

## Property Research Sheet

**Location ID#: 15179**

As of: 11/19/2015

Researched By: Jill Hall

Address: 113 S 4th Street

Comp Plan Designation: Low Density Residential

Subdivision: Lot 3 of Jenk's Addition,

School District: SD 131 - East Aurora School District

Parcel Number(s): 15-27-126-002

Park District: FVPD - Fox Valley Park District

Size: 0.128 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

Number of Stories: 2

Number of Buildings: 1

Total Dwelling Units: 1

Building Built In: 1900

Residential Rental: 0

Total Building Area: 1,946 sq. ft.

## 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 greater than 60 feet

**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 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.

**Legislative History**

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The known legislative history for this Property is as follows:

**080-4947 approved on 9/9/1980:**AN ORDINANCE AMENDING THE ORDINANCE NO. 3100, BEING AURORA ZONING ORDINANCE, AND THE ZONING MAP ATTACHED THERETO, BY COMPREHENSIVELY REZONING THE NEAR SOUTHEAST AREA NEIGHBORHOOD

**094-060 approved on 6/7/1994:** AMENDING ORDINANCE NO. 3100, BEING THE AURORA ZONING ORDINANCE AND THE ZONING MAP ATTACHED THERETO, BY REZONING PROPERTY LOCATED AT 113 S. FOURTH STREET, FROM R-4 TWO-FAMILY DWELLING DISTRICT TO R-3 ONE-FAMILY DWELLING DISTRICT

**Location Maps Attached:**

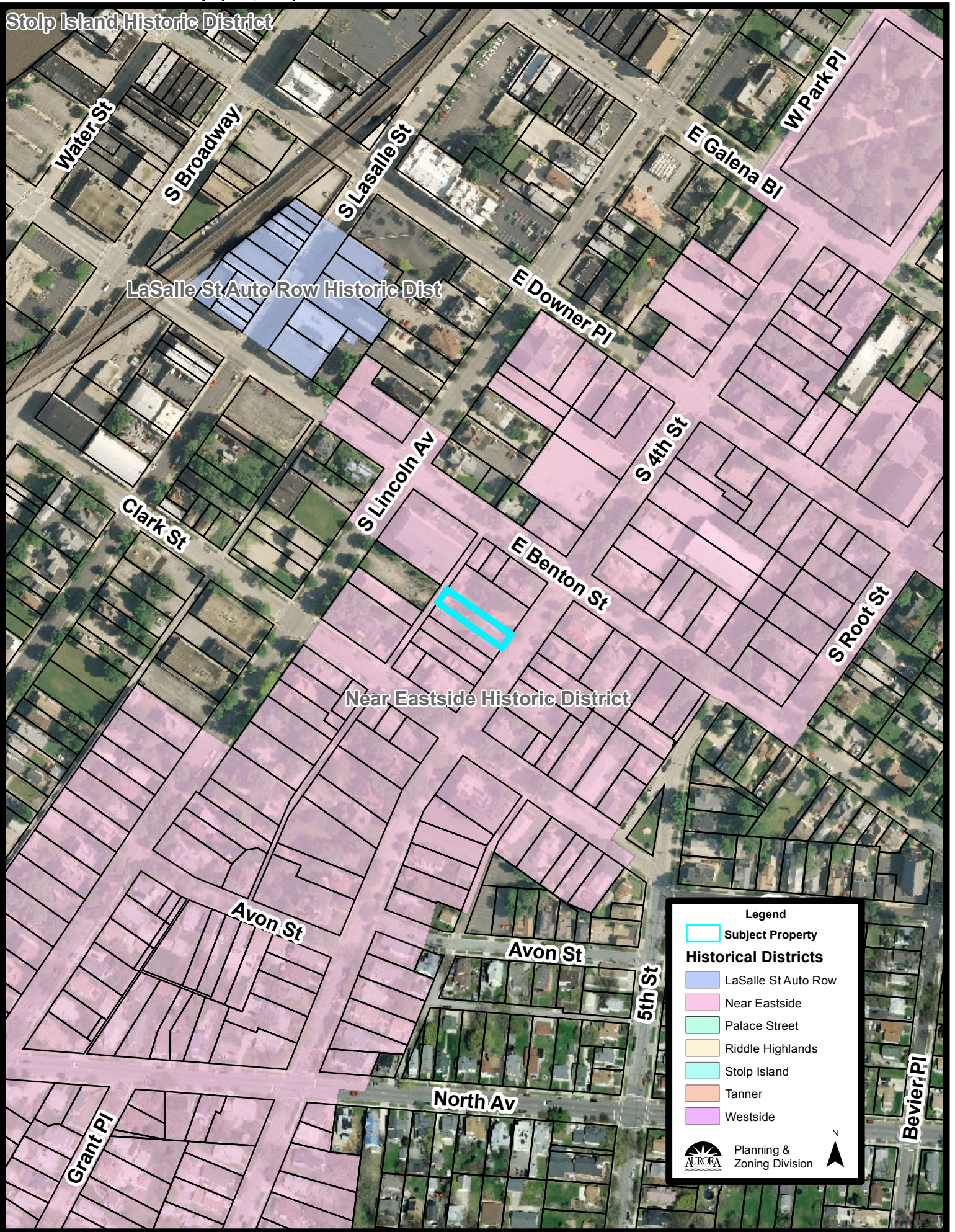
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- Aerial Overview
- Location Map
- Zoning Map
- Comprehensive Plan Map



Historical District Map (1:3,000):

Stolp Island Historic District



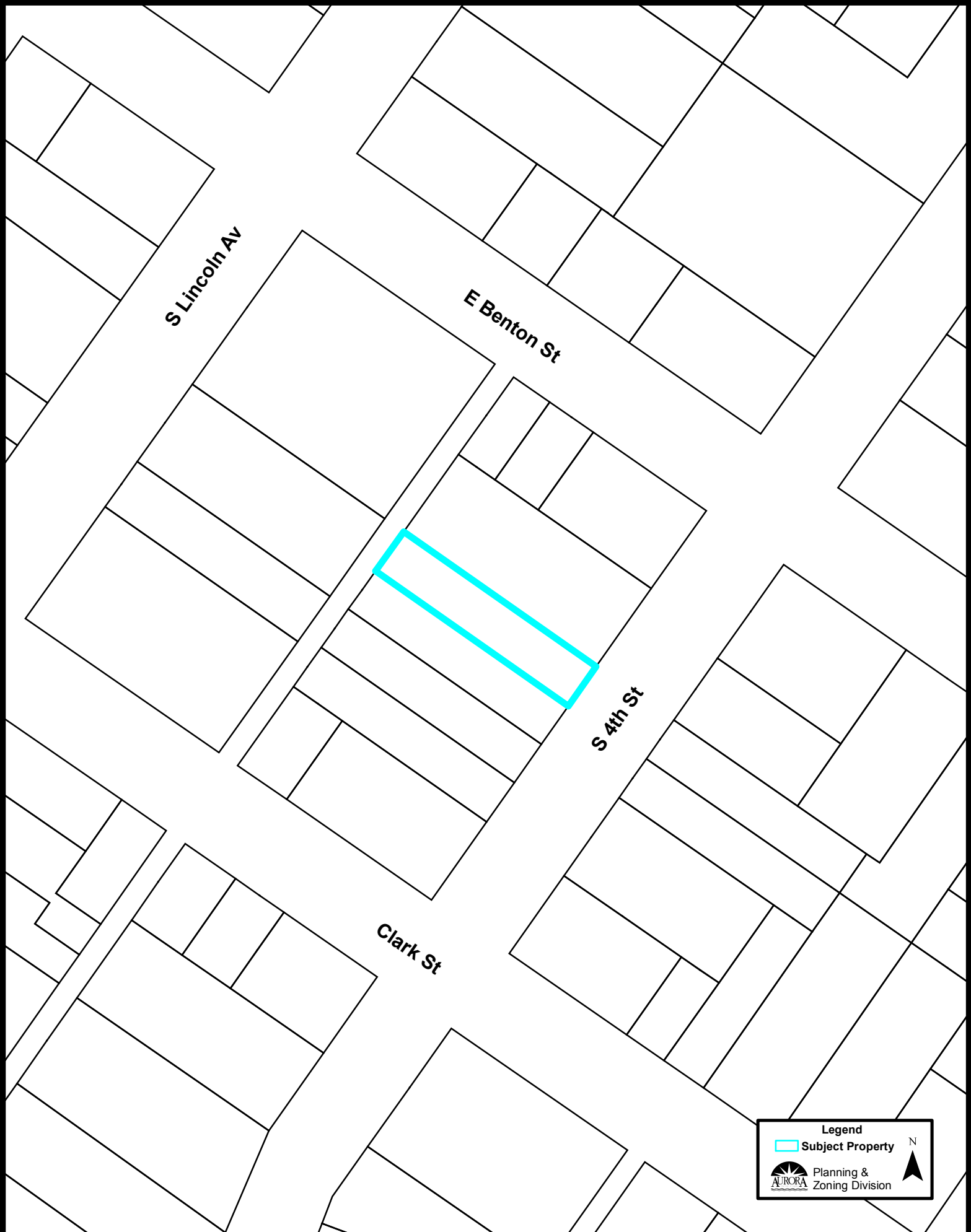
**Legend**

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


Planning & Zoning Division





Location Map (1:1,000):



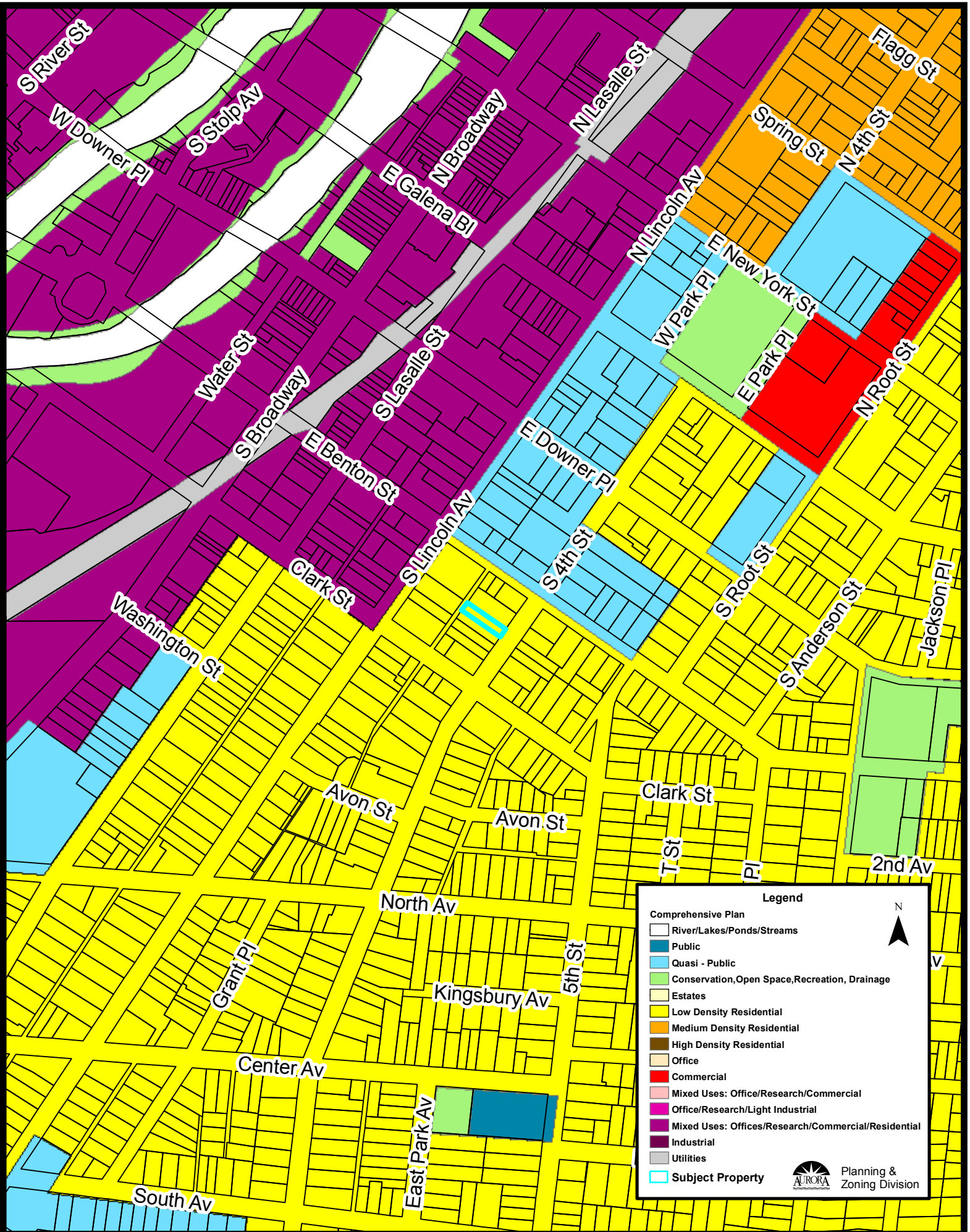
**Legend**

-  Subject Property

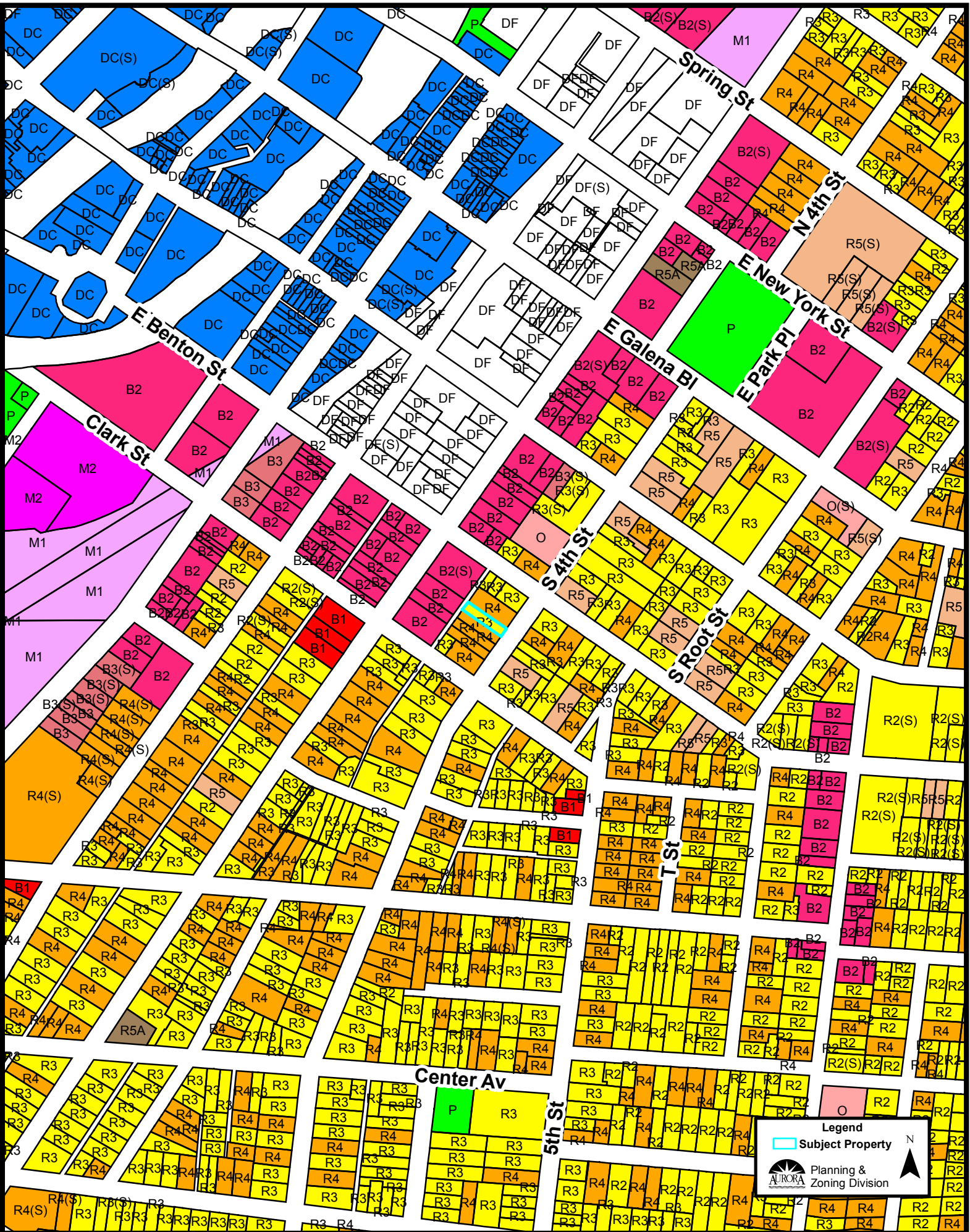
 Planning & Zoning Division

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Comprehensive Plan (1:5,000):



# Zoning Plan (1:5,000):





Aerial Photo (1:1,000):




S Lincoln Av


E Benton St

S 4th St

Clark St

Legend

 Subject Property

 Planning & Zoning Division

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# Near Eastside Historic District Survey Form

Address

113 S. Fourth St  
AURORA 60505

Parcel #

15-27-126-002

Survey Date

7/3/2001 12:00:00  
AM



Landmark  Absentee Owner

District  Near  
Eastside  
Historic  
District

Location Id  15179

Significance  National Register  State Survey  Local Survey   
Contributing No No Yes

Current Use  Alterations  Style  Secondary Buildings   
Single Family Siding Queen Anne None

Historic Use  Condition  Stories  Foundation   
Single family Fair 2.5 Limestone

Windows  Doors  Roof Material  Fence  Eaves   
Wood DH; front picture half light; paneled; mail slot Asphalt None Enclosed; returning

Ornament  Walls  Roof Type  Porch   
some exposed rafters Shingle Front gable; side gable wall dormers inset; small doric columns in threes; arched entry; front gable detail

Pre 1929 Address  Pre 1886 Address  Architect  Builder

95 GW Pohl



Current Owner

Samuel & Larissa Melton

Original Owner

Date Built

1st City Directory Listing

1900 Lancelot Foster

Address

1867 Aerial

No

1882 Aerial

No

1888 Sanborn

Not Surveyed

1897 Sanborn

Yes

1907 Sanborn

Yes

Historic Information / Other Comments

deed research in file