

Property Research Sheet

Location ID#(s): 27463

As of: 6/14/2016

Researched By: Tracey Vacek

Address: 405 N Randall Road

Comp Plan Designation: Low Density Residential

Parcel Number(s): 15-20-201-008

School District: SD 129 - West Aurora School District

Size: 0.59 Acres

Park District: FVPD - Fox Valley Park District

Current Zoning: R-2 One Family Dwelling

Ward: 4

1957 Zoning: R-2 One-Family Dwelling District

Current Land Use

Current Land Use: Single Family Dwelling

Zoning Provisions

Setbacks and Other Bulk Standards:

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

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:

Exterior Side Yard Setback: 10 feet

Exterior Side Yard Reverse Corner Setback:
15 feet

Exterior Rear Yard Setback:

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 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 and 7.6

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:

O1955-2975 approve on 5/12/1995: An Ordinance No. 2975 Annexing Certain Territory to the City of Aurora, Kane County, Illinois

Location Maps Attached:

Aerial Overview

Location Map

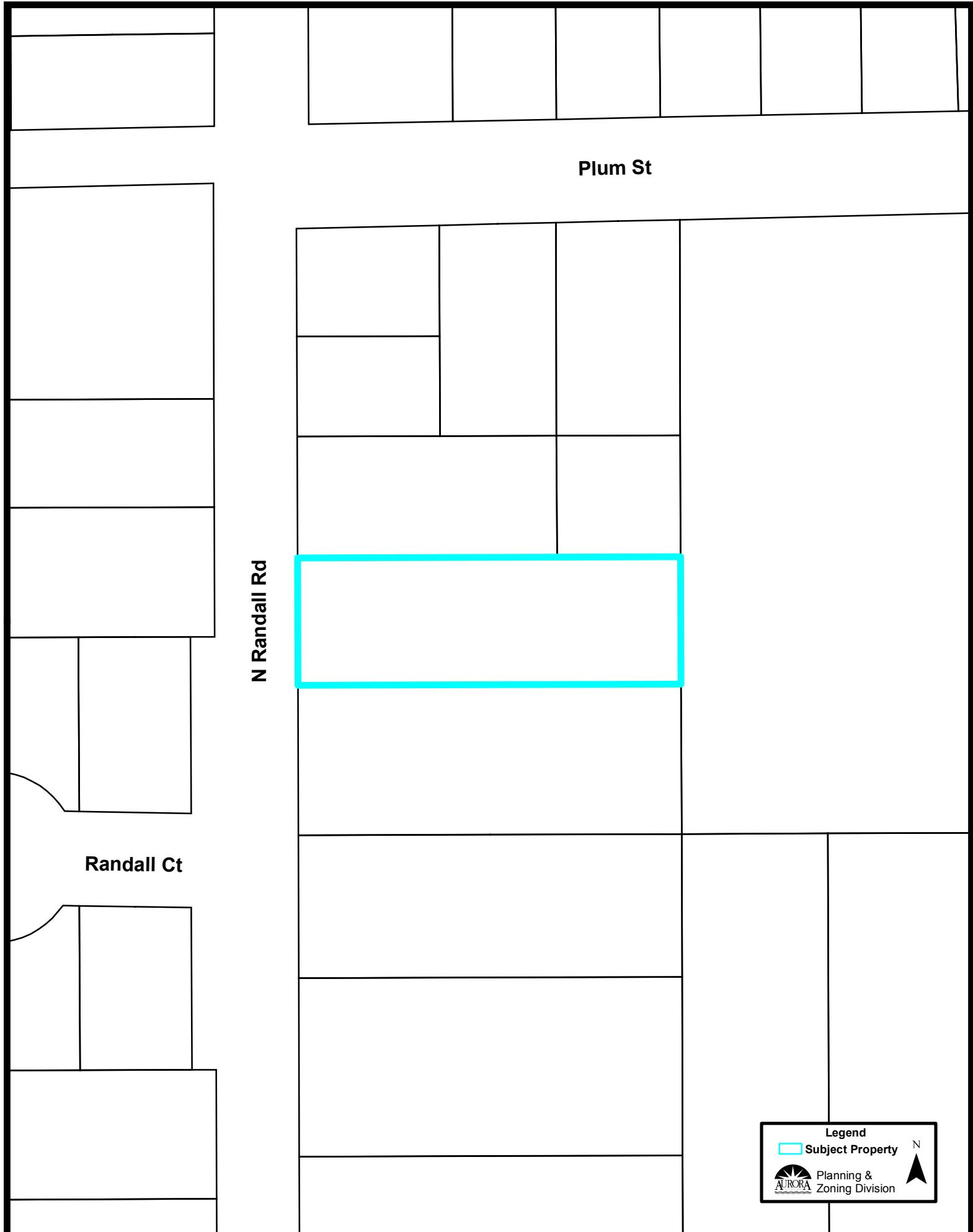
Zoning Map

Comprehensive Plan Map

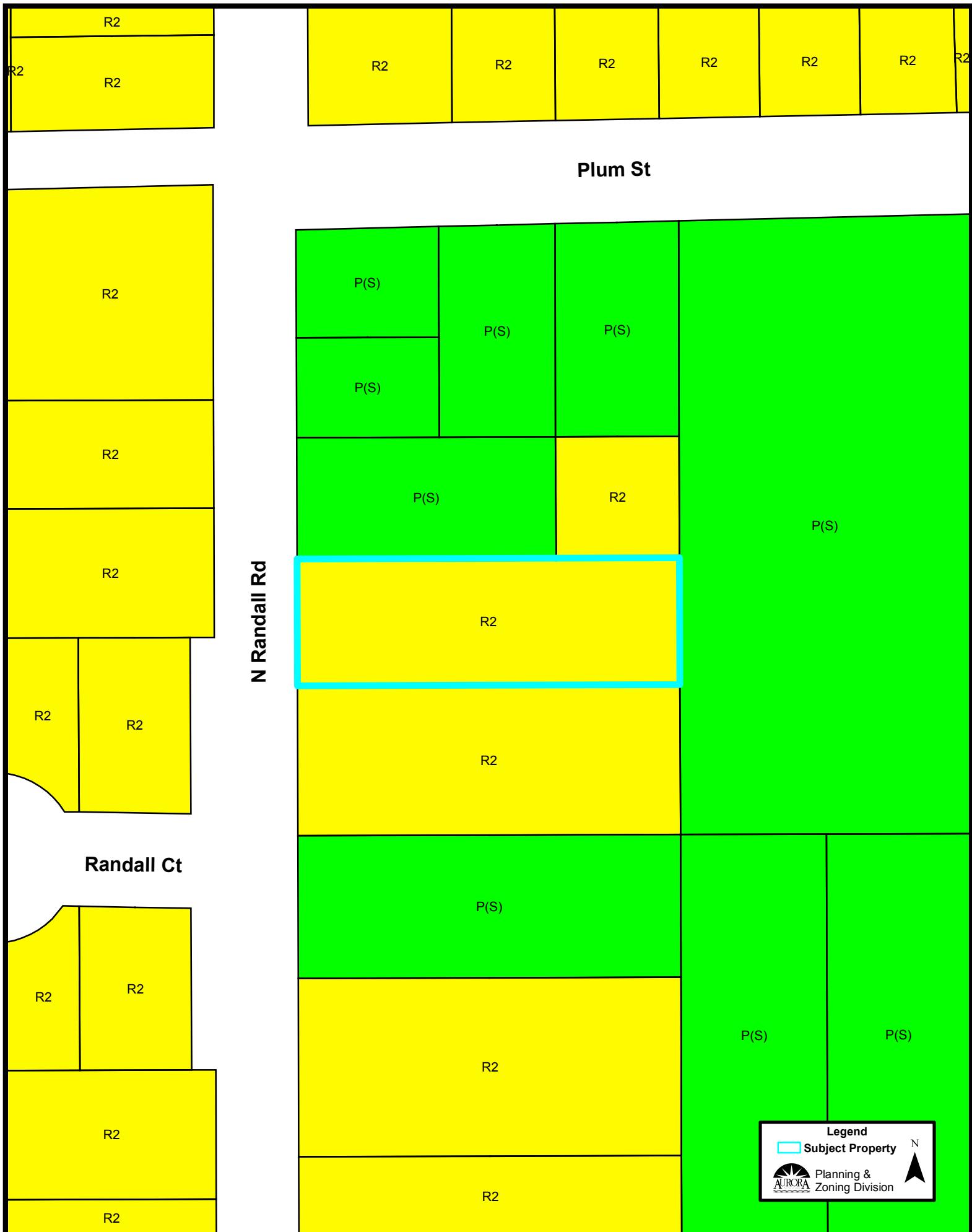
Aerial Photo (1:1,000):



Location Map (1:1,000):



Zoning Plan (1:1,000):



Comprehensive Plan (1:1,000):

