

Property Research Sheet

Location ID#(s): 49098

As of: 3/6/2018

Researched By: Steve Broadwell

Address: 619 PARKER AV

Current Zoning: Unincorporated, Kane County zoning

Parcel Number(s): 15-34-276-006

Comp Plan Designation: Low Density Residential

Subdivision: H H Evans 8th Addn Part Lots 7 - 9 Blk 20

ANPI Neighborhood: Southeast Villages

Size: 0.139 Acres / 6,055 Sq. Ft.

School District: SD 131 - East Aurora School District

Park District: FVPD - Fox Valley Park District

Ward: 3

Current Land Use

Current Land Use: Residential: Single Family

AZO Land Use Category: One Family Dwelling (1110)

Number of Buildings: 1

Number of Stories: 2

Building Built In: 1936

Parking Spaces: 2

Total Building Area: 1,008 sq. ft.

Total Dwelling Units: 1

Zoning Provisions

Unincorporated Property, no current City of Aurora zoning provisions.

Setbacks and Other Bulk Standards:

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

Setbacks are typically as follows:

Front Yard Setback:

Rear Yard Setback:

Side Yard Setback:

Exterior Rear Yard Setback:

Exterior Side Yard Setback: Exterior Side

Setback Exceptions:

Yard Reverse Corner Setback:

Interior Drive Yard Setback:

Other bulk standards are typically as follows:

Building Separations:

Floor Area Ratio:

Minimum Lot Width and Area:

Minimum Primary Structure Size:

Maximum Lot Coverage:

Minimum Dwelling Unit Size:

Maximum Structure Height:

Maximum Density:

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 .

Permitted Uses:

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

Special Uses:

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

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 .

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):




Parker Av

Bangs St

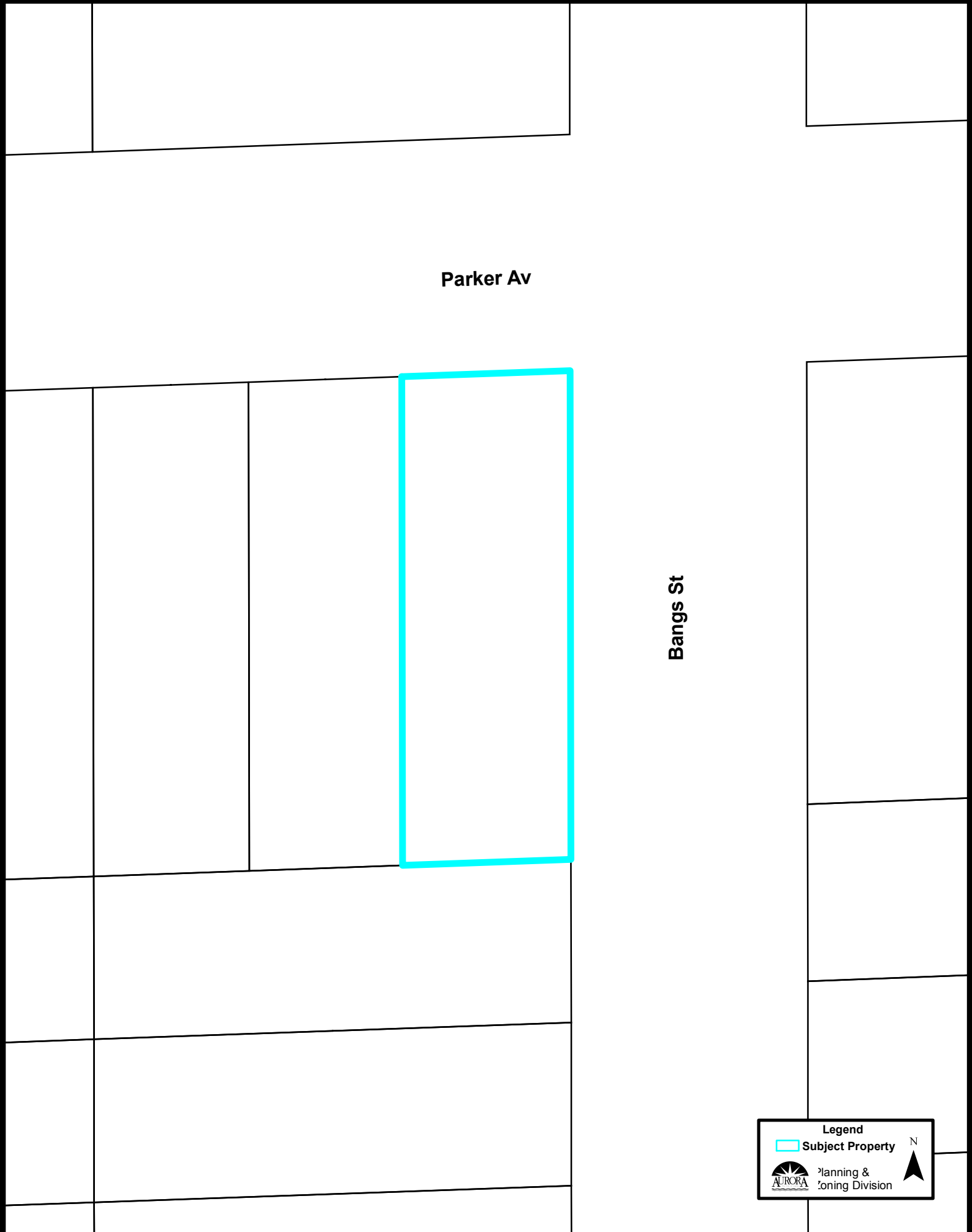
Legend
Subject Property



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Aerial Map (1:1,000):





Parker Av

Bangs St

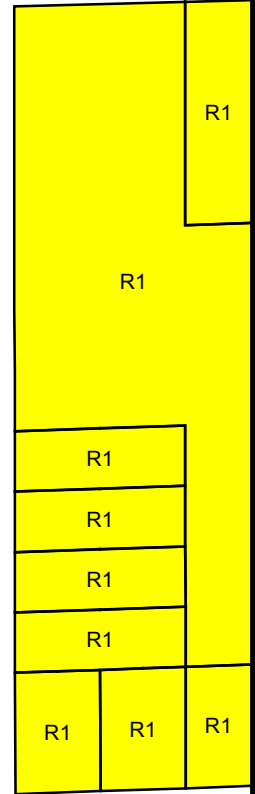
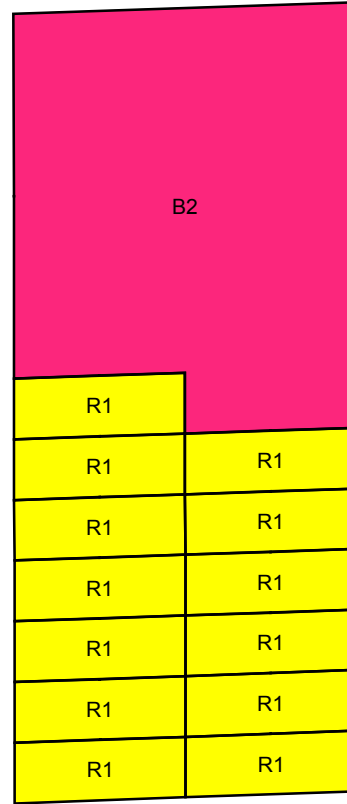
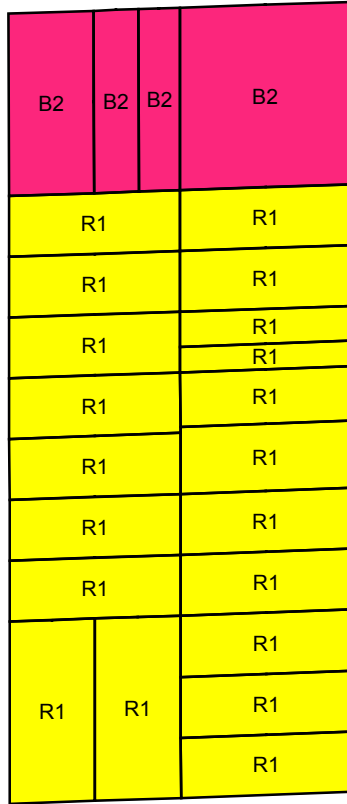
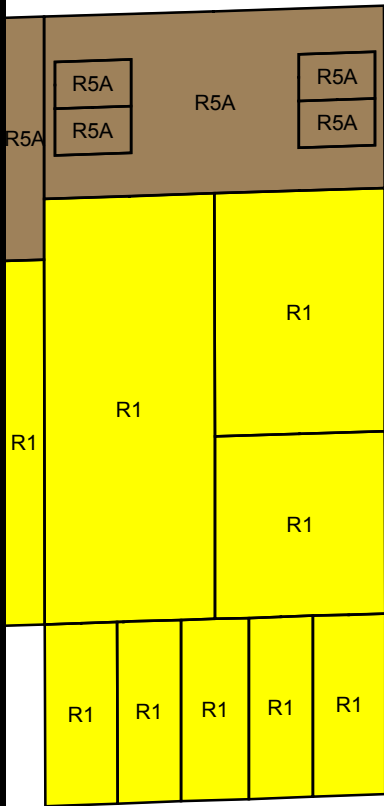
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 Subject Property

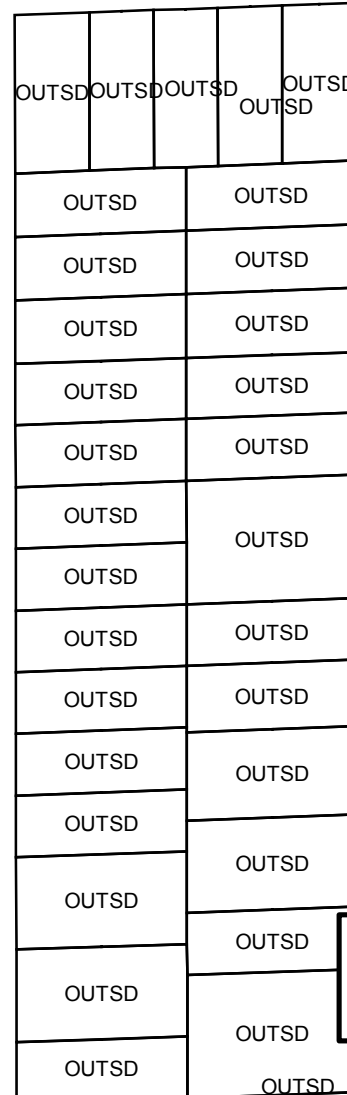
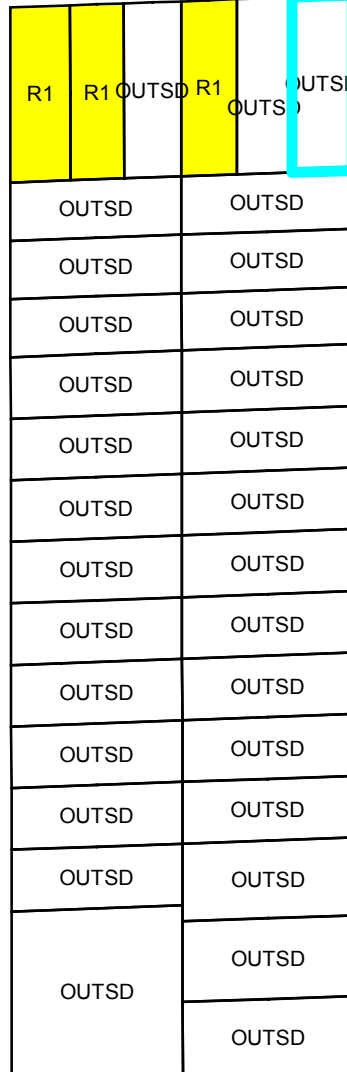
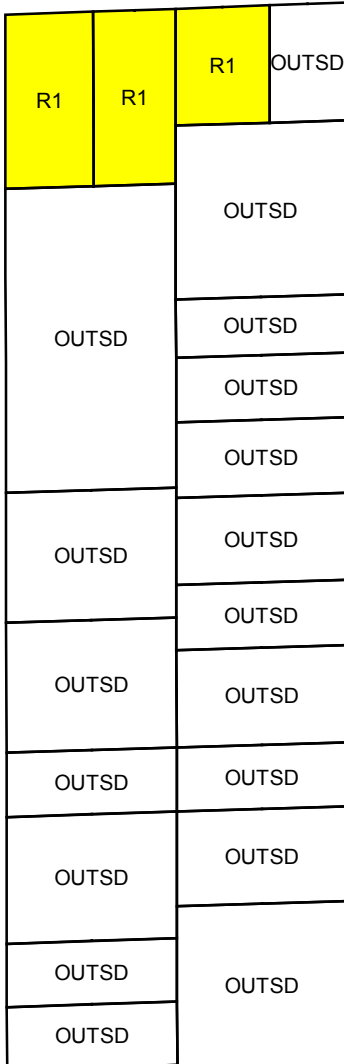
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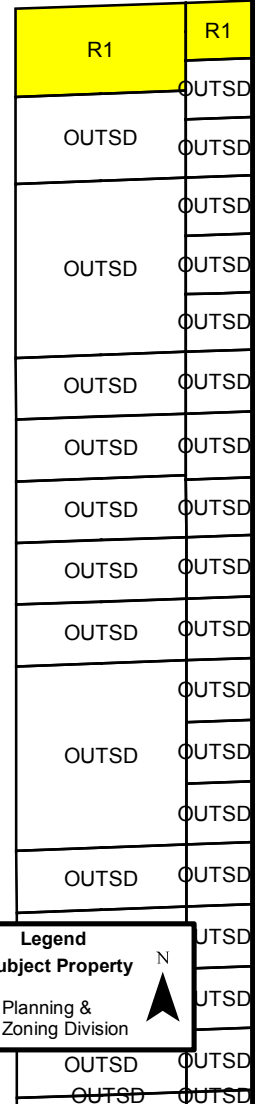
Zoning Map (1:5,000):



Parker Av




S Union St





S Spencer St

Bangs St

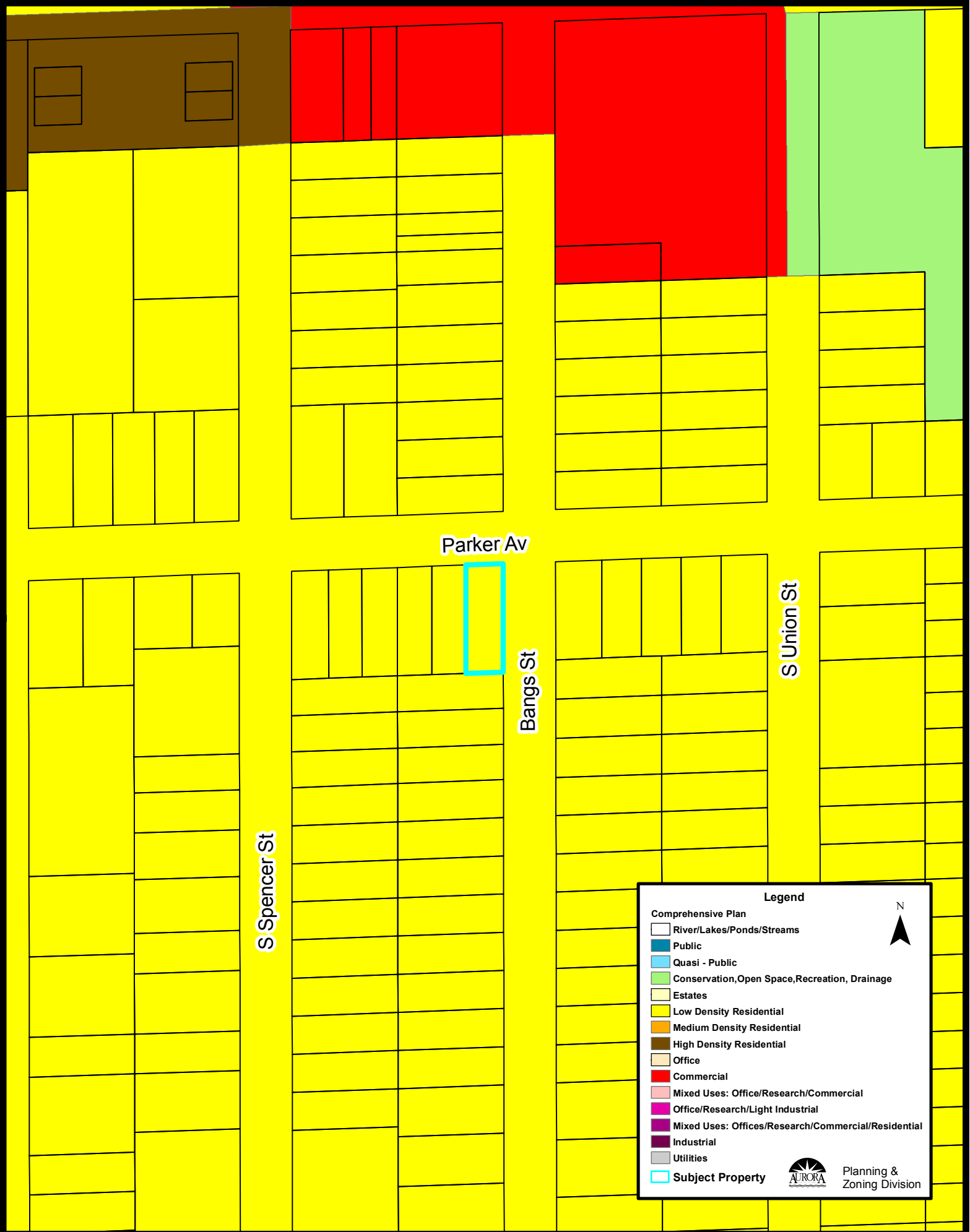
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Comprehensive Plan (1:5,000):



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

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