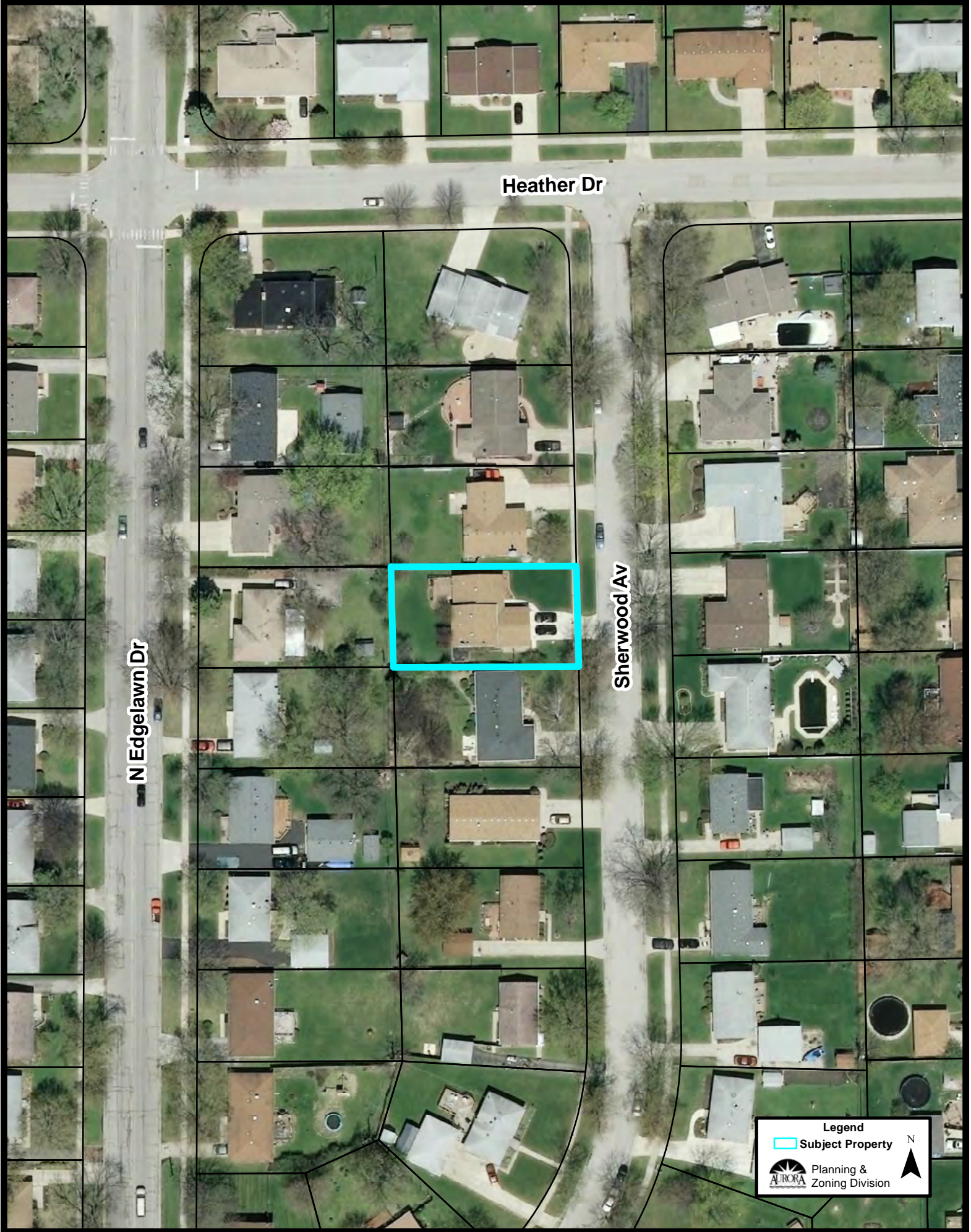
Aerial Overview

Location Map

Zoning Map

Comprehensive Plan Map

Aerial Photo (1:1,000):



Heather Dr

N Edgelawn Dr

Sherwood Av

Legend

 Subject Property

 Planning & Zoning Division

 N

Location Map (1:1,000):


N Edgelawn Dr


Heather Dr


Sherwood Av



**Legend**

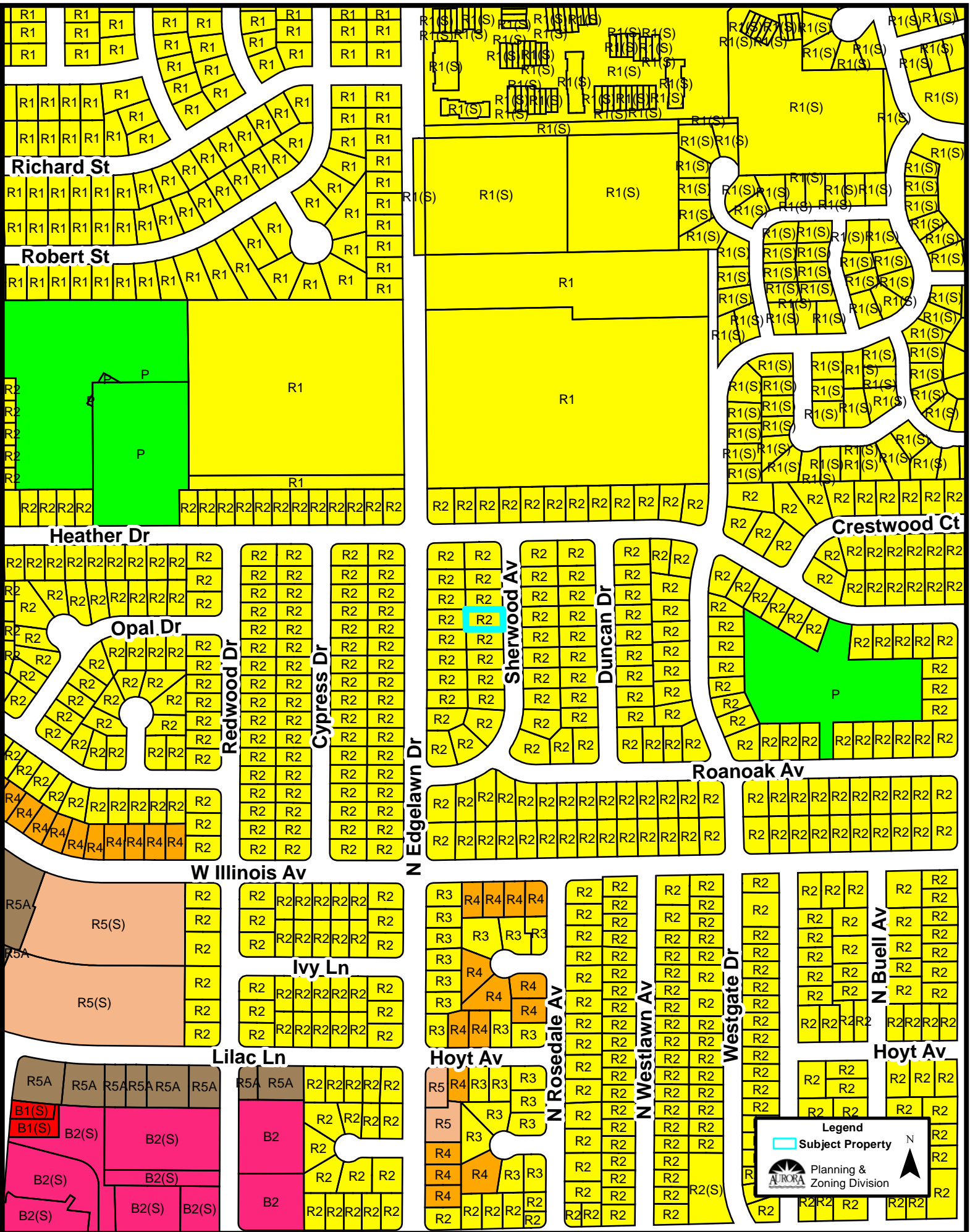
 Subject Property

 N

 Planning & Zoning Division



**Zoning Plan (1:5,000):**



**Legend**

- Subject Property


 Planning & Zoning Division

N

Comprehensive Plan (1:5,000):

