

Property Research Sheet

Location ID#: 35778

As of: 3/9/2015

Researched By: Tyler McCarthy

Address: 551 4th Avenue

Comp Plan Designation: Low Density Residential

Subdivision: Lot 2, Lot 3, & part of Lot 4 and Lot 6 of Hackney's Addition,

School District: SD 131 - East Aurora School District

Parcel Number(s): 15-27-257-048

Park District: FVPD - Fox Valley Park District

Size: 0.592572 Acres

Ward: 3

Current Zoning: R-2(S) One-Family Dwelling District

Historic District: None

1929 Zoning: D Local Business Districts

ANPI Neighborhood: None

1957 Zoning: R-4 Two-Family Dwelling District

TIF District: N/A

Current Land Use

Current Land Use: Quasi-Public: Religious Institution

Total Building Area: 15,967 sq. ft.

Number of Buildings: 1

Number of Stories: 2

Building Built In: 1916

Parking Spaces: 23

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

Exterior Rear Yard Setback:

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 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, 7.107.6.

Permitted Uses:

Permitted Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.2, 7.107.6. Permitted Exceptions: Additional Uses: Private School

Special Uses:

Special Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.3, 7.107.6.

Limited But Permitted Uses:

Limited But Permitted Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.3, 7.107.6.

Legislative History

The known legislative history for this Property is as follows:

082-5159 approved on 12/7/1982:AN ORDINANCE AMENDING THE ORDINANCE NO. 3100, BEING AURORA ZONING ORDINANCE, AND THE ZONING MAP ATTACHED THERETO, BY COMPREHENSIVELY "DOWN" ZONING THE CENTRAL EAST SIDE AREA NEIGHBORHOOD

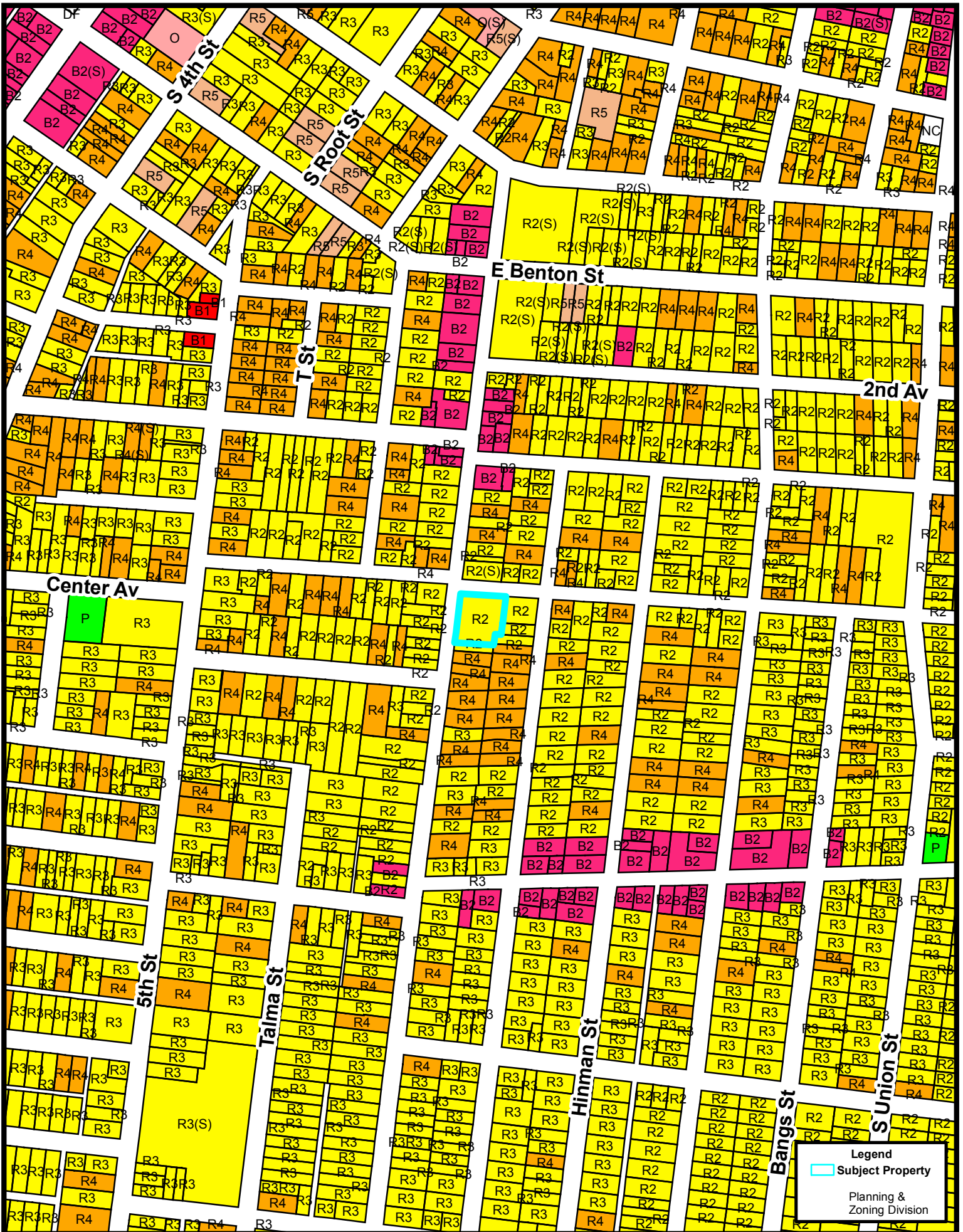
Location Maps Attached:

Aerial Overview
Aerial Map
Zoning Map
Comprehensive Plan Map



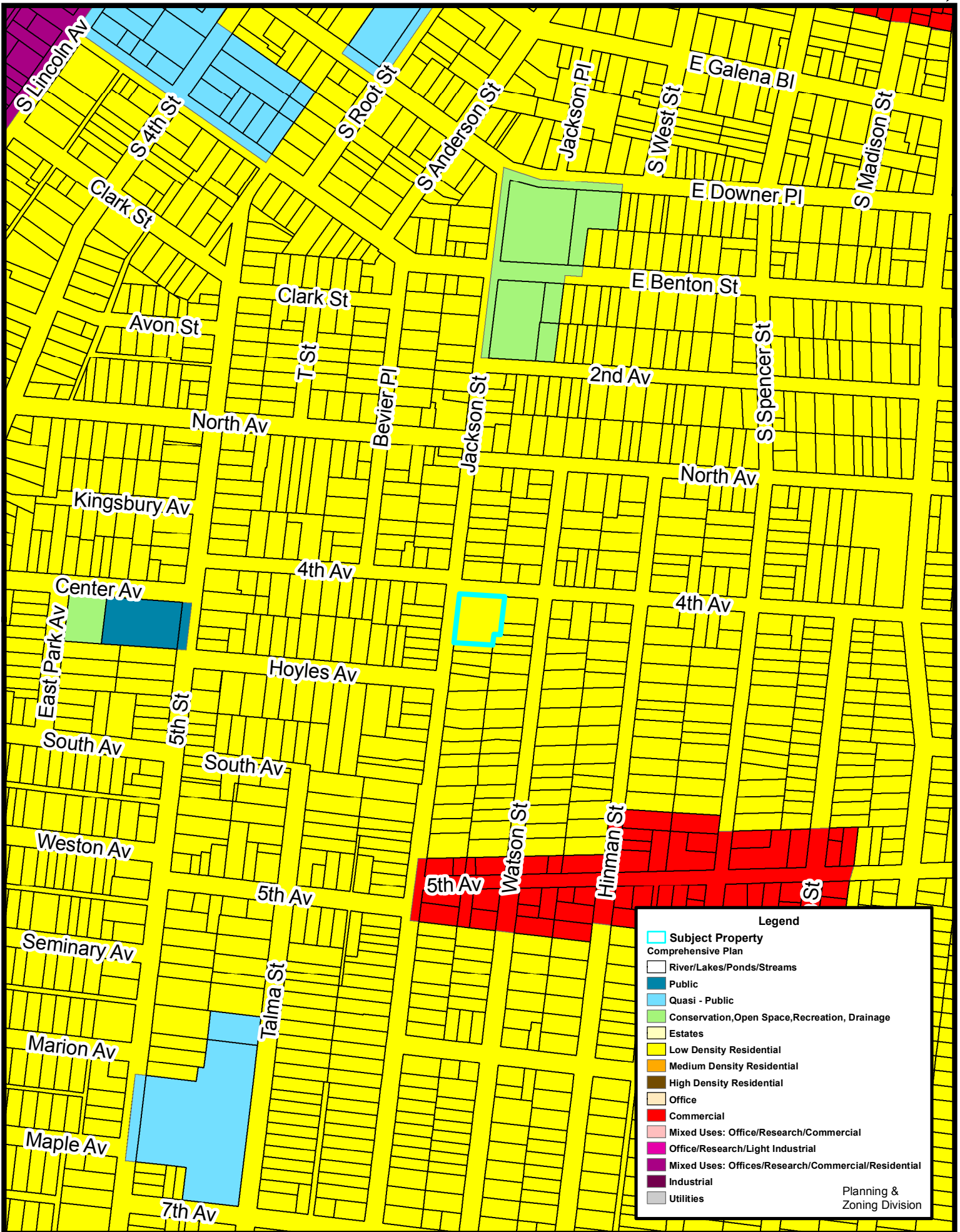
Legend
■ Subject Property
Planning & Zoning Division

Zoning Plan (1:5,000):



Legend
Subject Property
Planning & Zoning Division

Comprehensive Plan (1:5,000):



Location Map (1:5,000):

N

