

Property Research Sheet

Location ID#(s): 12654

As of: 12/18/2017

Researched By: Tracey Vacek

Address: 628 W. Downer Place

Current Zoning: R-4 Two Family Dwelling District

Parcel Number(s): 15-21-326-002

1929 Zoning: A Residential Districts

Subdivision: Part of Lot 3 of Theodore Lake's 2nd Addition

1957 Zoning: R-4 Two-Family Dwelling District

Size: 0.163 Acres / 7,100 Sq. Ft.

Comp Plan Designation: Low Density Residential

School District: SD 129 - West Aurora School District

ANPI Neighborhood: Near West Galena

Park District: FVPD - Fox Valley Park District

TIF District: N/A

Ward: 4

Historic District: None

Current Land Use

Current Land Use: Residential: Single Family

AZO Land Use Category: One Family Dwelling (1110)

Number of Buildings: 2

Number of Stories: 2

Building Built In: 1912

Parking Spaces: 2

Total Building Area: 1,594 sq. ft.

Total Dwelling Units: 1

Zoning Provisions

Setbacks and Other Bulk Standards:

Requirements are pursuant to the Aurora Zoning Ordinance Section(s) 5 and 7.8.

Setbacks are typically as follows:

Front Yard Setback: 30 feet

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: 20 feet

Exterior 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.

Interior Drive Yard Setback: none

Other bulk standards are typically as follows:

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

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.

Miscellaneous Notes on History

None

Legislative History

There is no known legislative history for this Property

Location Maps Attached:

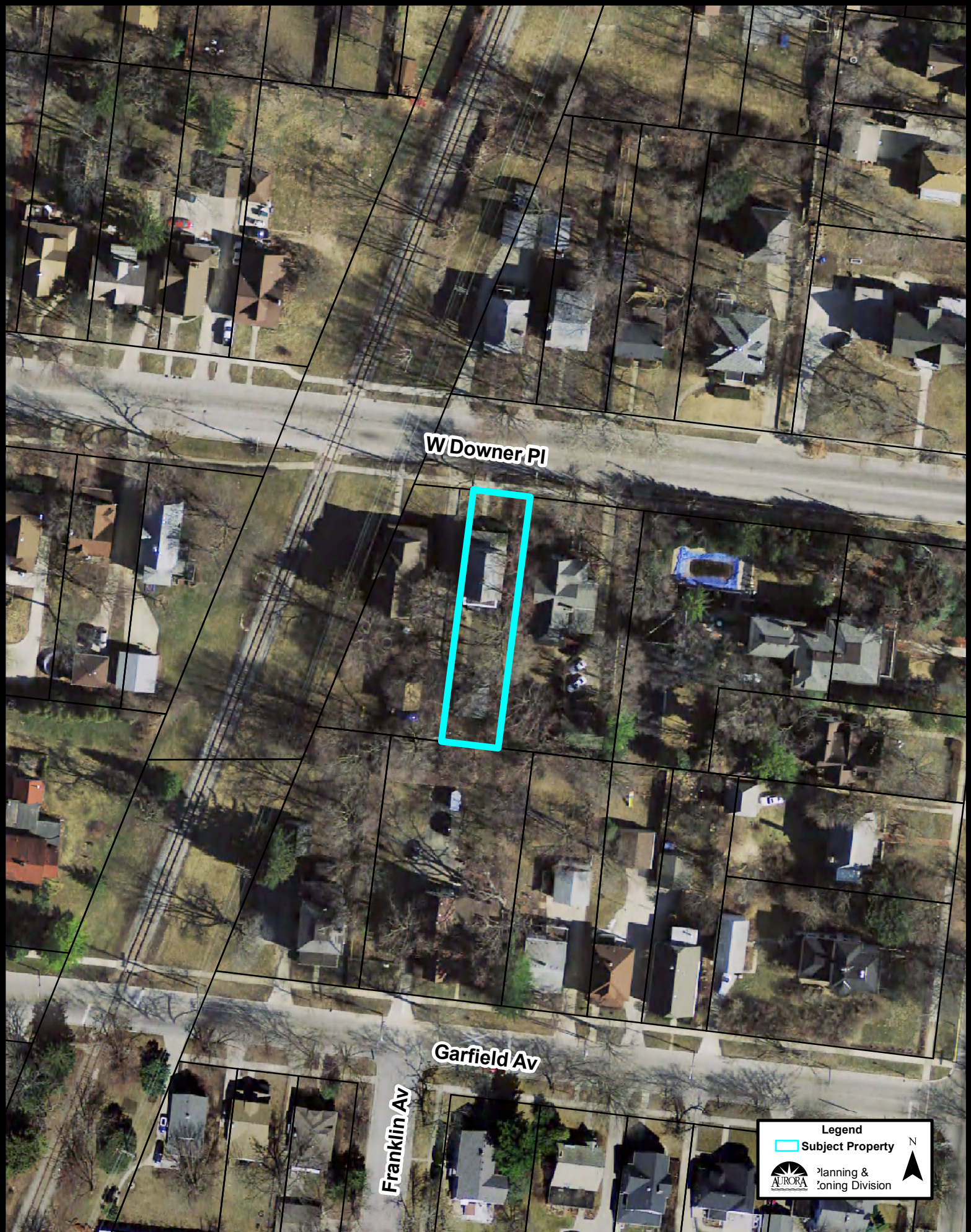
Aerial Overview

Location Map

Zoning Map

Comprehensive Plan Map

Aerial Map (1:1,000):



W Downer Pl

Garfield Av

Franklin Av

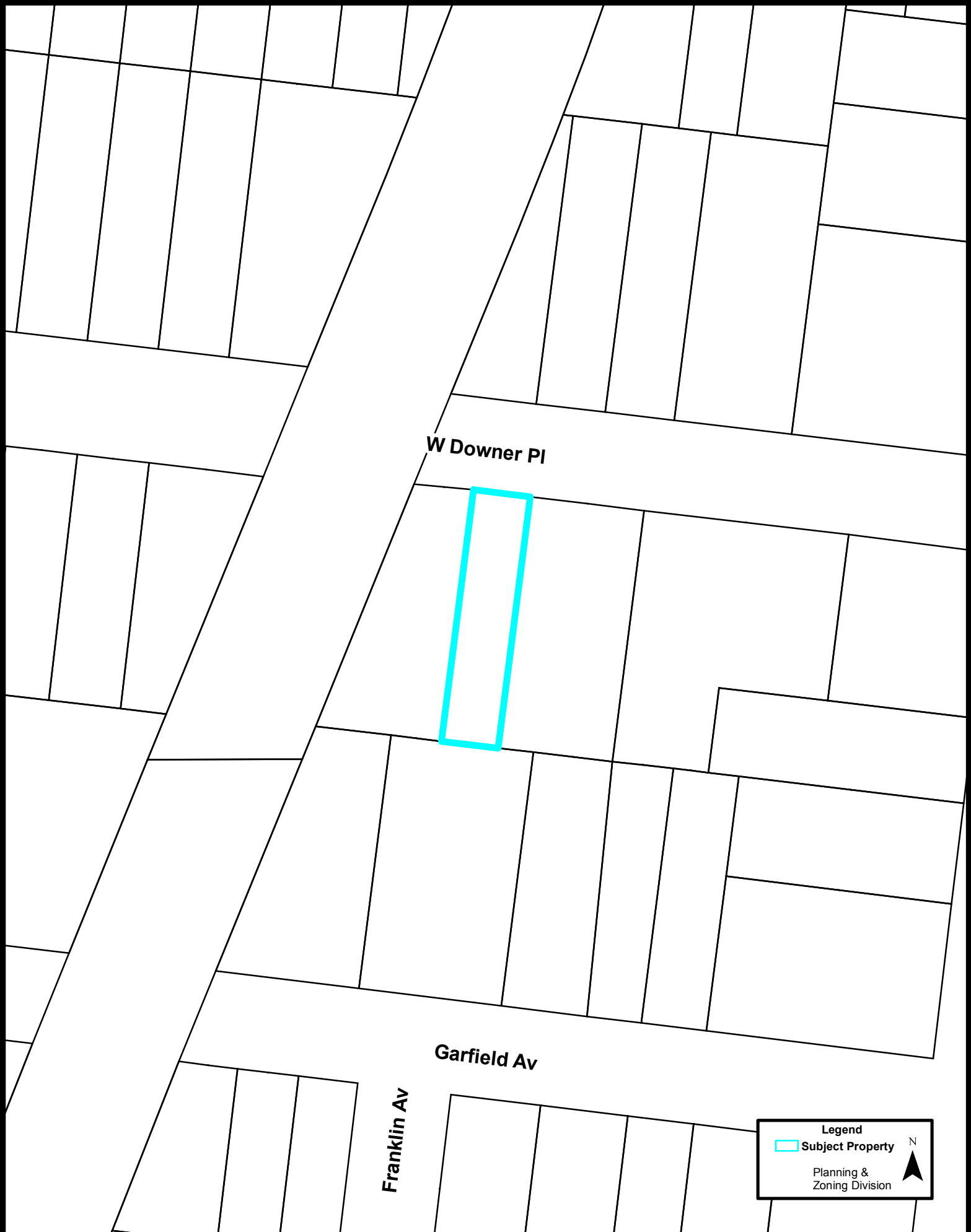
Legend
Subject Property



Planning & Zoning Division



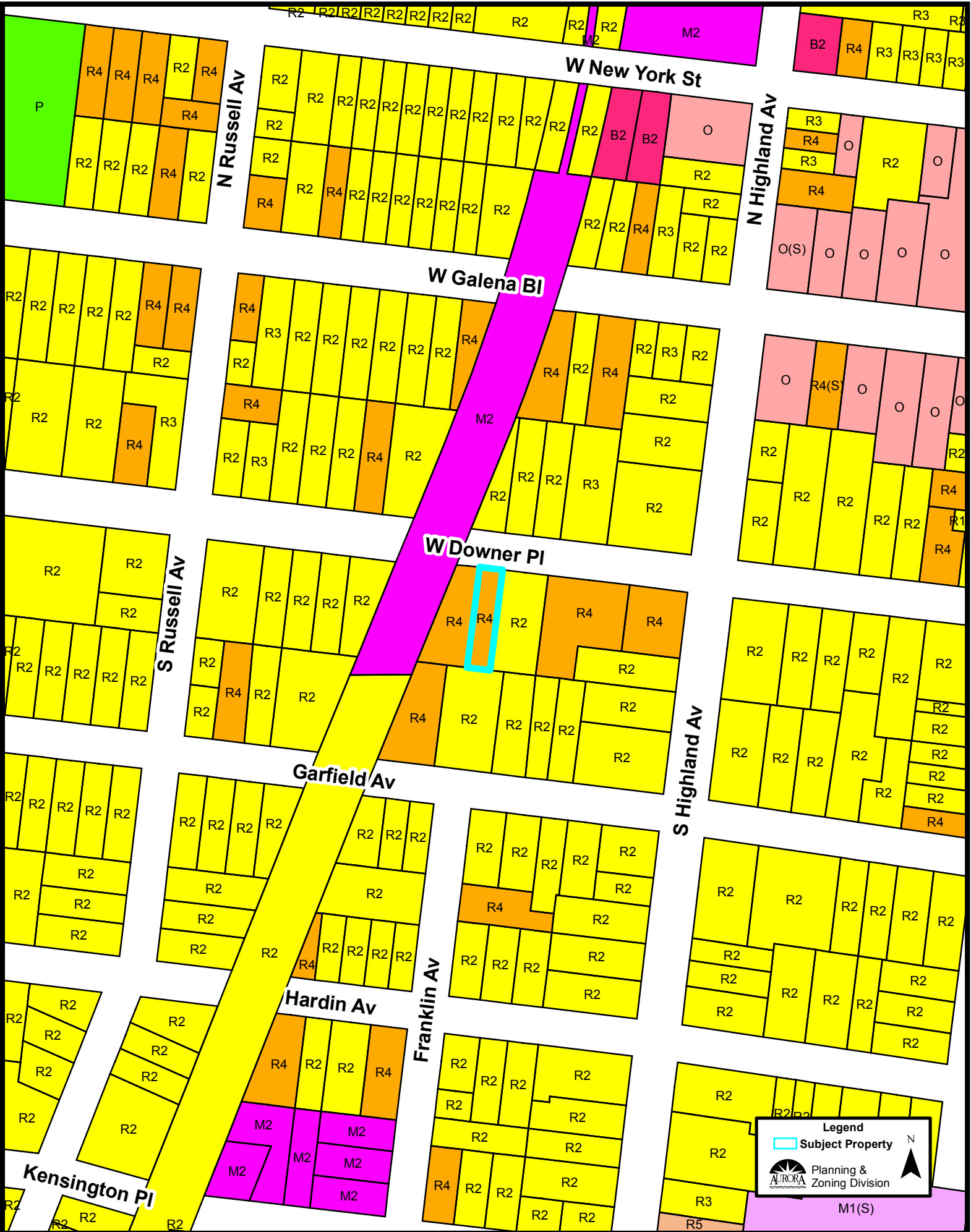
Location Map (1:1,000):



Legend
Subject Property
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Zoning Map (1:2,500):



Legend

- Subject Property

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Comprehensive Plan (1:2,500):



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

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