

# Property Research Sheet

**Location ID#(s): 8441**

As of: 2/8/2016

Researched By: Alex Minnella

Address: 917 E. Benton Street

Comp Plan Designation: Low Density Residential

Subdivision: Lot 9 of Sylvanus Towns Addition

School District: SD 131 - East Aurora School District

Parcel Number(s): 15-26-132-005

Park District: FVPD - Fox Valley Park District

Size: 0.126 Acres

Ward: 7

Current Zoning: R-4 Two Family Dwelling

Historic District: None

1929 Zoning: B Residential Districts

ANPI Neighborhood: Southeast Villages

1957 Zoning: R-4 Two-Family Dwelling District

## Current Land Use

Current Land Use: Residential: Single Family

Total Building Area: 1,452 sq. ft.

Number of Buildings: 1

Number of Stories: 1.5

Building Built In: 1900

Total Dwelling Units: 1

Rental License: 14509

## 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 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.

**Legislative History**

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The known legislative history for this Property is as follows:

This property was zoned "B" Residential District on the 1929 zoning map and then designated as R-4 Two-Family Dwelling District on the 1957 zoning map.

**Location Maps Attached:**

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- Aerial Overview
- Location Map
- Zoning Map
- Comprehensive Plan Map

Aerial Photo (1:1,000):





S Smith St


E Benton St

2nd Av

Legend

 Subject Property

 Planning & Zoning Division

N 

Location Map (1:1,000):


S Smith St


E Benton St


2nd Av



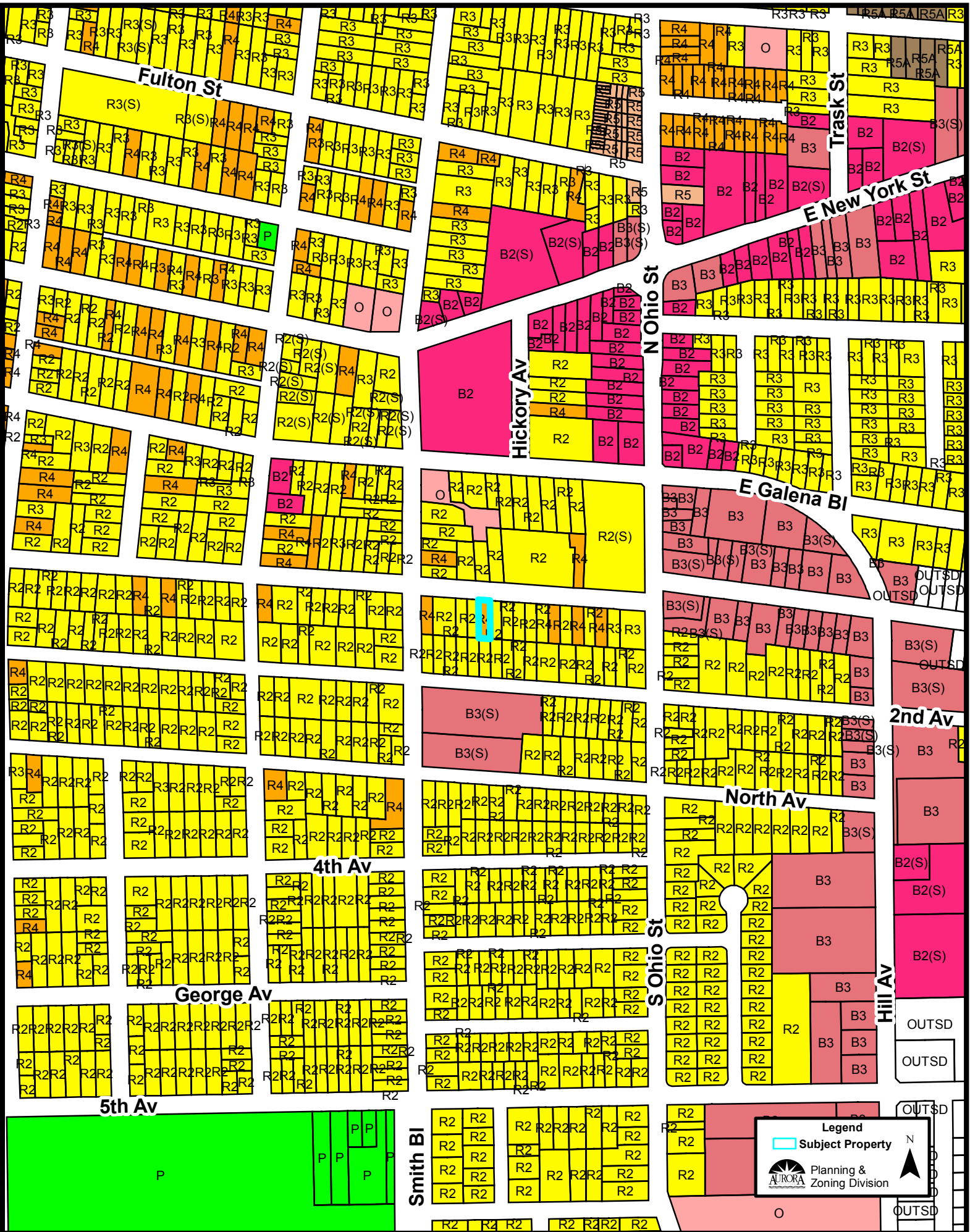
**Legend**

 Subject Property

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 Planning & Zoning Division



# Zoning Plan (1:5,000):



**Legend**

- Subject Property

Planning & Zoning Division



Comprehensive Plan (1:5,000):

