

Property Research Sheet

Location ID#(s): 16580

As of: 5/10/2017

Researched By: Tracey Vacek

Address: 90 S. Chestnut Street

Current Zoning: R-5 Multiple Family Dwelling

Parcel Number(s): 15-21-427-009

1929 Zoning: F Industrial Districts

Subdivision: Lot 31 of Assessor's Subdivision

1957 Zoning: R-5 Multiple-Family Dwelling District

Size: 0.098 Acres / 4,269 Sq. Ft.

Comp Plan Designation: High Density Residential

School District: SD 129 - West Aurora School District

ANPI Neighborhood: Near West Galena

Park District: FVPD - Fox Valley Park District

TIF District: N/A

Ward: 4

Historic District: None

Current Land Use

Current Land Use: Residential: Single Family

AZO Land Use Category: One Family Dwelling (1110)

Number of Buildings: 2

Number of Stories: 2

Building Built In: 1900

Parking Spaces: 2

Total Building Area: 1900

Total Dwelling Units: 1

Zoning Provisions

Setbacks and Other Bulk Standards:

Requirements are pursuant to the Aurora Zoning Ordinance Section(s) 5 and Section 7.10.

Setbacks are typically as follows:

Front Yard Setback: 25 feet to 40 feet based on building height

Side Yard Setback: 10 feet to 30 feet based on building height

Exterior Side Yard Setback: 10 feet

Exterior Side Yard Reverse Corner Setback: 10 feet or 50% of the exterior front setback required pm the adjacent lots, whichever is greater.

Rear Yard Setback: 30 feet

Exterior Rear Yard Setback: 30 feet

Other bulk standards are typically as follows:

Minimum Lot Width and Area: A minimum of 10,000 sq ft; 75 feet in width. The following lot area shall be required per dwelling unit in addition to the above described area:

a. Units with 1 bedroom and efficiency units: 2,000 sf

b. Units with 2 bedrooms: 2,500 sf

c. Units with 3 bedrooms: 4,000 sf

d. Units with 4 bedrooms: 5,500 sf

e. A waiver of 200 sf from the above stated area requirements shall be allowed per dwelling unit if a Property Management Agreement is entered into by the property owner, and Onsite

Recreational Facilities are provided as defined within the R-5 Multiple Family Dwelling District hereof.

f. All non-residential uses shall be established on a zoning lot of not less than twenty-five thousand (25,000) square feet, and a width at the required exterior front setback line of not less than one hundred (100) feet

Maximum Lot Coverage: 40%

Maximum Structure Height: Typically 45 feet

Floor Area Ratio: 1.0

Minimum Primary Structure Size: None

Minimum Dwelling Unit Size: 480 sq ft

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 Section 7.10.

Permitted Uses:

Permitted Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.2 and Section 7.10 Permitted Exceptions:

Special Uses:

Special Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.3 and Section 7.10.

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 Section 7.10.

Miscellaneous Notes on History

None

Legislative History

There is no known legislative history for this Property

Location Maps Attached:

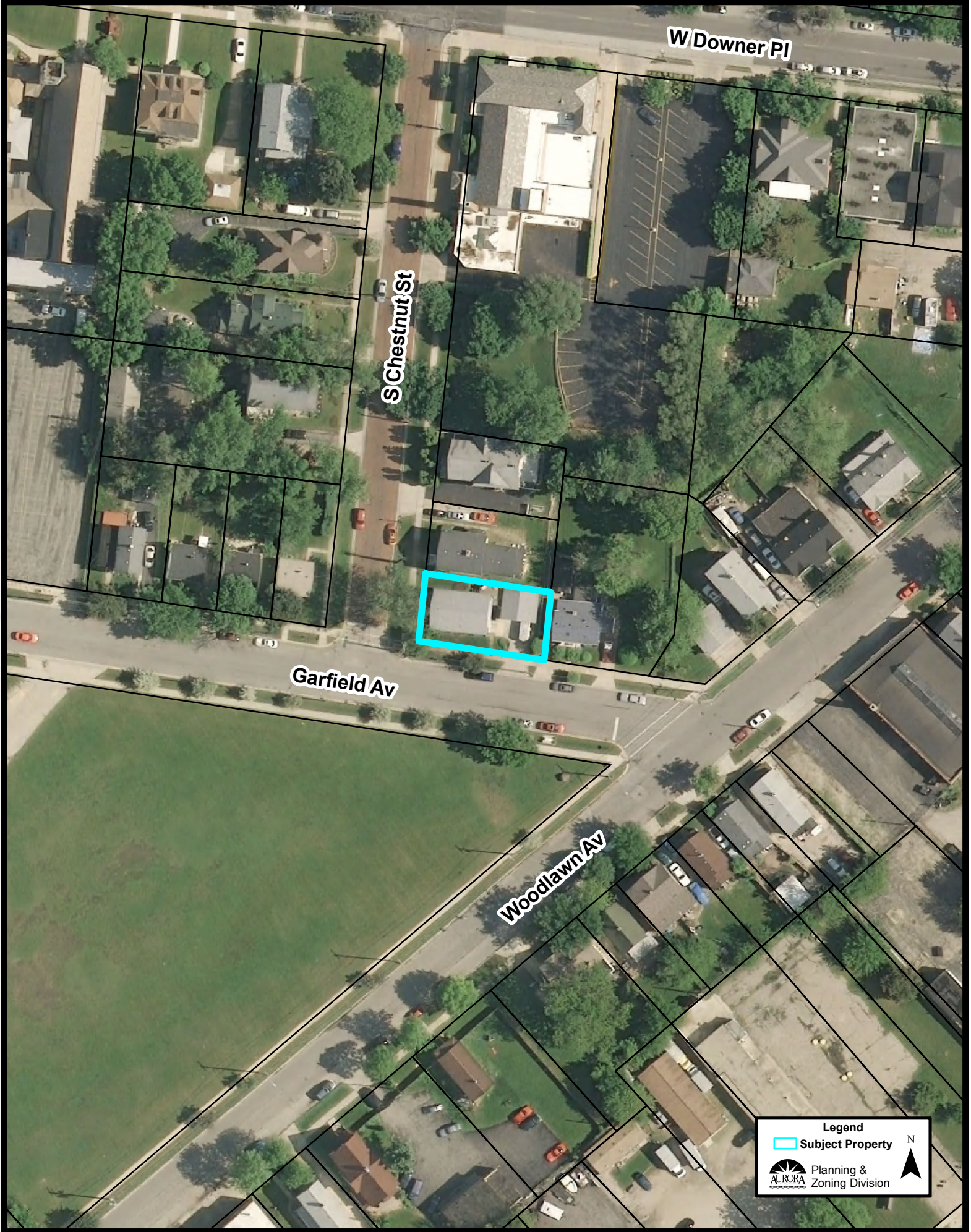
Aerial Overview

Location Map

Zoning Map

Comprehensive Plan Map

Aerial Photo (1:1,000):



W Downer Pl

S Chestnut St

Garfield Av

Woodlawn Av

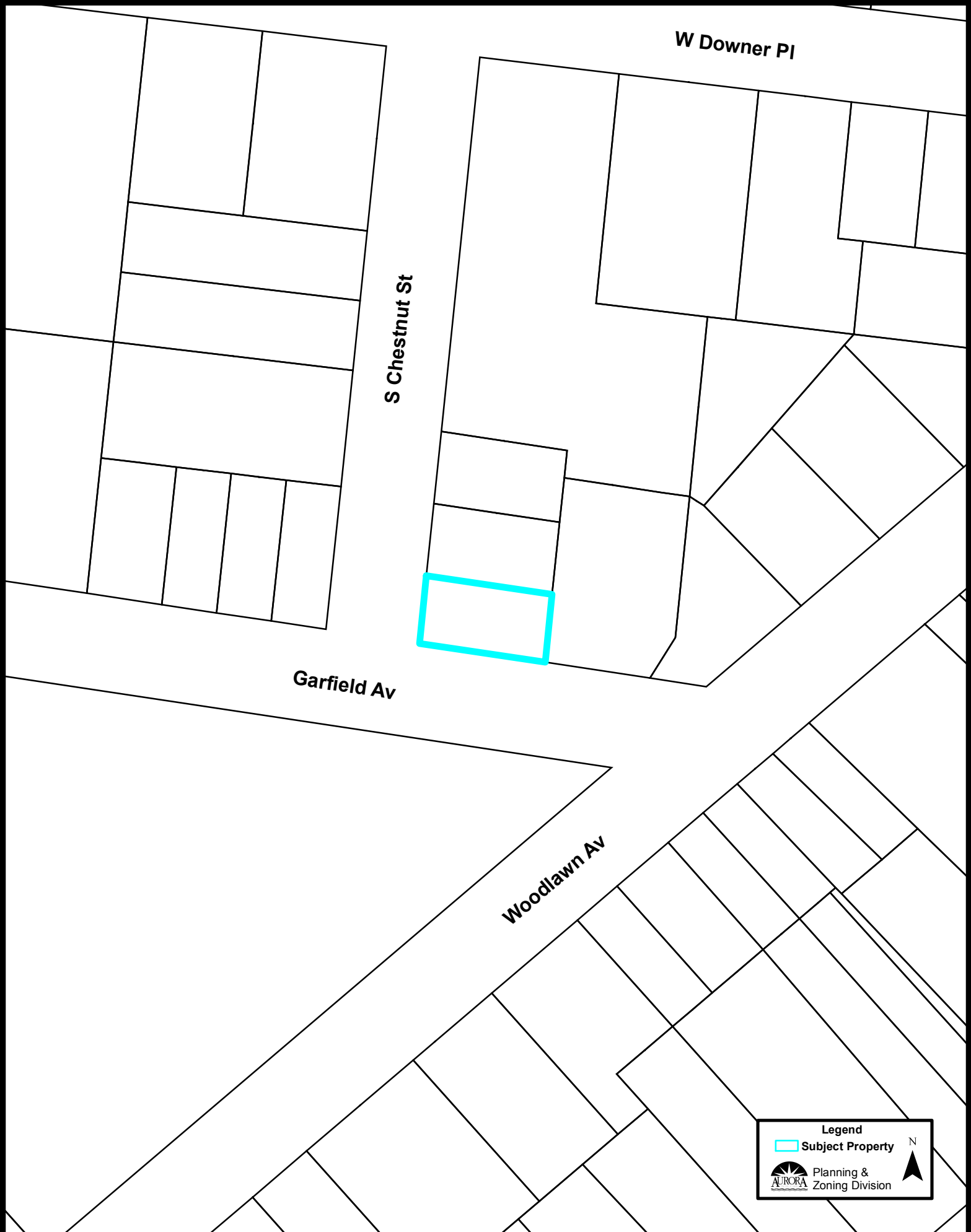
Legend

 Subject Property

 Planning & Zoning Division



Location Map (1:1,000):



W Downer Pl


S Chestnut St


Garfield Av

Woodlawn Av

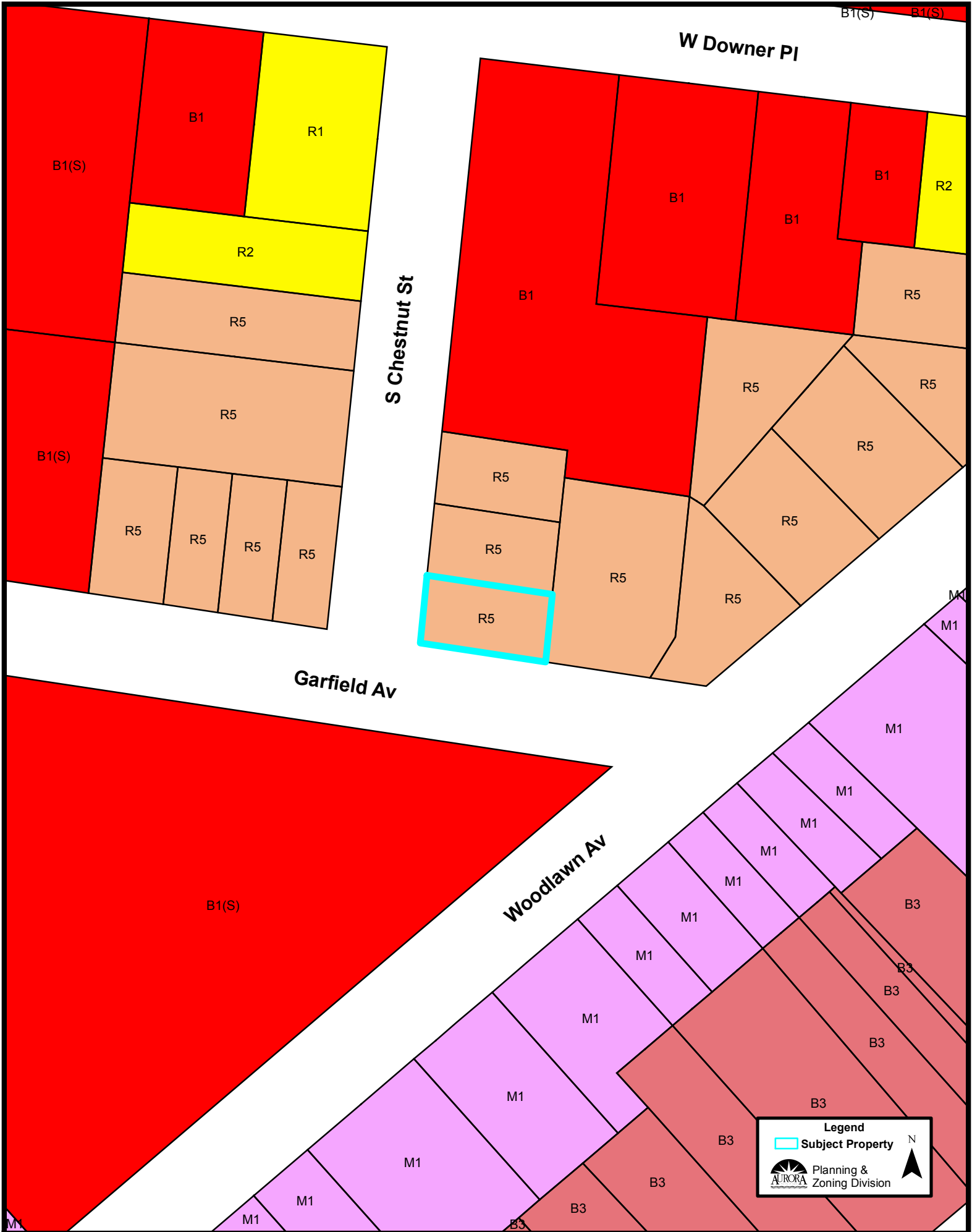
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 Subject Property


 Planning & Zoning Division


 N


Zoning Map (1:1,000):



Legend

-  Subject Property

 Planning & Zoning Division

 N

Comprehensive Plan (1:1,000):



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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