

Property Research Sheet

PRS#: 5515

As of: 10/20/2014

Researched By: Alex Minnella

Address: 20 N. Chestnut St.

Comp Plan Designation: Low Density Residential

Subdivision: Gale's Add

School District: SD 129 - West Aurora School District

Parcel Number(s): 1521281010

Park District: FVPD - Fox Valley Park District

Size: 0.132447 Acres

Ward: 6

Current Zoning: R-4 Two-Family Dwelling District

Historic District: Tanner Historic District

1929 Zoning: B Residential Districts

ANPI Neighborhood: Near West Galena

1957 Zoning: R-5 Multiple-Family Dwelling District

TIF District: N/A

Current Land Use

Current Land Use: Residential: Single Family

Non-Residential Area: 4,072 sq ft

Number of Buildings: 1

Total Dwelling Units: 1

Building Built In: 1900

Residential Rental: -1

Total Building Area: 1,928 sq ft

Rental License: 25316

Number of Stories: 2

Parking Spaces: 8

Zoning Provisions

Setbacks and Other Bulk Standards:

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

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: none

Exterior Side Yard Setback: 10 feet

Exterior Side Yard Reverse Corner Setback: 15 feet

Exterior Rear Yard Setback: 20 feet

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.

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, 7.8.

Permitted Uses:

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

Special Uses:

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

Legislative History

This is the known Legislative History for the Subject Property:

O13-736: AN ORDINANCE AMENDING ORDINANCE NUMBER 3100, BEING THE AURORA ZONING ORDINANCE AND THE ZONING MAP ATTACHED THERETO, BY REZONING PROPERTY LOCATED AT 20 N. CHESTNUT STREET FROM R-4 TWO FAMILY DWELLING DISTRICT TO O – OFFICE DISTRICT

WITHDRAWN

Location Maps Attached:

Aerial Overview

Aerial Map

Zoning Map

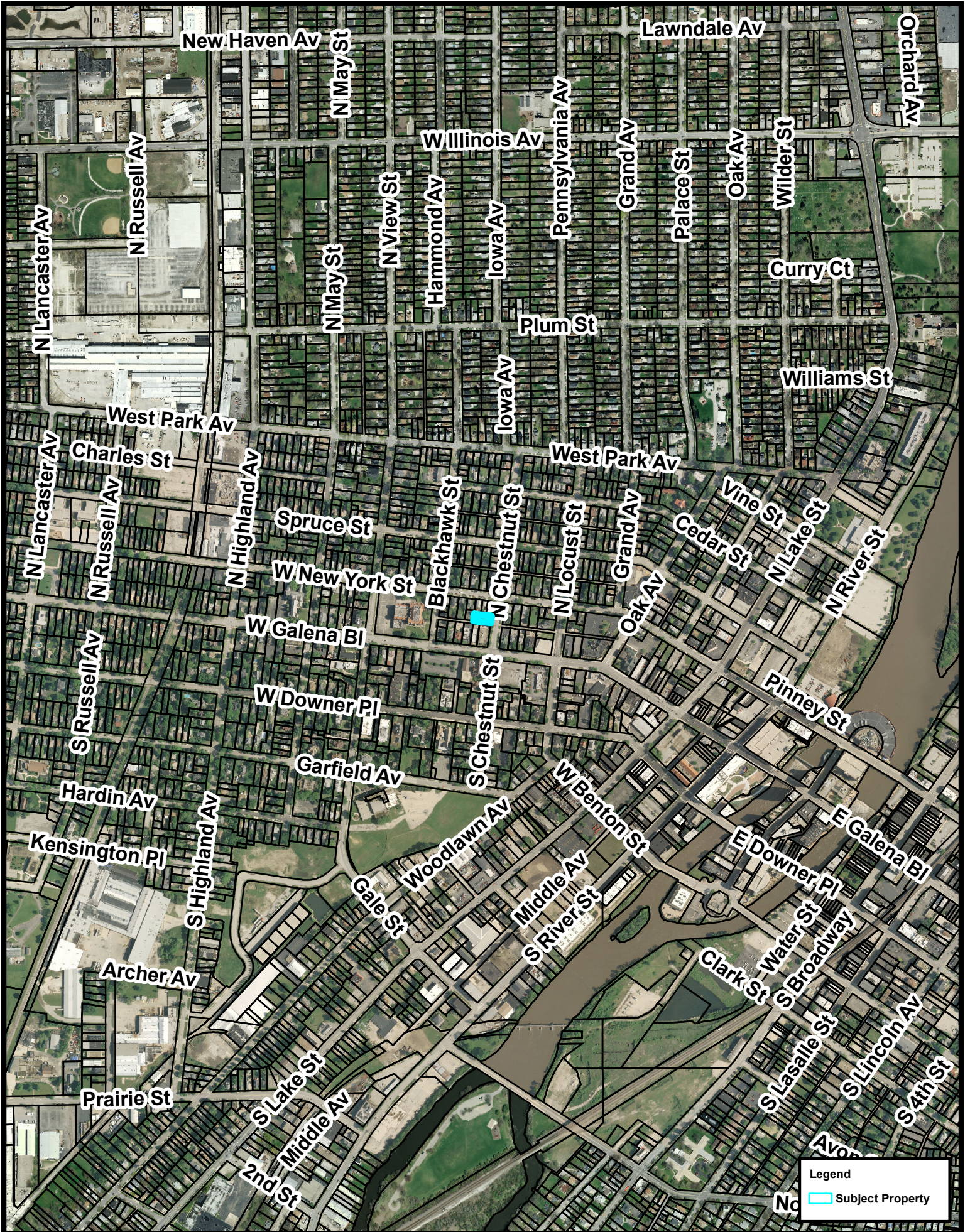
Comprehensive Plan Map

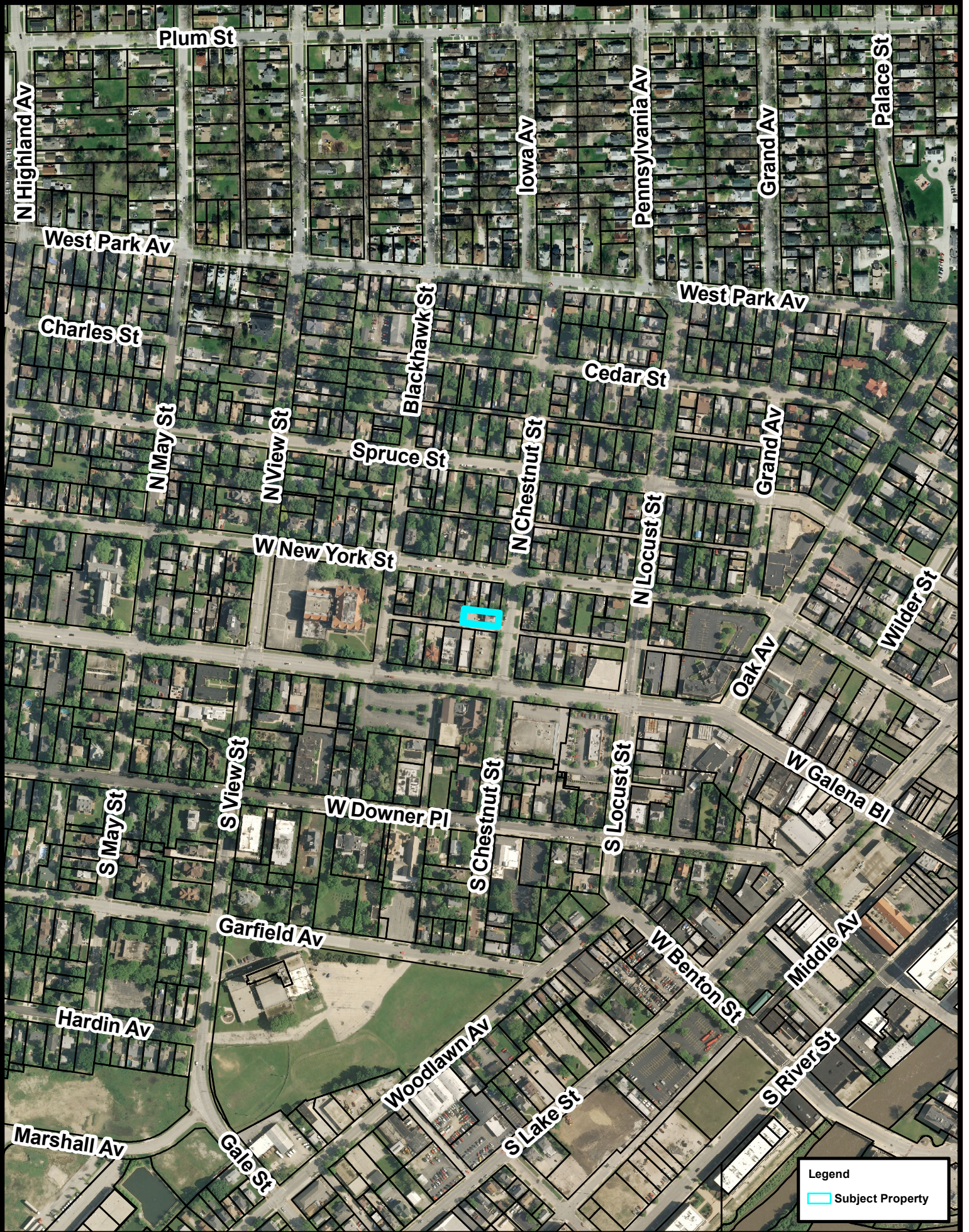
Water Atlas

Sewer Atlas

Other

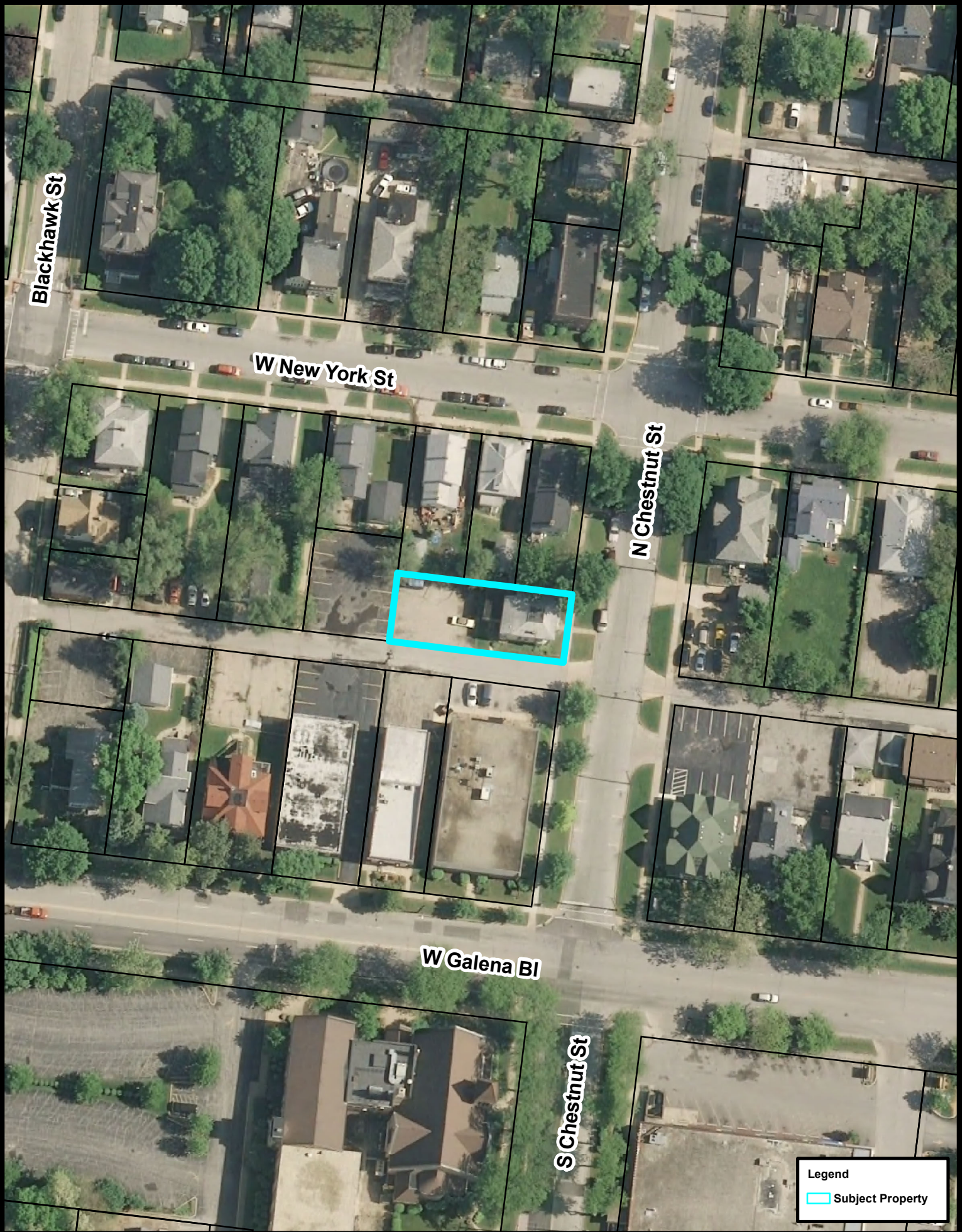
Aerial Overview Photo (1: 10,000):





Legend

- Subject Property



Blackhawk St

W New York St

N Chestnut St

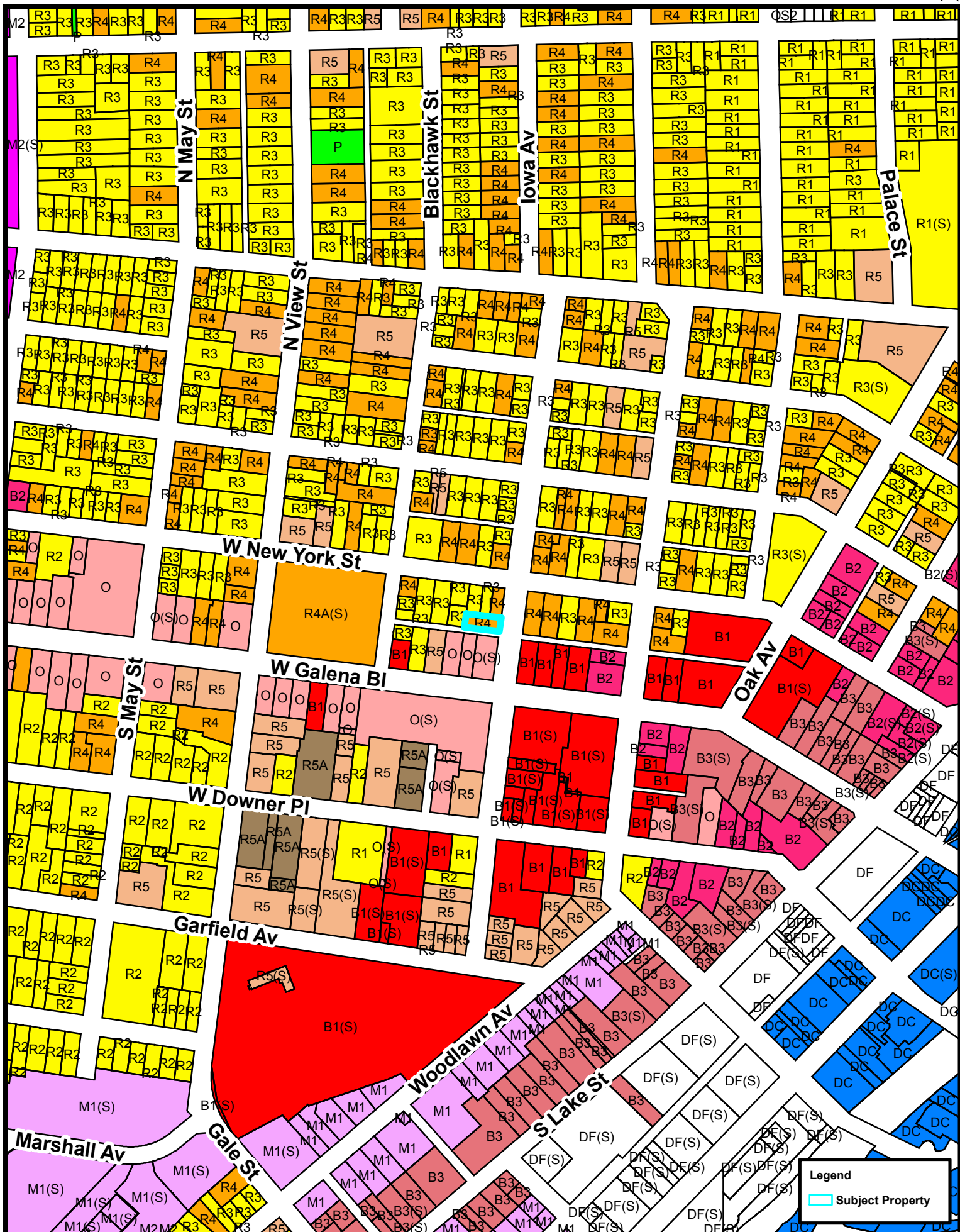
W Galena Bl

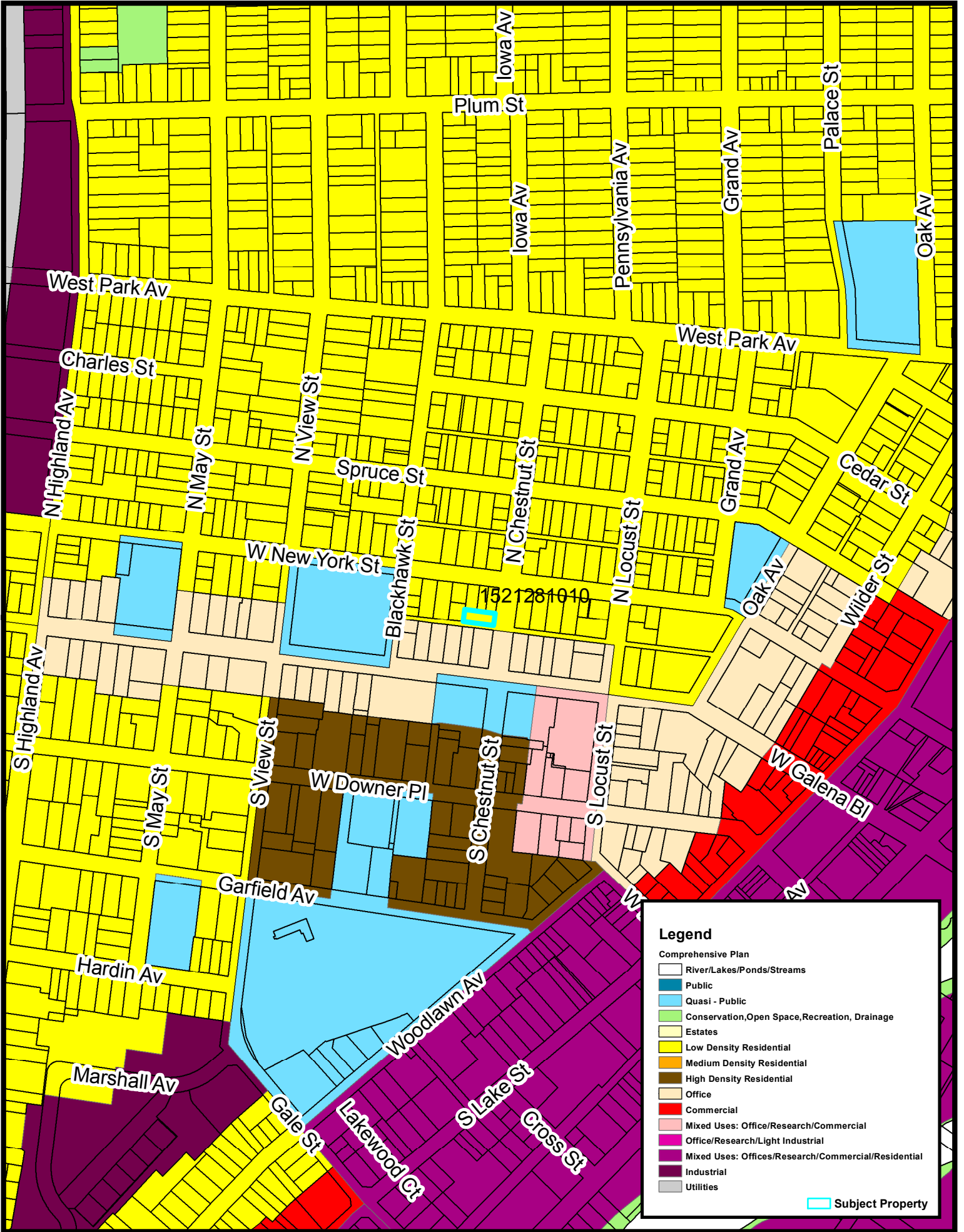
S Chestnut St

Legend

Subject Property

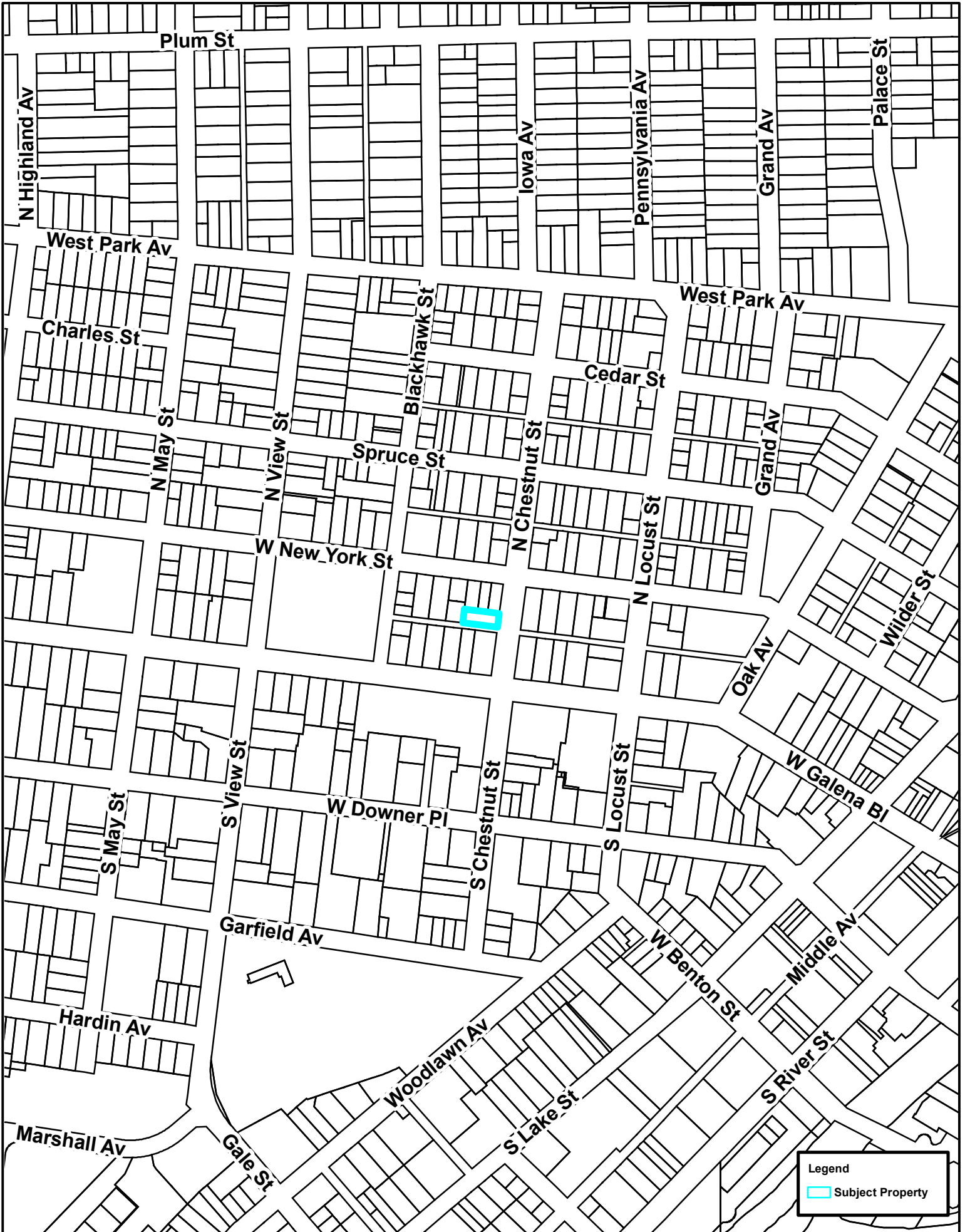
Zoning Plan (1:5,000):





Location Map (1:5,000):

N





Legend
Subject Property