

Property Research Sheet

Location ID#(s): 22130

As of: 7/28/2016

Researched By: Alex Minnella

Address: 106 Le Grande Bl

Comp Plan Designation: Low Density Residential

Subdivision: Lots 1, Lot 2, Lot 3 of Geo E Sutphen's,

School District: SD 129 - West Aurora School District

Parcel Number(s): 15-20-283-001

Park District: FVPD - Fox Valley Park District

Size: 0.53 Acres

Ward: 4

Current Zoning: R-1 One Family Dwelling

ANPI Neighborhood: University Neighbors

1929 Zoning: A Residential Districts

1957 Zoning: R-1 One-Family Dwelling District

Current Land Use

Current Land Use: Residential: Single Family

Building Built In: 1929

AZO Land Use Category: One Family Dwelling (1110)

Total Building Area: 4,878 sq. ft.

Number of Buildings: 1

Number of Stories: 2

Total Dwelling Units: 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: 6 feet on lots less than 60 feet wide or less or 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. 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 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 1,450 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 7.5.

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

There is no known legislative history for this Property.

Location Maps Attached:

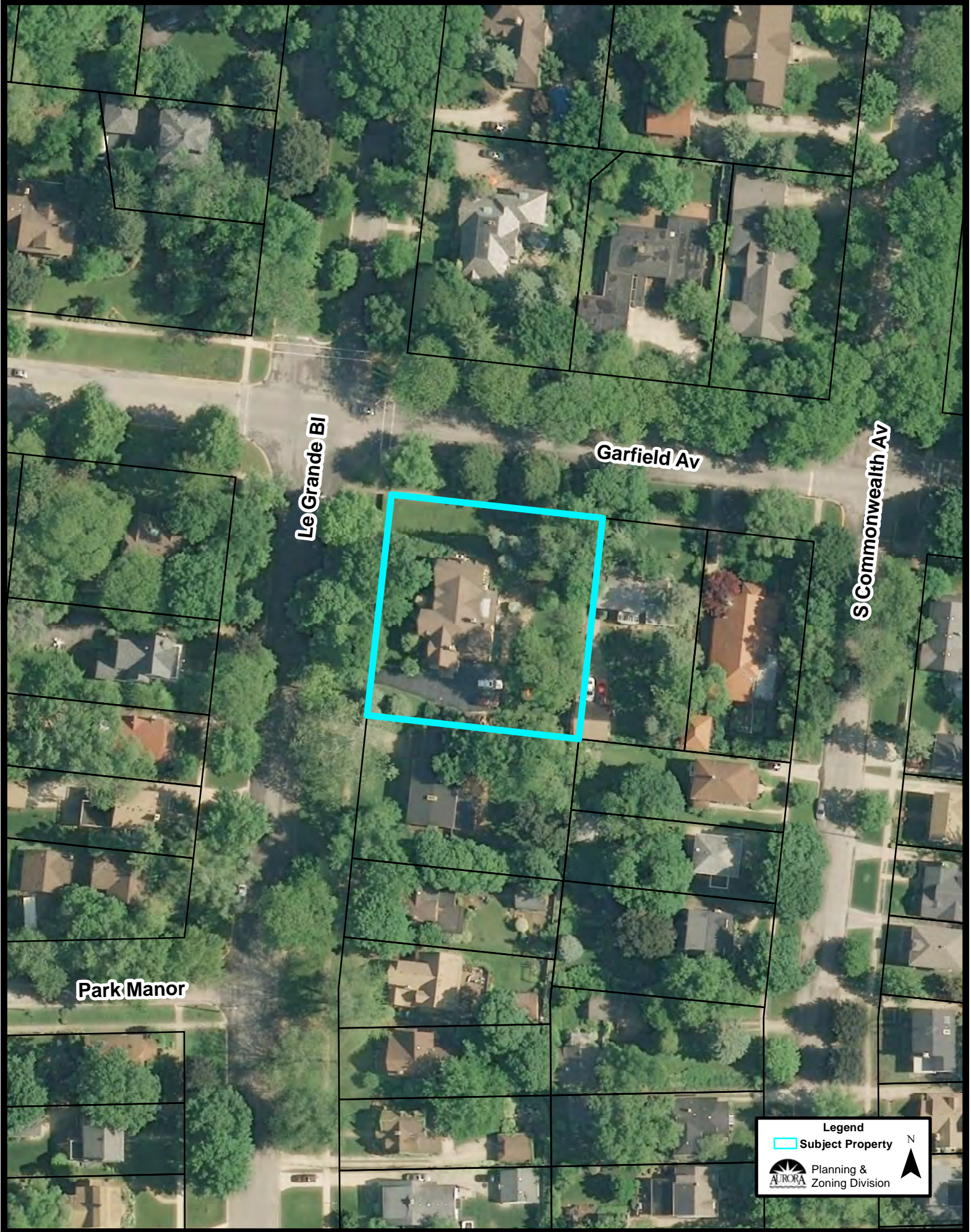
Aerial Overview

Location Map

Zoning Map

Comprehensive Plan Map

Aerial Photo (1:1,000):



Le Grande Bl

Garfield Av

S Commonwealth Av

Park Manor

Legend
Subject Property



Planning & Zoning Division



Location Map (1:1,000):



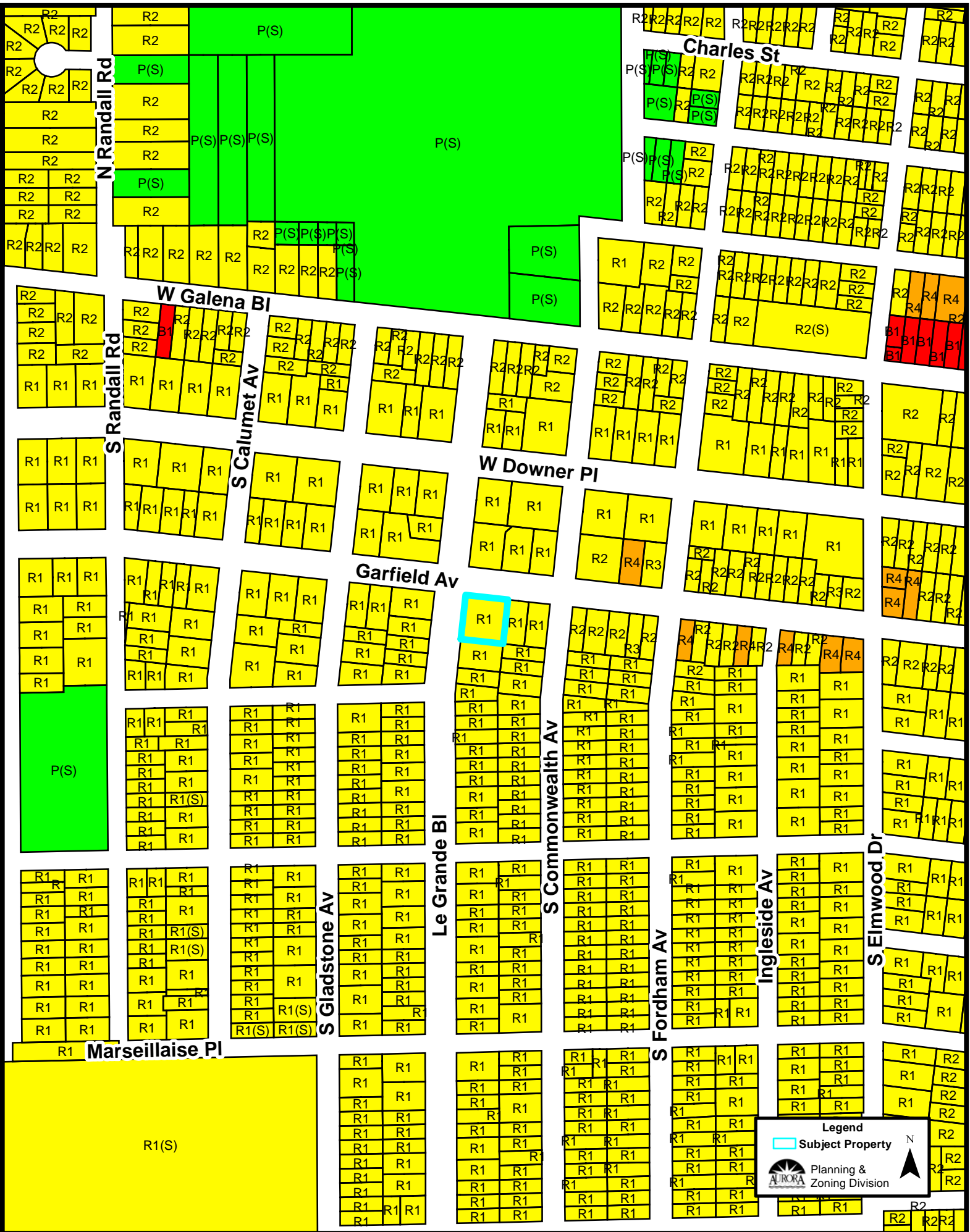
Legend

-  Subject Property

 Planning & Zoning Division

 N

Zoning Plan (1:5,000):



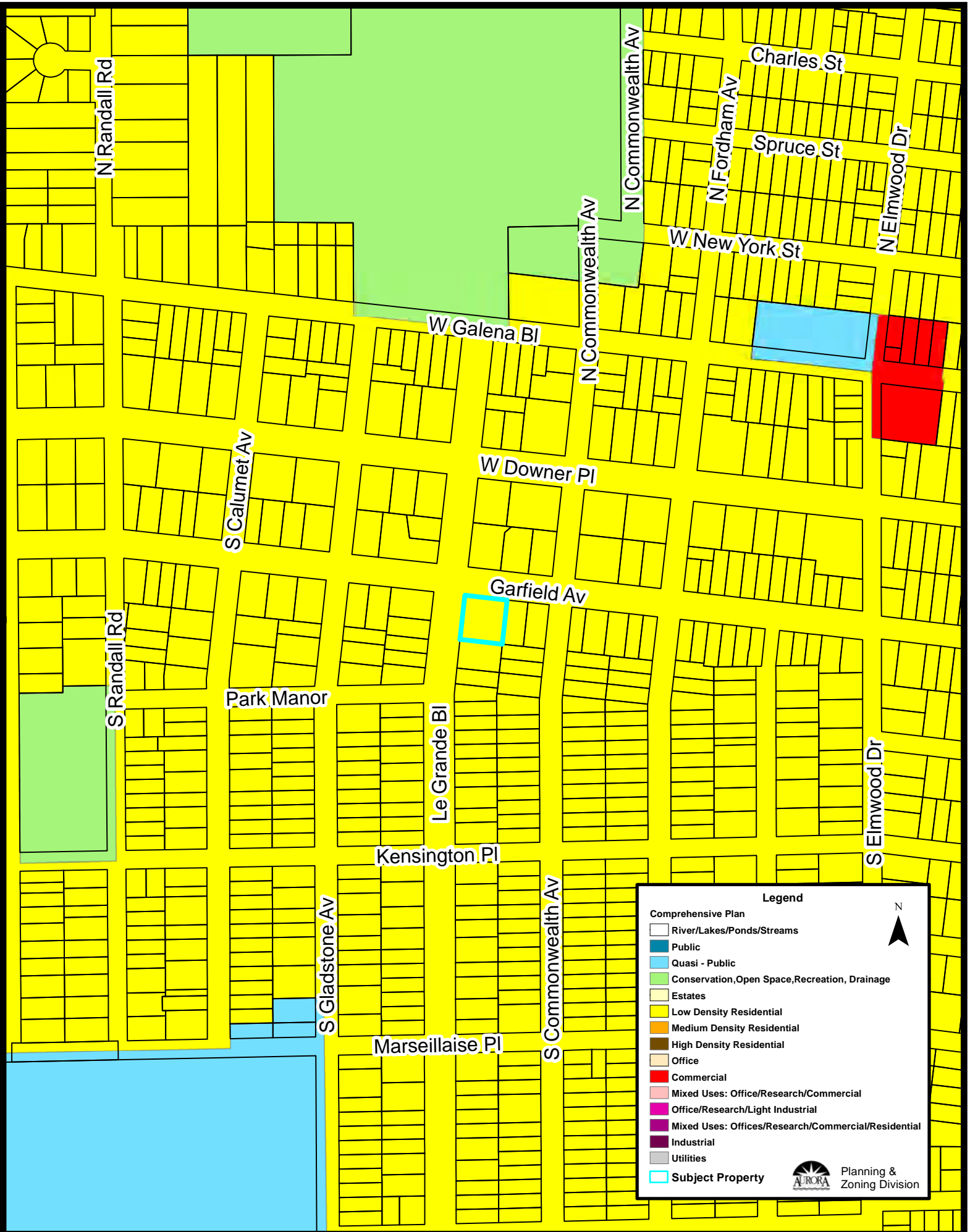
Legend

- Subject Property

Planning & Zoning Division




Comprehensive Plan (1:5,000):



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
▲

Planning & Zoning Division