

# Property Research Sheet

**Location ID#(s): 15949**

As of: 5/17/2017

Researched By: Tracey Vacek

Address: 1030 Front Street

Current Zoning: R-4 Two Family Dwelling

Parcel Number(s): 15-23-206-025

1929 Zoning: B Residential Districts

Subdivision: Lot 25 of Oak Park Addition

1957 Zoning: R-4 Two-Family Dwelling District

Size: 0.15 Acres / 6,534 Sq. Ft.

Comp Plan Designation: Low Density Residential

School District: SD 131 - East Aurora School District

ANPI Neighborhood: Light of the Community

Park District: FVPD - Fox Valley Park District

TIF District: NA

Ward: 2

Historic District: None

## Current Land Use

Current Land Use: Residential: Single Family

AZO Land Use Category: One Family Dwelling (1110)

Number of Buildings: 2

Parking Spaces: 2

Building Built In: 1907

Non-Residential Area:

Total Building Area: 1,600 sq ft

Total Dwelling Units: 1

Number of Stories: 2

## Zoning Provisions

### Setbacks and Other Bulk Standards:

Requirements are pursuant to the Aurora Zoning Ordinance Section(s) 5 and 7.8.

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:** 20 feet

**Exterior Rear Yard Setback:** 20 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.

**Interior Drive Yard Setback:** none

Other bulk standards are typically as follows:

**Building Separations:** None

**Minimum Lot Width and Area:** Typically 60 feet and 8,000 sq ft

Exception: One-family and Religious Institutions: 75 feet and 10,000 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 2,400 sq ft

**Minimum Dwelling Unit Size:** Typically 1,000 sq ft  
**Maximum Density:** None

**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 7.8.

**Permitted Uses:**

Permitted Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.2 and 7.8 Permitted Exceptions:

**Special Uses:**

Special Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.3 and 7.8.

**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 7.8.

**Miscellaneous Notes on History**

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None

**Legislative History**

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There is no known legislative history for this Property

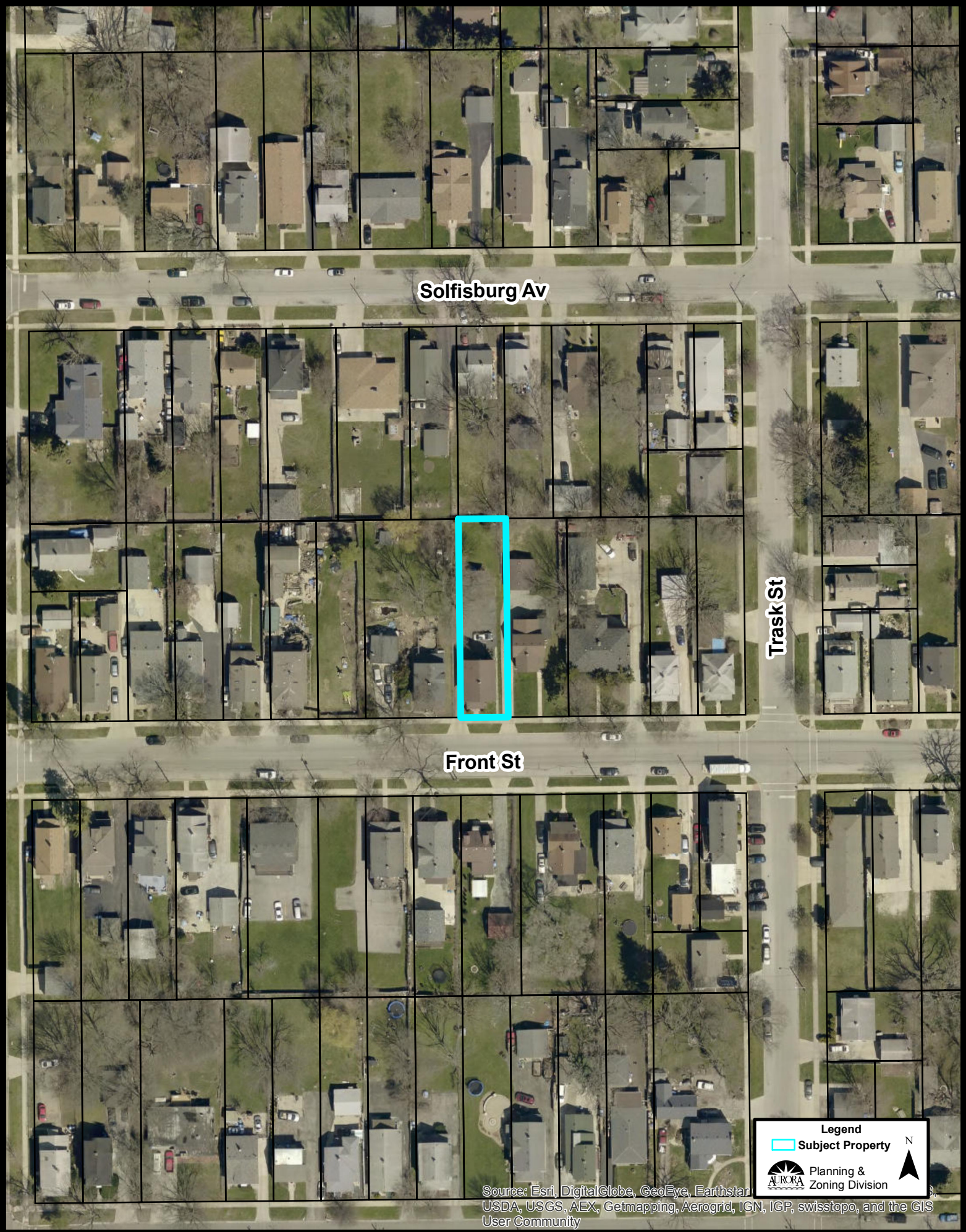
**Location Maps Attached:**

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Aerial Overview  
Location Map  
Zoning Map  
Comprehensive Plan Map

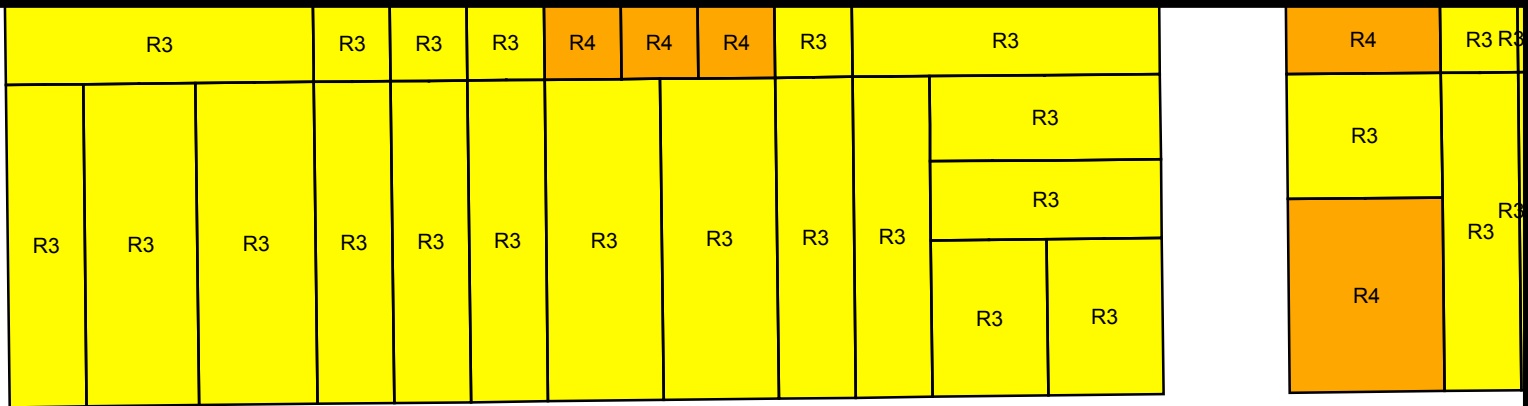


**Aerial Photo (1:1,000):**

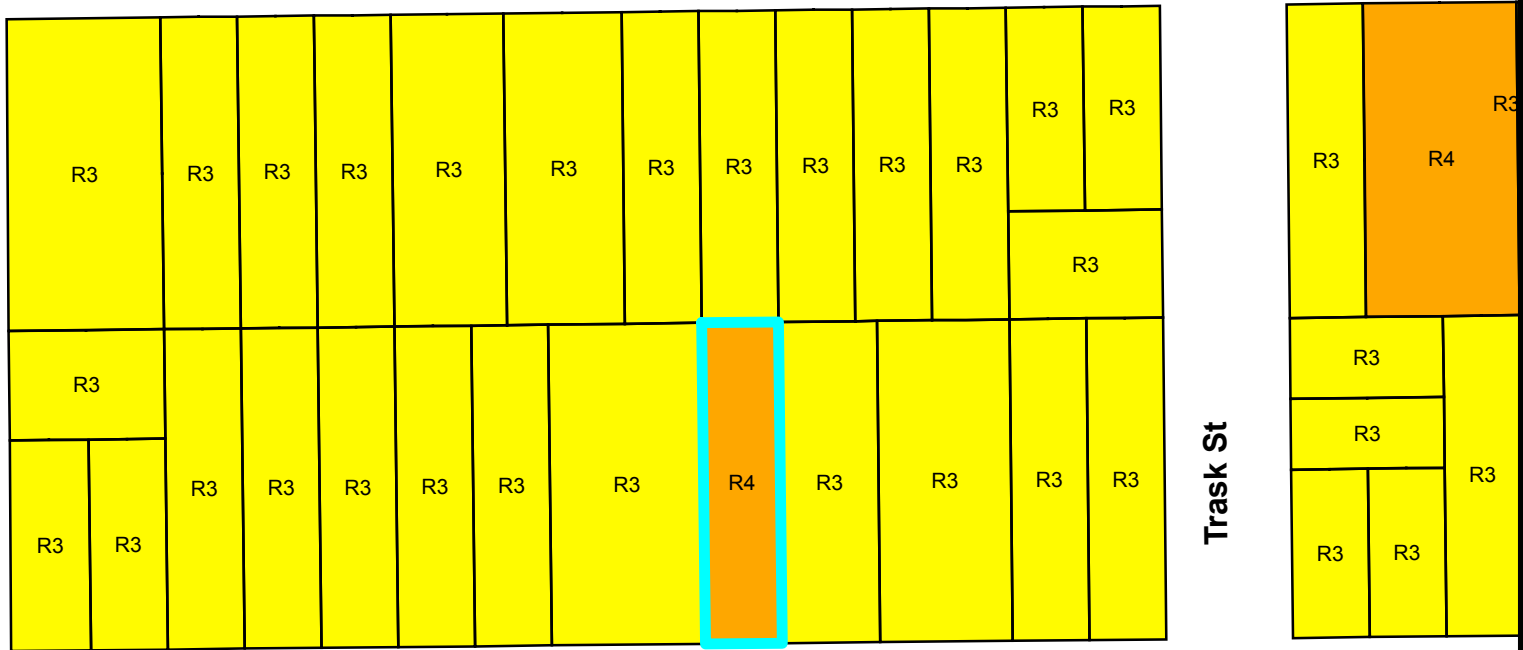




**Zoning Map (1:5,000):**



**Solfisburg Av**




**Trask St**


**Front St**



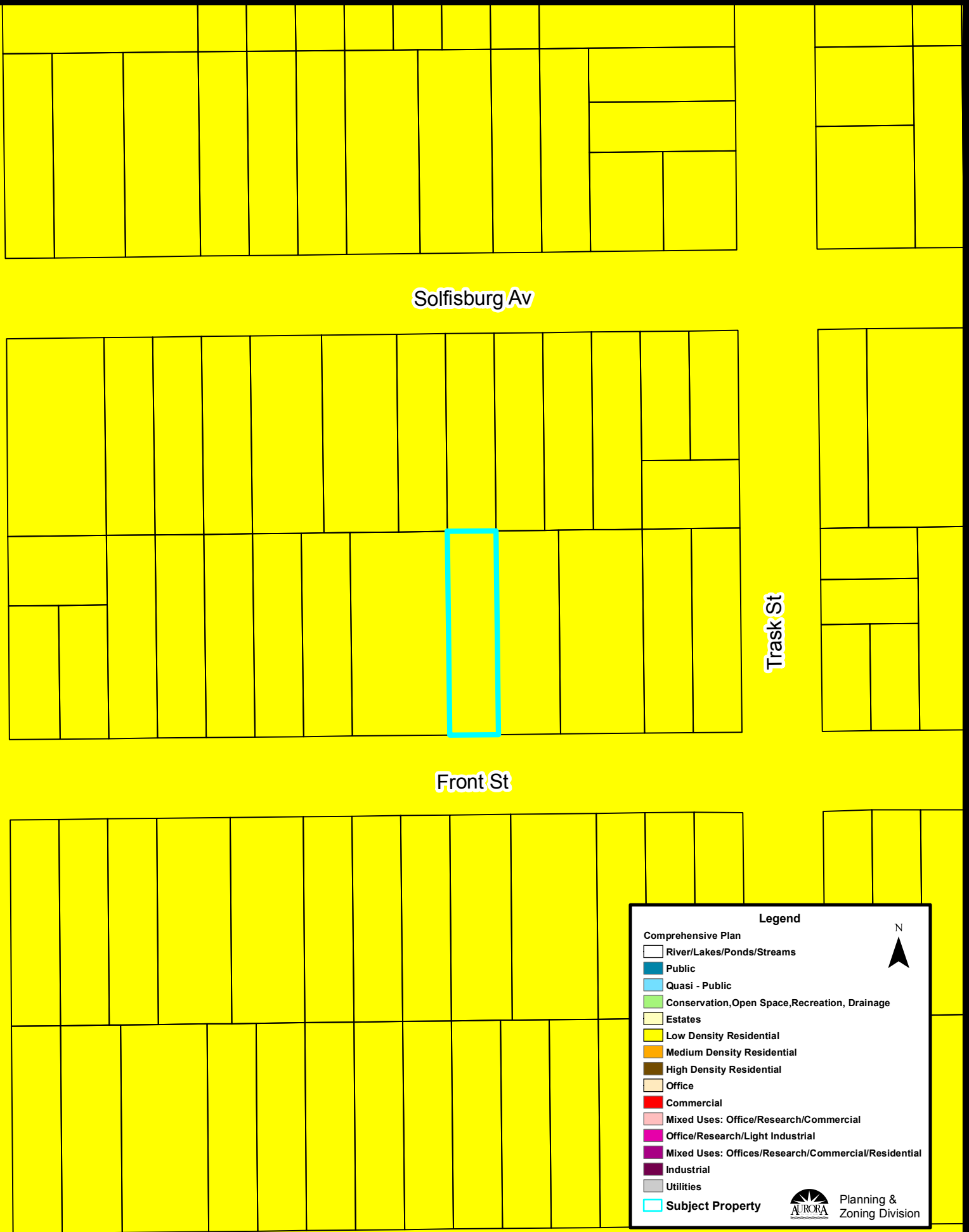
**Legend**  
Subject Property



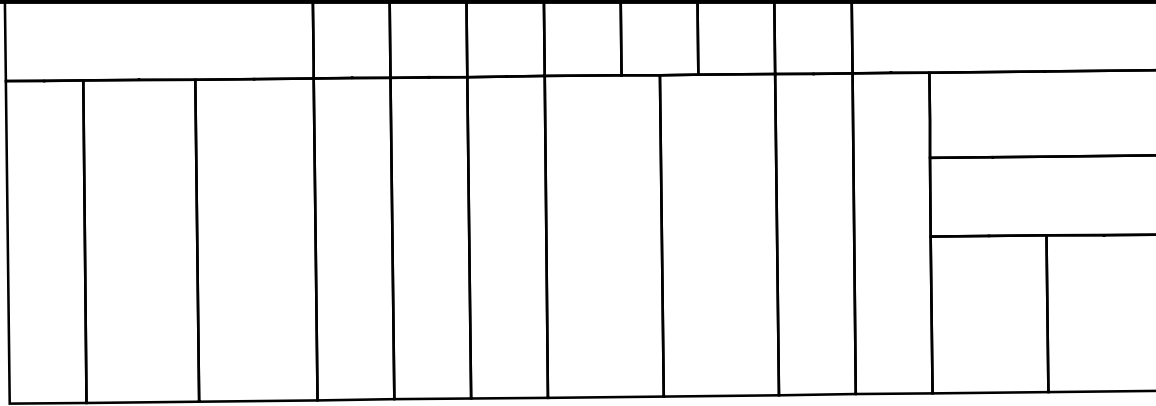
Planning & Zoning Division



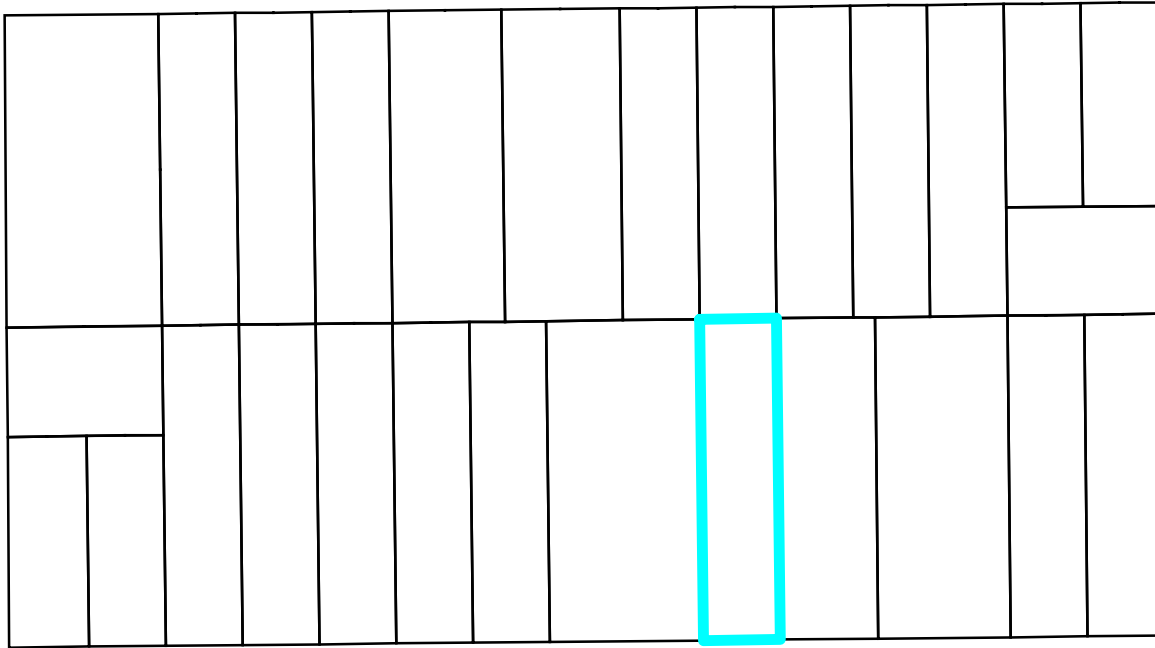
Comprehensive Plan (1:5,000):



Location Map (1:1,000):

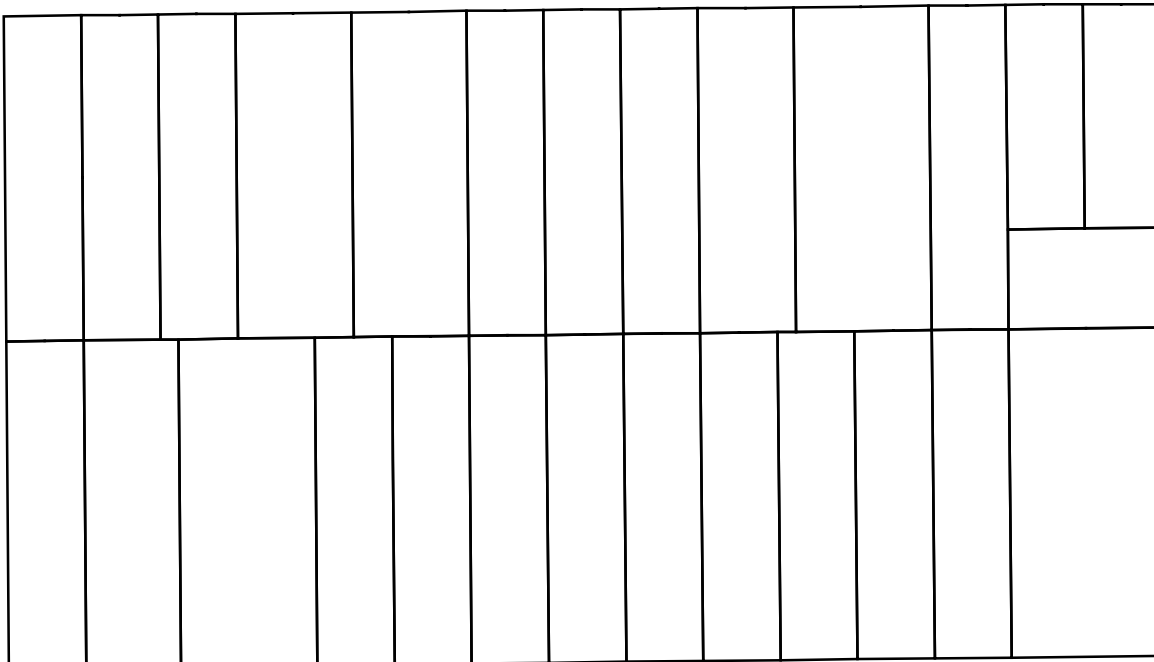


Solfisburg Av




Trask St

Front St



**Legend**  
Subject Property



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