

Property Research Sheet

Location ID#(s): 63163

As of: 9/30/2015

Researched By: Alex Minnella

Address: 1535 Reckinger Road

School District: SD 131 - East Aurora School District

Parcel Number(s): 15-12-376-011

Park District: FVPD - Fox Valley Park District

Size: 7.53 Acres

Ward: 1

Current Zoning: R-1(S)

Overall Development Name: Zausa

Comp Plan Designation: Low Density Residential

Current Land Use

Current Land Use: Vacant Land/Open Space

AZO Land Use Category:

Number of Buildings: 1

Building Built In: 1900

Total Building Area: 1,392 sq. ft.

Number of Stories: 1

Zoning Provisions

Setbacks and Other Bulk Standards:

Requirements are pursuant to the Aurora Zoning Ordinance Section(s) 5 and 7.5.

Setbacks and other bulk standards are typically as follows:

Front Yard Setback: 30 feet

Interior Side Yard Setback: 8 feet

Interior Drive Yard Setback:

Exterior Side Yard Setback: 15 feet

Exterior Side Yard Reverse Corner Setback:
15 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 75 feet at the building line and 10,000 sq ft

Maximum Lot Coverage: 50%

Maximum Structure Height: Typically 35 feet and not over 2 ½ stories.

Minimum Primary Structure Size: Typically 1,450 sq ft

Minimum Dwelling Unit Size: See minimum Primary Structure /Building Size

Maximum Density: 2.2 du/acre

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 7.5.

Permitted Uses:

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

Special Uses:

Special Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.3, and 7.5.

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 7.5.

Legislative History

The known legislative history for this Property is as follows:

R2004-256 approved on 6/15/2004: RESOLUTION SETTING FORTH A ROADWAY AGREEMENT FOR INDIAN TRAIL FROM ITS TERMINUS WITHIN THE STONEGATE SUBDIVISION WEST TO FARNSWORTH AVENUE IN KANE COUNTY ILLINOIS.

O2005-098 approved on 8/9/2005: AN ORDINANCE PROVIDING FOR THE EXECUTION OF AN ANNEXATION AGREEMENT PROVIDING FOR R-1(S) ONE FAMILY DWELLING SPECIAL USE PLANNED DEVELOPMENT ZONING WITH THE OWNERS OF RECORD OF TERRITORY WHICH MAY BE ANNEXED TO THE CITY OF AURORA AND WHICH IS LOCATED SOUTH

O2005-099 approved on 8/9/2005: AN ORDINANCE ANNEXING CERTAIN PROPERTY BEING VACANT LAND LOCATED SOUTH OF RECKINGER, JUST EAST OF FARNSWORTH TO THE CITY OF AURORA, ILLINOIS 60505 PURSUANT TO AN APPROVED ANNEXATION AGREEMENT

O2006-015 approved on 3/28/2006: AN ORDINANCE ESTABLISHING A SPECIAL USE PLANNED DEVELOPMENT AND APPROVING A PLAN DESCRIPTION FOR 24.4 ACRES LOCATED SOUTH OF RECKINGER, JUST EAST OF FARNSWORTH

Location Maps Attached:

Aerial Overview

Location Map

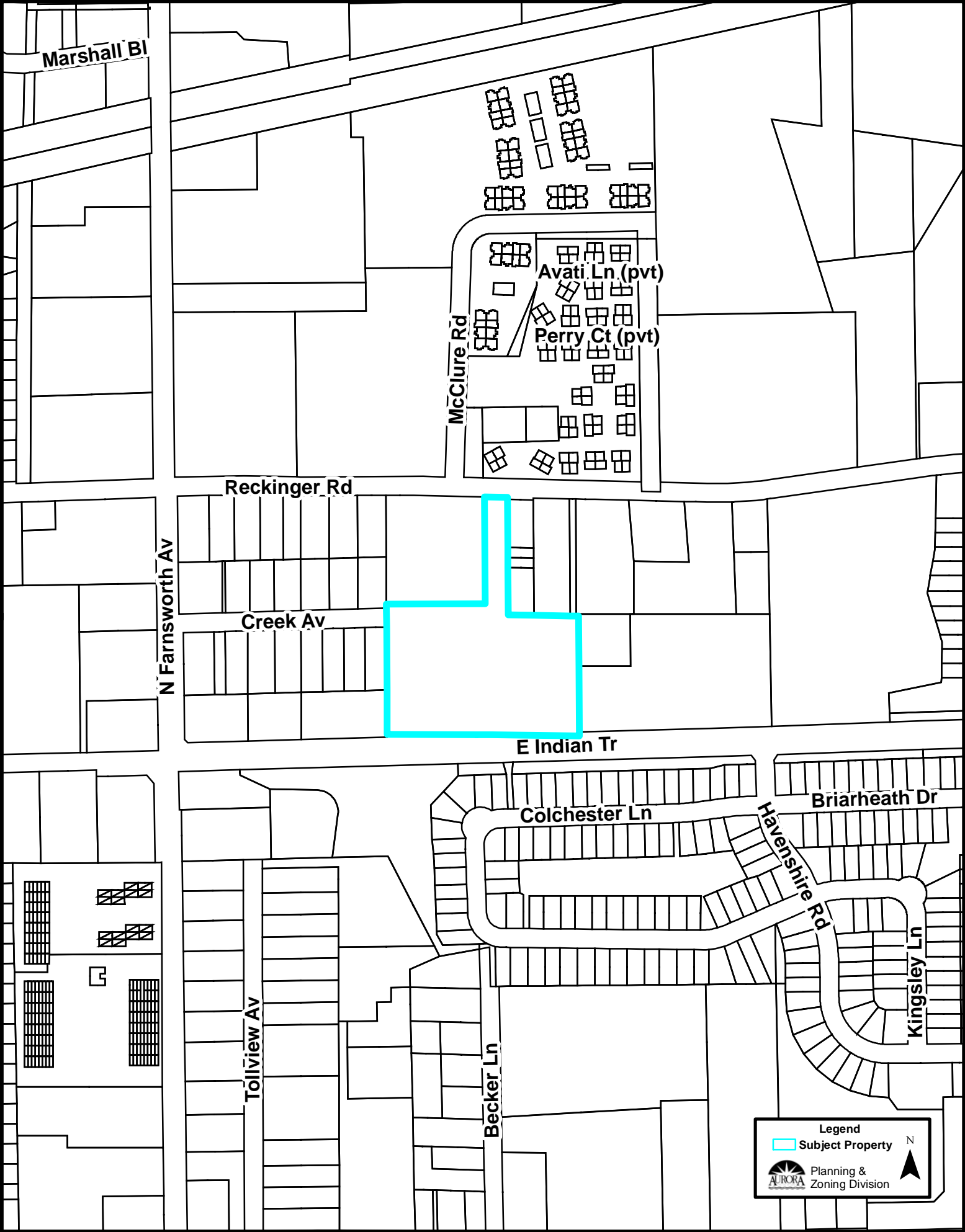
Zoning Map

Comprehensive Plan Map

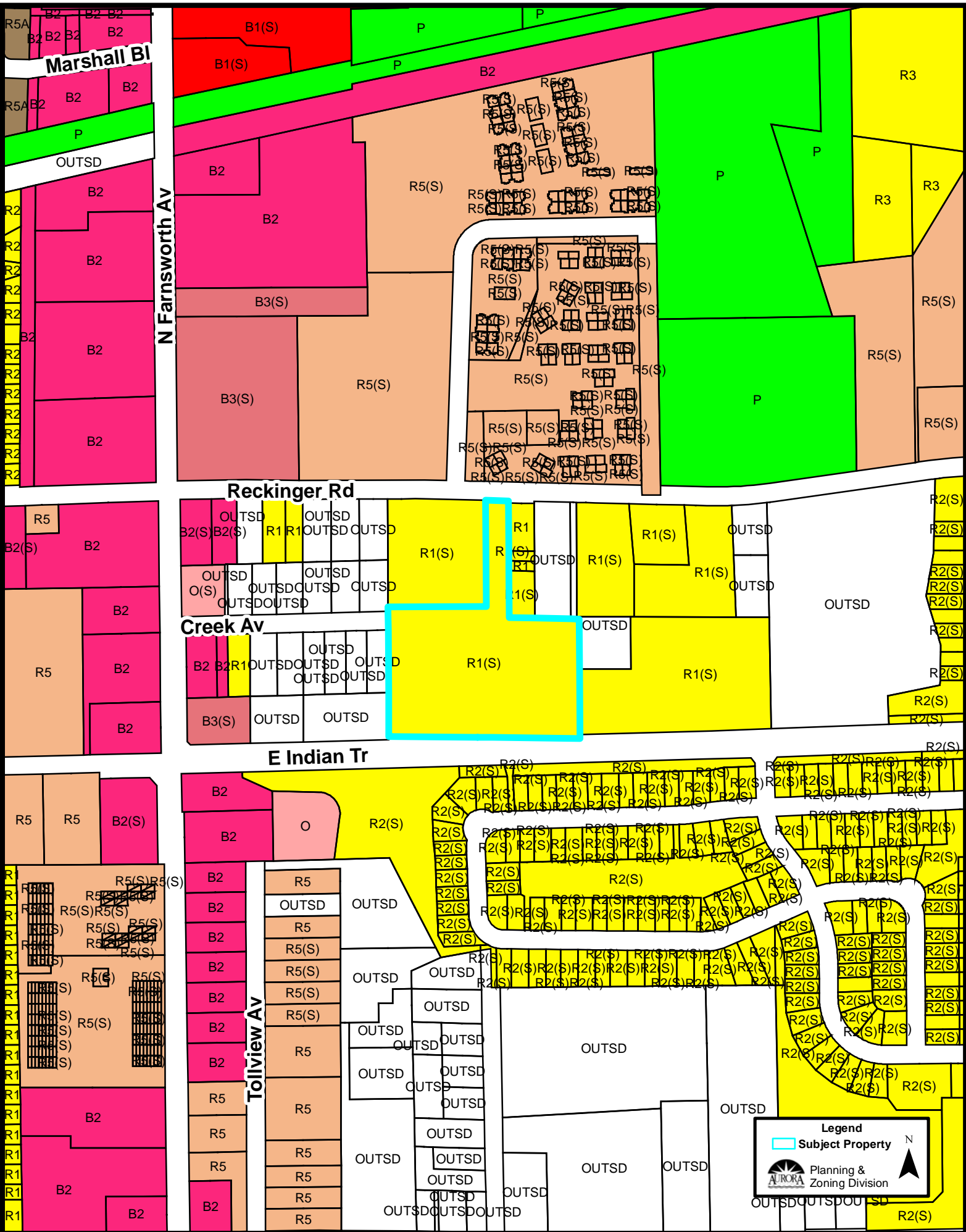
Aerial Photo (1:1,500):



Location Map (1:5,000):



Zoning Plan (1:5,000):



Comprehensive Plan (1:5,000):

