

Property Research Sheet

Location ID#(s): 12423-12424

As of: 10/10/2019

Researched By: Alex Minnella

Address: 6 - 10 E Downer Place

Current Zoning: DC Downtown Core District

Parcel Number(s): 15-22-334-003; 15-22-334-004

1929 Zoning: E Commercial Districts

Subdivision: Lot A; Part of Lots 8, 9 and 12 of Island Avenue Addition; Assessor's Map of Stolp Island

1957 Zoning: B-2 Business District, General Retail

Size: 0.122 Acres / 5,314 Sq. Ft.

Comp Plan Designation: Mixed Uses: Office / Research / Commercial; Open Space, Public

School District: SD 131 - East Aurora School District

ANPI Neighborhood: None

Park District: FVPD - Fox Valley Park District

TIF District: TIF #9

Ward: 6

Historic District: Stolp Island Historic District

Current Land Use

Current Land Use: Commercial; OPEN SPACE (CITY) services (2500)

AZO Land Use Category: Food and beverage

Number of Buildings: 1

Parking Spaces: NA

Building Built In: 1900

Non-Residential Area: 4,752 sq. ft.

Total Building Area: 4,752 sq. ft.

Total Dwelling Units: 3

Number of Stories: 3

Zoning Provisions

Setbacks and Other Bulk Standards:

Requirements are pursuant to the Aurora Zoning Ordinance Section(s) 5 and 8.7.

Setbacks are typically as follows:

Front Yard Setback: Parking Lot - 5 feet;
Building - 0 feet

Rear Yard Setback: Building and Parking (River yard) - 15 feet

Side Yard Setback: 0 feet

Exterior Rear Yard Setback: Parking Lots - 5 feet

Exterior Side Yard Setback: Parking Lots - 5 feet; Building and Parking (River yard) - 15 feet

Other bulk standards are typically as follows:

Building Separations: None

Maximum Structure Height: None

Minimum Lot Width and Area: None

Floor Area Ratio: None

Maximum Lot Coverage: 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 8.7.

Permitted Uses:

Permitted Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.2 and 8.7 Permitted Exceptions.

Special Uses:

Special Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.3 and 8.7.

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 8.7.

Legislative History

The known legislative history for this Property is as follows:

R1991-221 approved on 7/16/1991: AUTHORIZING ARCHITECTURAL ASSISTANCE FOR 6 E. DOWNER PLACE. - MR. DREW GLASSFORD-OWNER.

R1993-121 approved on 4/20/1993: RESOLUTION SUPERSEDING R91-221 - GRANTING AUTHORIZING ARCHITECTURAL ASSISTANCE FOR 6 E. DOWNER PLACE, MIDWEST PROPERTY INVESTORS, INC.

R2001-153 approved on 4/10/2001: AUTHORIZING TIF ASSISTANCE TO J & K ARCHITECTURAL RESTORATION AND DEVELOPMENT, INC. FOR FACADE RESTORATION AT 6 E. DOWNER PLACE

O2006-074 approved on 8/8/2006: AN ORDINANCE APPROVING REVISIONS TO AURORA'S COMPREHENSIVE PLAN FOR PROPERTY LOCATED GENERALLY ADJACENT TO THE FOX RIVER FROM SULLIVAN ROAD ON THE NORTH AND ASHLAND AVENUE ON THE SOUTH AND APPROVING THE SUPPORTING RIVERFRONT VISION PLAN

O2006-075 approved on 8/8/2006: ORDINANCE APPROVING REVISIONS TO AURORA'S COMPREHENSIVE PLAN FOR PROPERTY LOCATED ADJACENT TO THE FOX RIVER FROM ILLINOIS AVENUE ON THE NORTH AND NORTH AVENUE ON THE SOUTH AND APPROVING THE SUPPORTING SEIZE THE FUTURE DOWNTOWN MASTER PLAN

O2019-016 approved on 3/26/2019: AN ORDINANCE DESIGNATING THE CITY OF AURORA DOWNTOWN TAX INCREMENT FINANCING DISTRICT 9 (STOLP AVENUE - DOWNTOWN AREA) REDEVELOPMENT PROJECT AREA.

O2019-017 approved on 3/26/2019: AN ORDINANCE ADOPTING TAX INCREMENT FINANCING FOR THE CITY OF AURORA DOWNTOWN TAX INCREMENT FINANCING DISTRICT 9 (STOLP AVENUE - DOWNTOWN AREA).

O2019-018 approved on 3/26/2019: AN ORDINANCE APPROVING THE CITY OF AURORA DOWNTOWN TAX INCREMENT FINANCING DISTRICT 9 (STOLP AVENUE - DOWNTOWN AREA) REDEVELOPMENT PROJECT AREA, REDEVELOPMENT PLAN AND PROJECT.

Location Maps Attached:

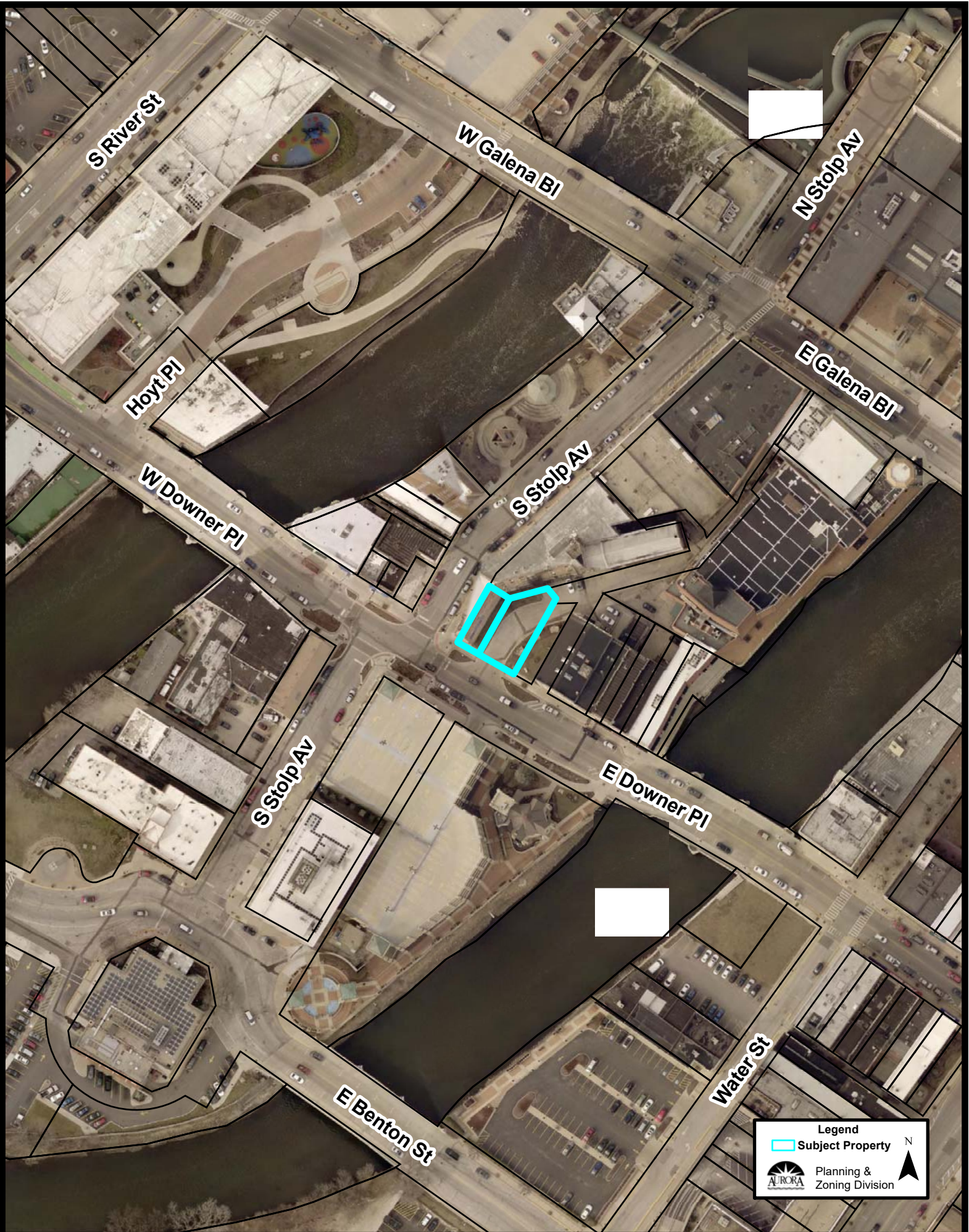
Aerial Overview

Location Map

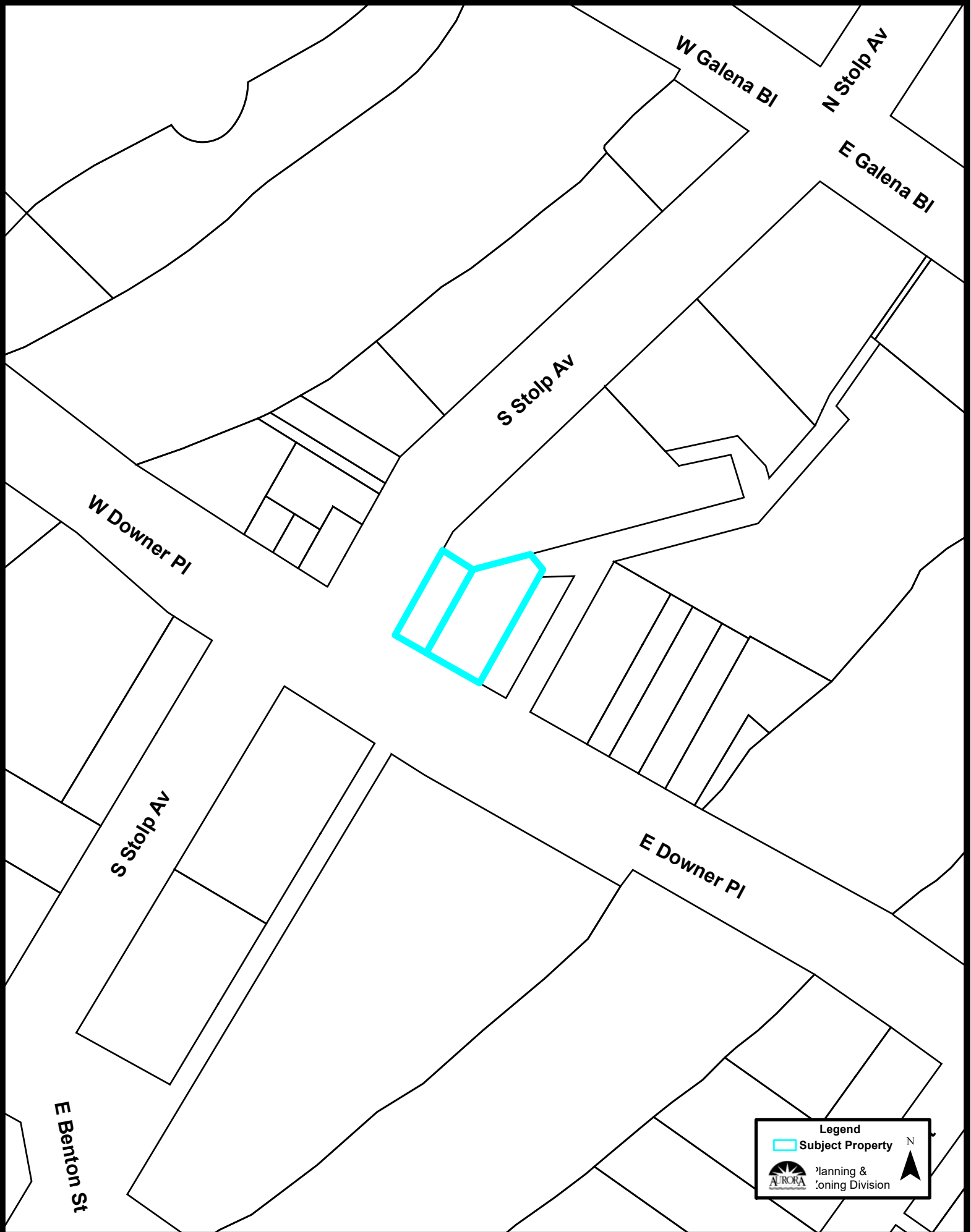
Zoning Map

Comprehensive Plan Map


Aerial Map (1:1,500):





Location Map (1:1,000):



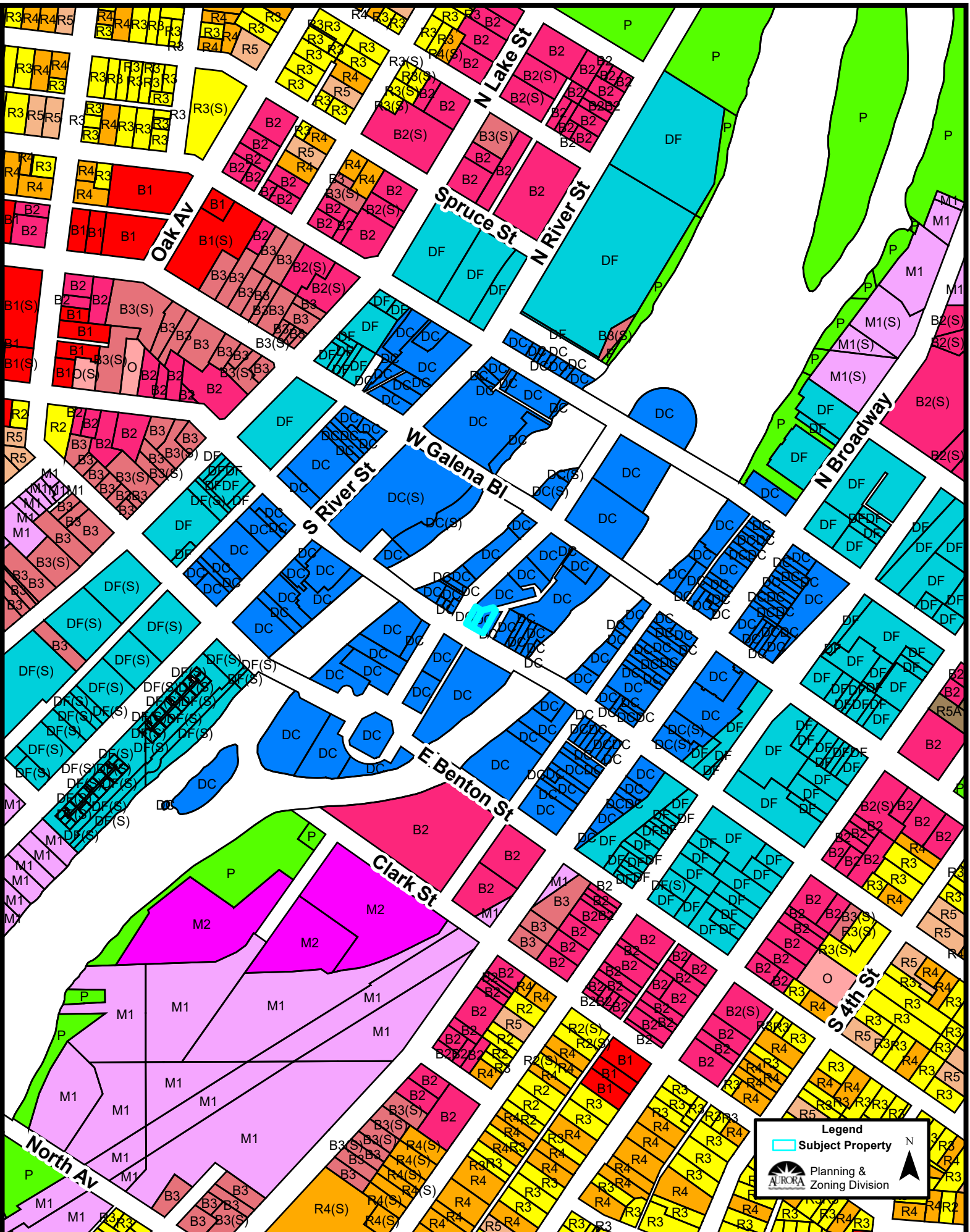
Legend

-  Subject Property

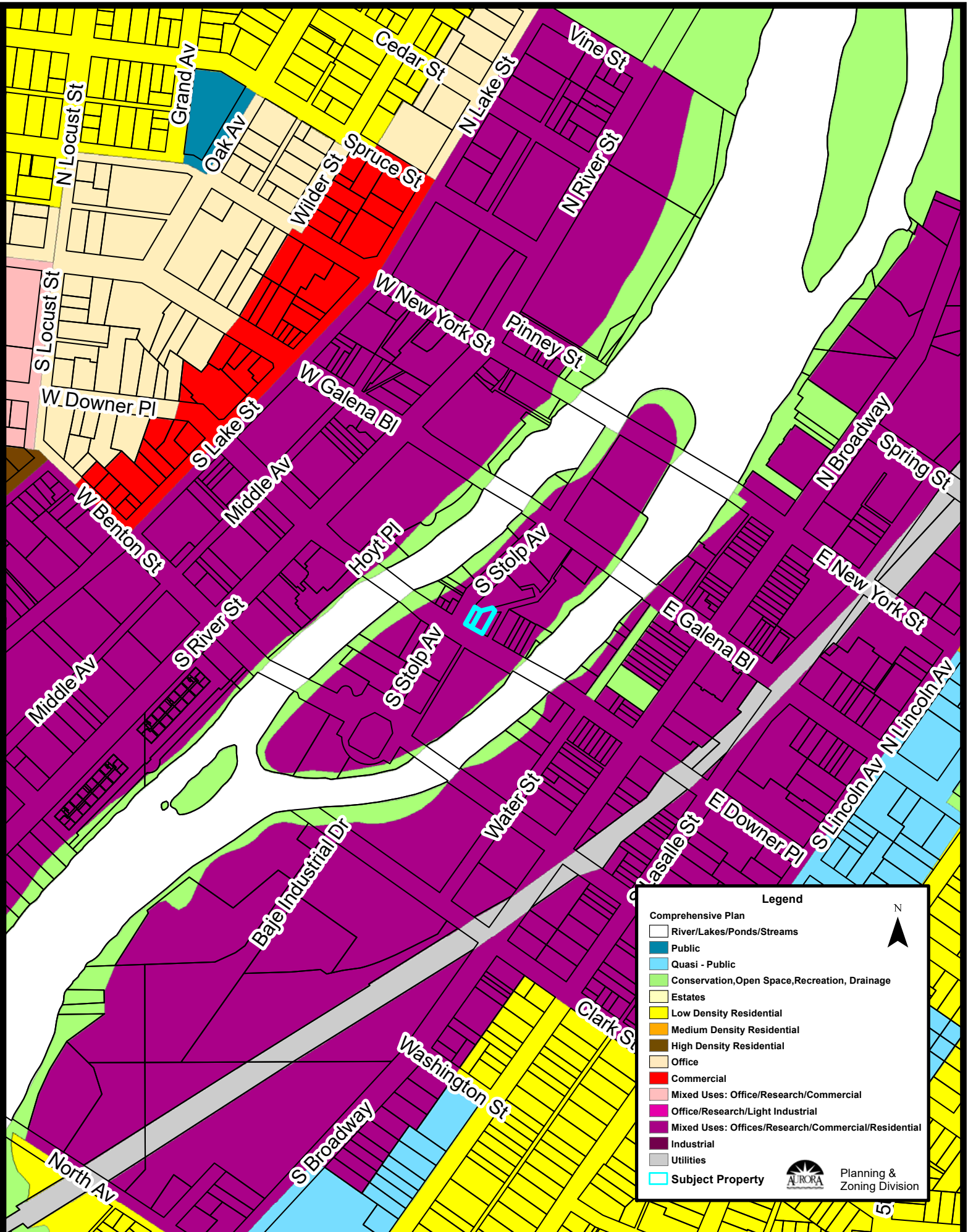
 Planning & Zoning Division

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Zoning Map (1:5,000):



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

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