

Property Research Sheet

Location ID#(s): 9542

As of: 2/15/2017

Researched By: Alex Minnella

Address: 525 N Buell Av

Current Zoning: R-2 One Family Dwelling

Parcel Number(s): 15-17-381-005

1957 Zoning: R-2 One-Family Dwelling District

Subdivision: Lot 5 of Supervisors Assessment

Comp Plan Designation: Low Density Residential

Size: 0.25 Acres / 10,890 Sq. Ft.

School District: SD 129 - West Aurora School District

Park District: FVPD - Fox Valley Park District

Ward: 5

Current Land Use

Current Land Use: Residential: Single Family AZO Land Use Category: One Family Dwelling (1110)

Number of Buildings: 1

Number of Stories: 1

Building Built In: 1956

Total Dwelling Units: 1

Total Building Area: 1,046 sq. ft.

Zoning Provisions

Setbacks and Other Bulk Standards:

Requirements are pursuant to the Aurora Zoning Ordinance Section(s) 5 and 7.6.

Setbacks are typically as follows:

Front Yard Setback: 30 feet

Side Yard Setback: 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: 30 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.

Other bulk standards are typically as follows:

Building Separations: None

Minimum Lot Width and Area: Typically 60 feet and 8,000 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 1,300 sq ft

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

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 7.6.

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 7.6.

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 7.6.

Legislative History

The known legislative history for this Property is as follows:

O1957-3069 approved on 4/3/1957: AN ORDINANCE NO. 3069, ANNEXING CERTAIN TERRITORY TO THE CITY OF AURORA, KANE COUNTY, ILLINOIS

Location Maps Attached:

Aerial Overview

Location Map

Zoning Map

Comprehensive Plan Map

Aerial Photo (1:1,000):




Hoyt Av


N Buell Av


N Evanslawn Av

Plum St

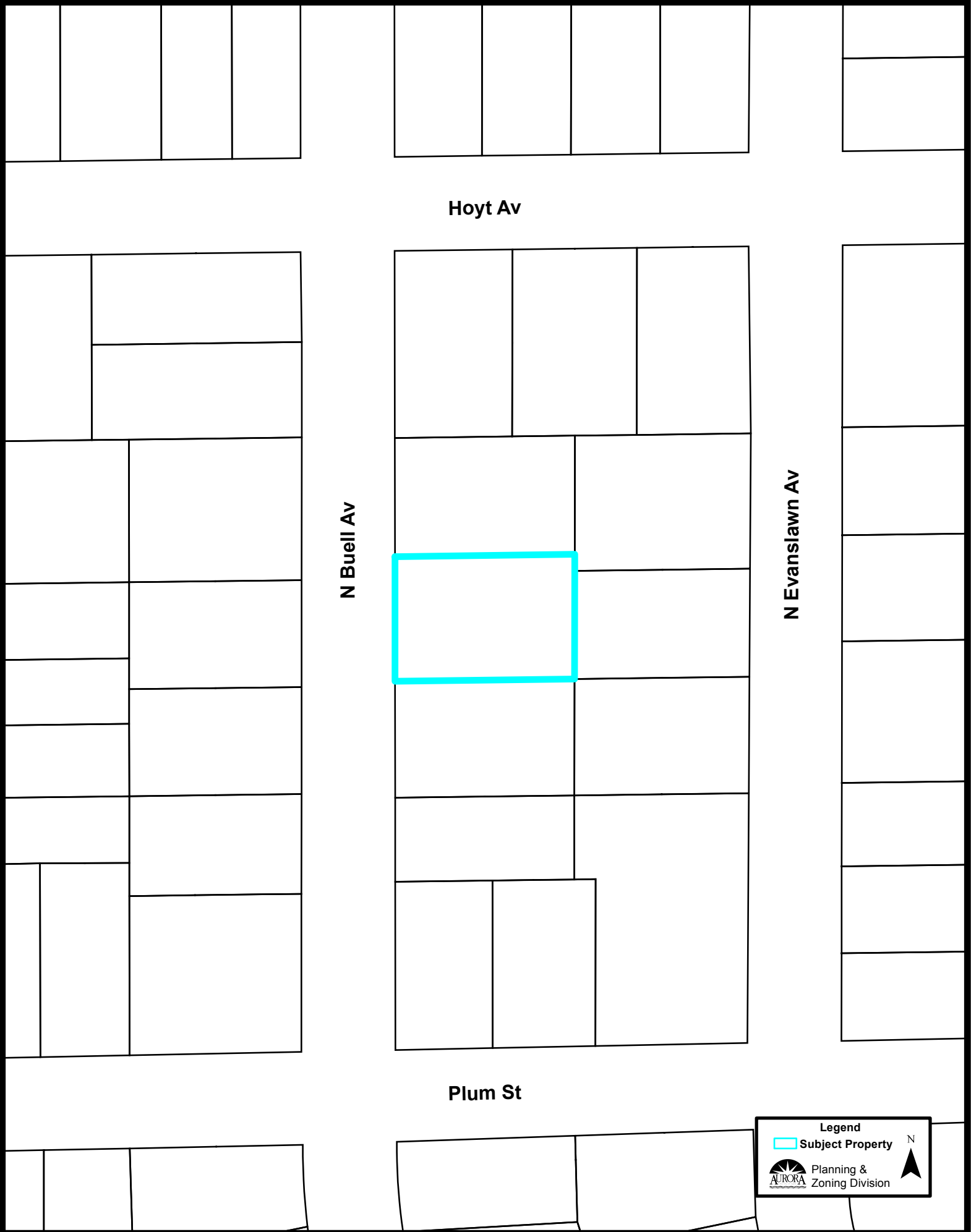
Legend

-  Subject Property


 Planning & Zoning Division


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Location Map (1:1,000):



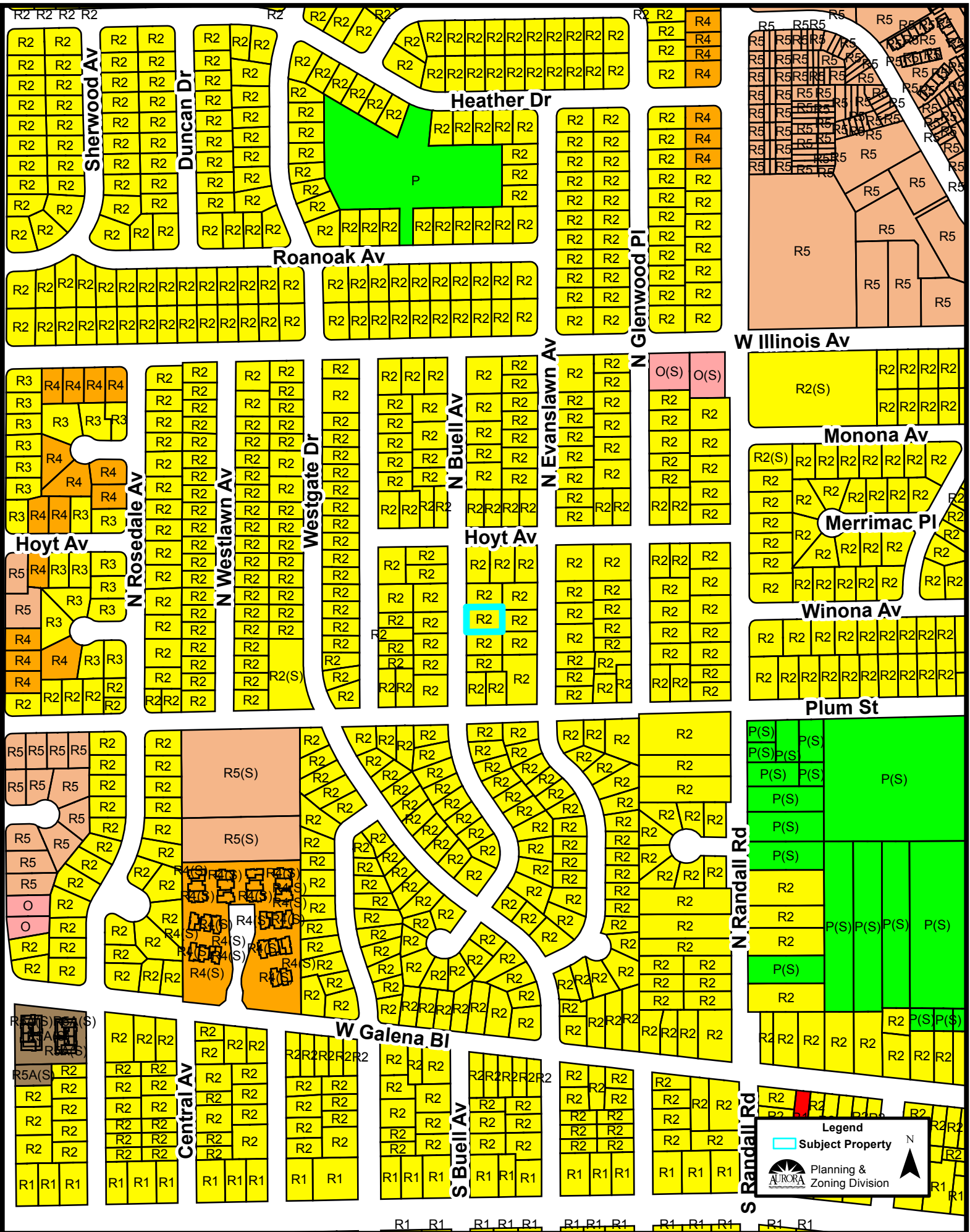
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-  Subject Property

 Planning & Zoning Division

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Zoning Map (1:5,000):



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- Subject Property

Planning & Zoning Division

Comprehensive Plan (1:5,000):

