

Property Research Sheet

Location ID#: 17366

As of: 11/23/2015

Researched By: Jill Hall

Address: 418 Grand Avenue

Comp Plan Designation: Low Density Residential

Subdivision: Lot 13 of JR & JC Hanna's Addition,

School District: SD 129 - West Aurora School District

Parcel Number(s): 15-22-101-014

Park District: FVPD - Fox Valley Park District

Size: 0.209 Acres

Ward: 6

Current Zoning: R-1 One Family Dwelling

Historic District: Tanner Historic District

1929 Zoning: A Residential Districts

ANPI Neighborhood: Near West Galena

1957 Zoning: R-1 One-Family Dwelling District

TIF District:

Current Land Use

Current Land Use: Residential: Single Family

Number of Stories: 2

Number of Buildings: 1

Total Dwelling Units: 1

Building Built In: 1907

Residential Rental: 0

Total Building Area: 1,972 sq. ft.

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, and 7.5 Permitted Exceptions:

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 legislative history for this Property.

Location Maps Attached:

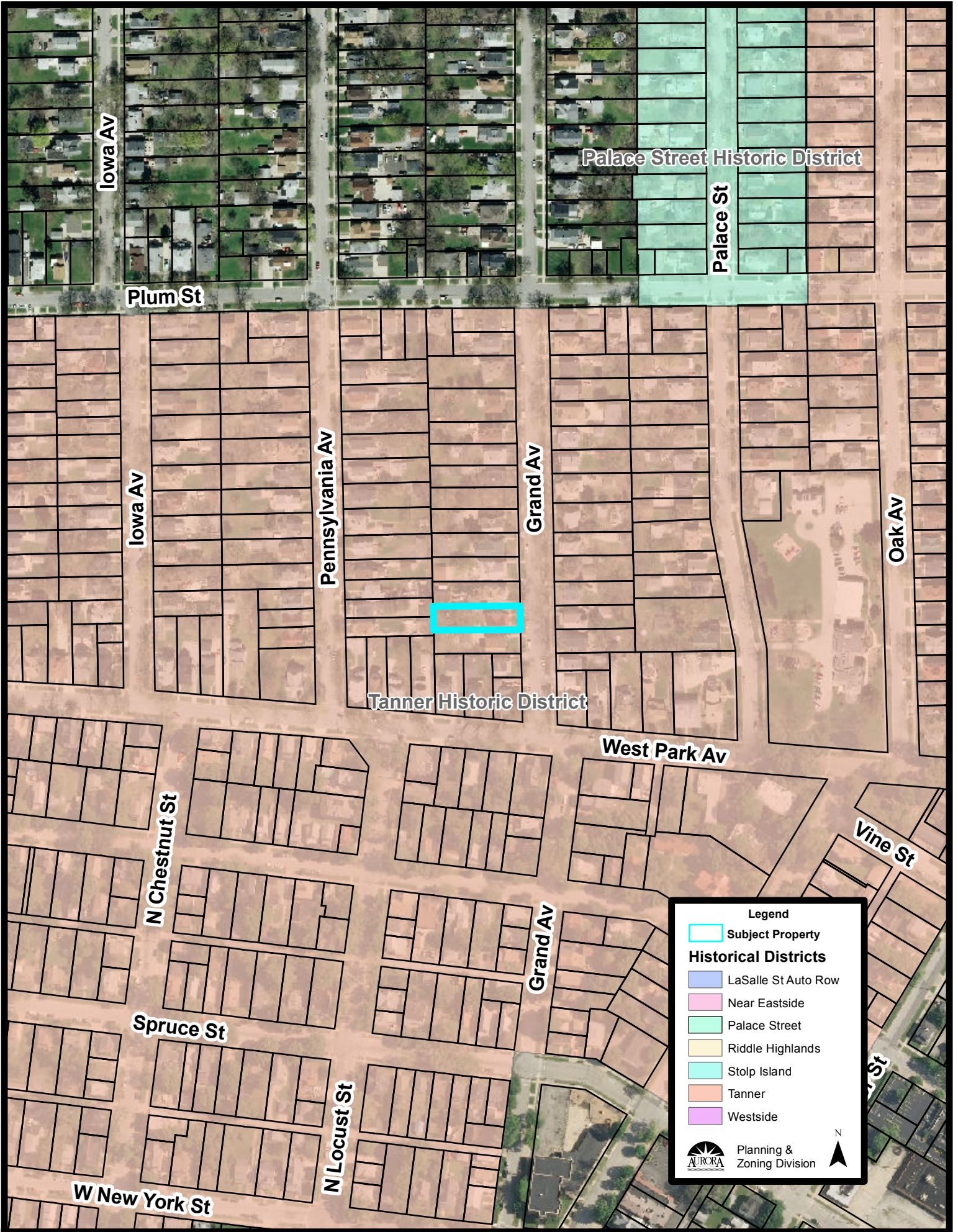
Aerial Overview

Location Map

Zoning Map

Comprehensive Plan Map

Historical District Map (1:3,000):

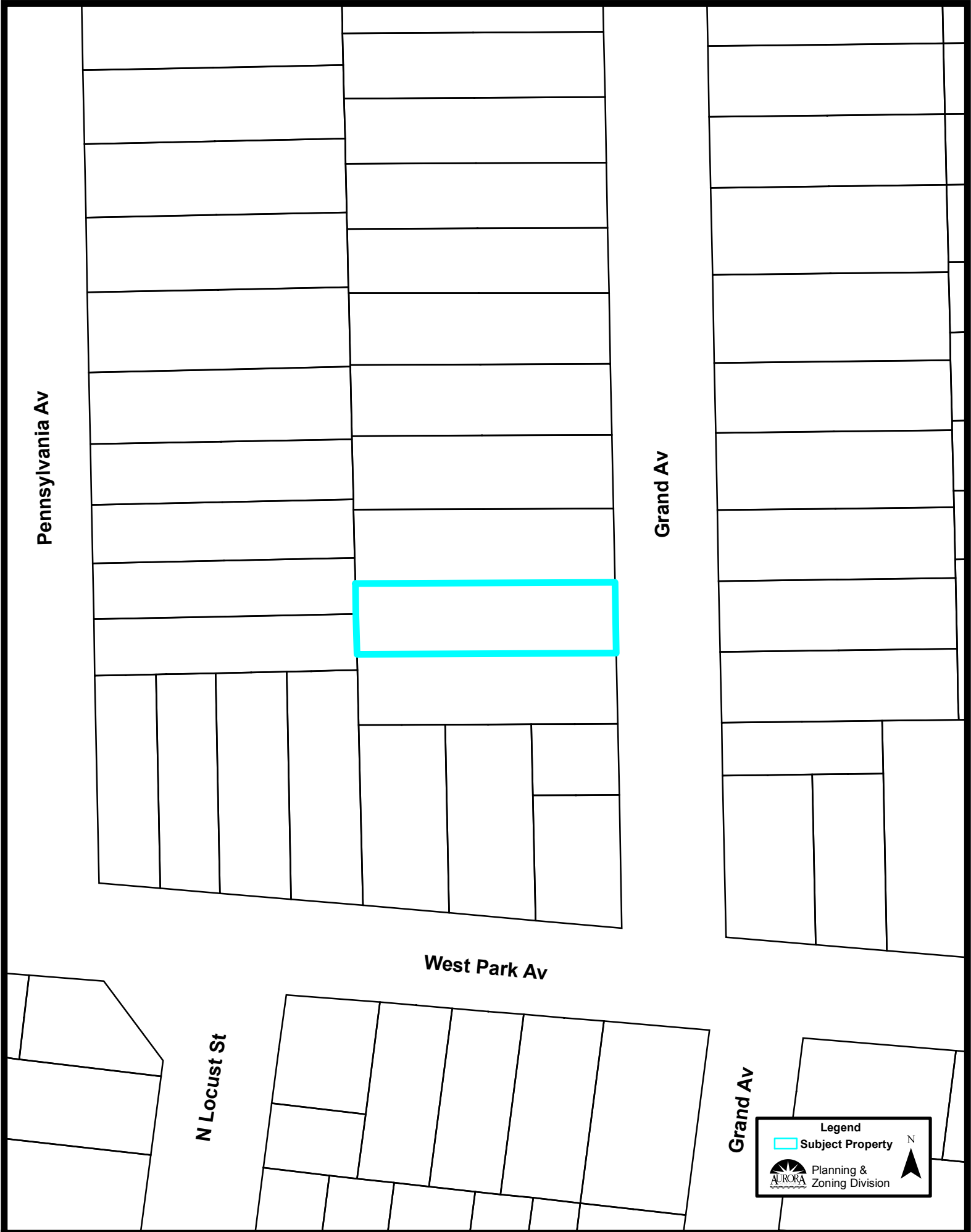


Legend

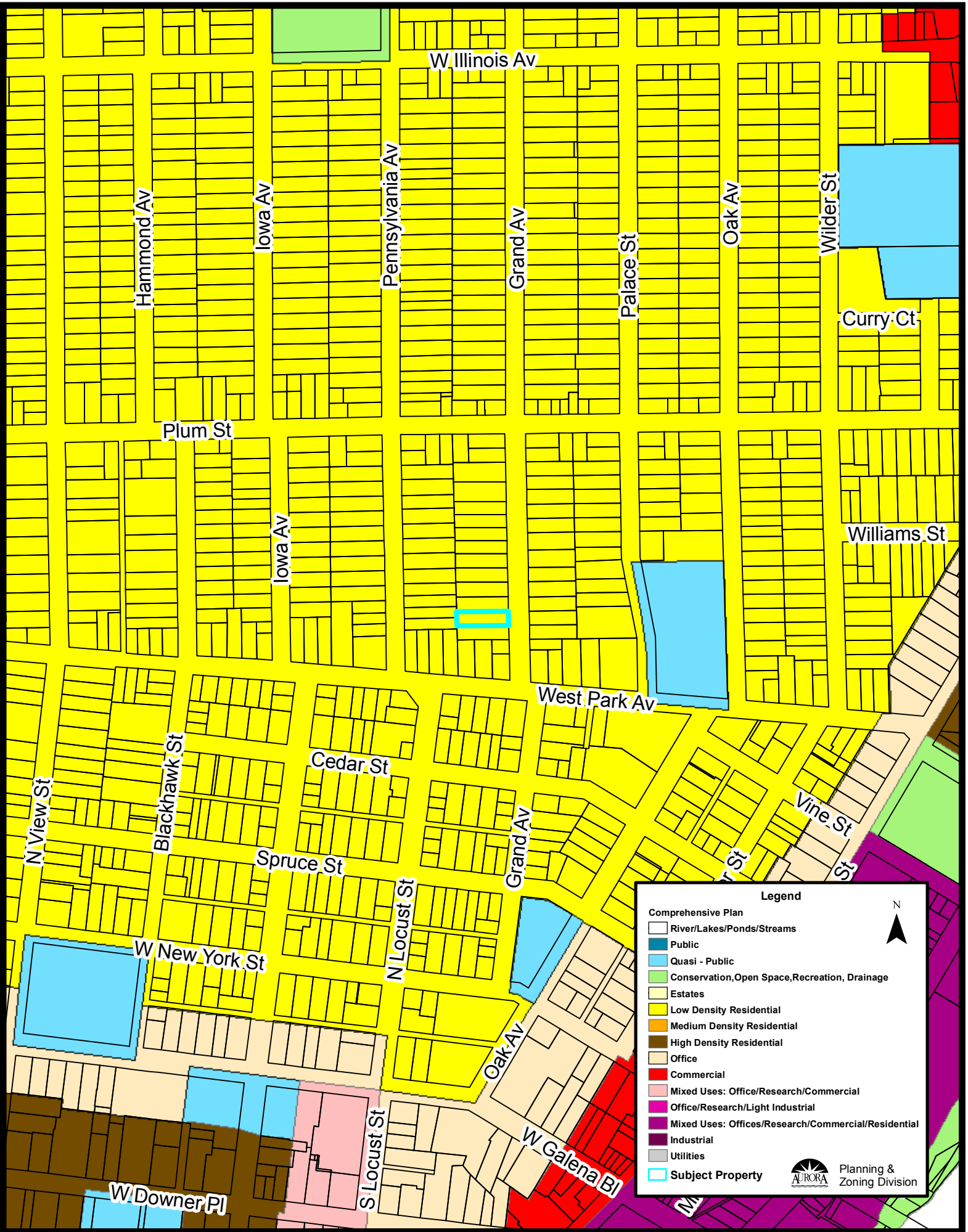
- Subject Property
- Historical Districts**
 - LaSalle St Auto Row
 - Near Eastside
 - Palace Street
 - Riddle Highlands
 - Stolp Island
 - Tanner
 - Westside

Planning & Zoning Division

Location Map (1:1,000):



Comprehensive Plan (1:5,000):



Legend

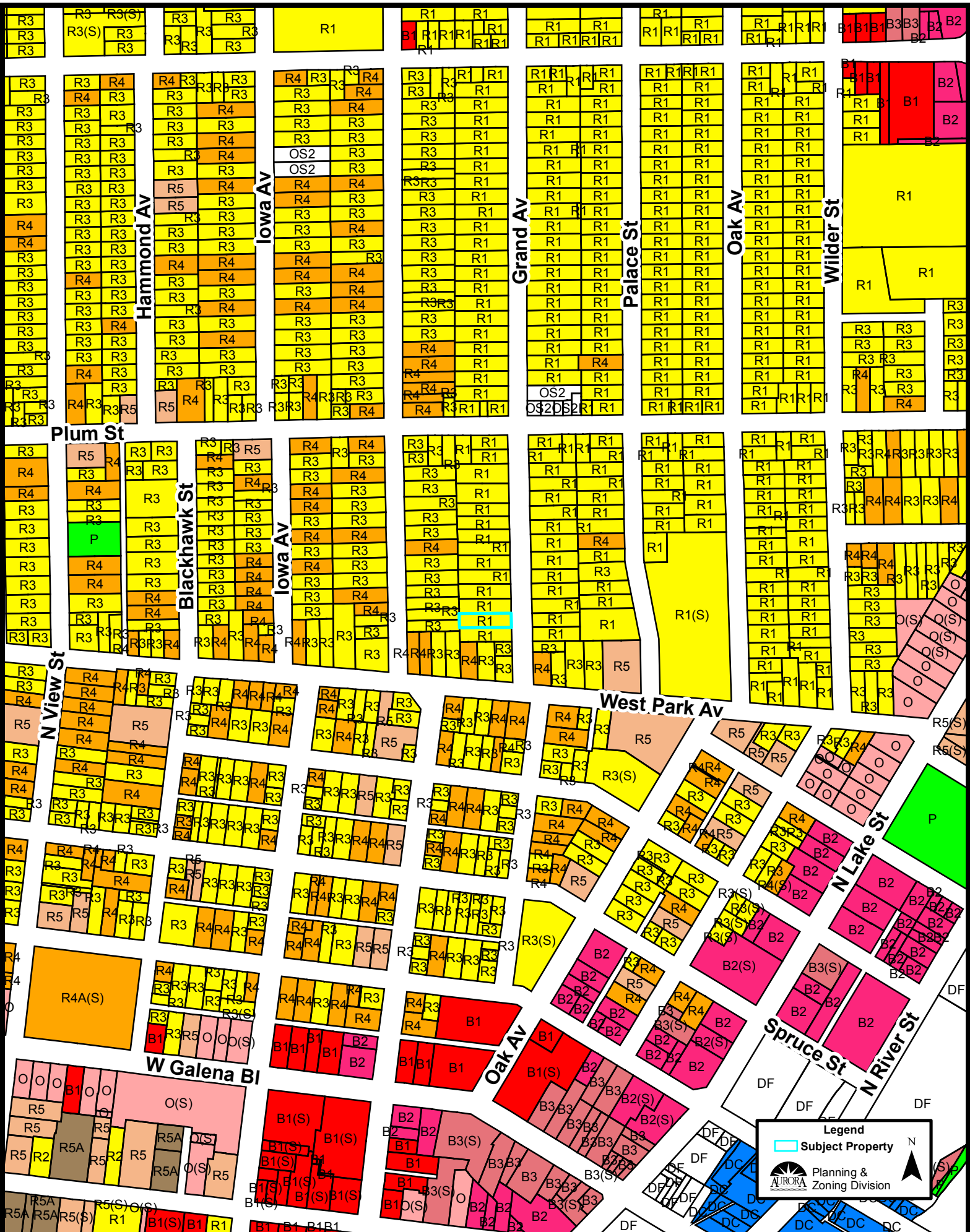
Comprehensive Plan

- 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

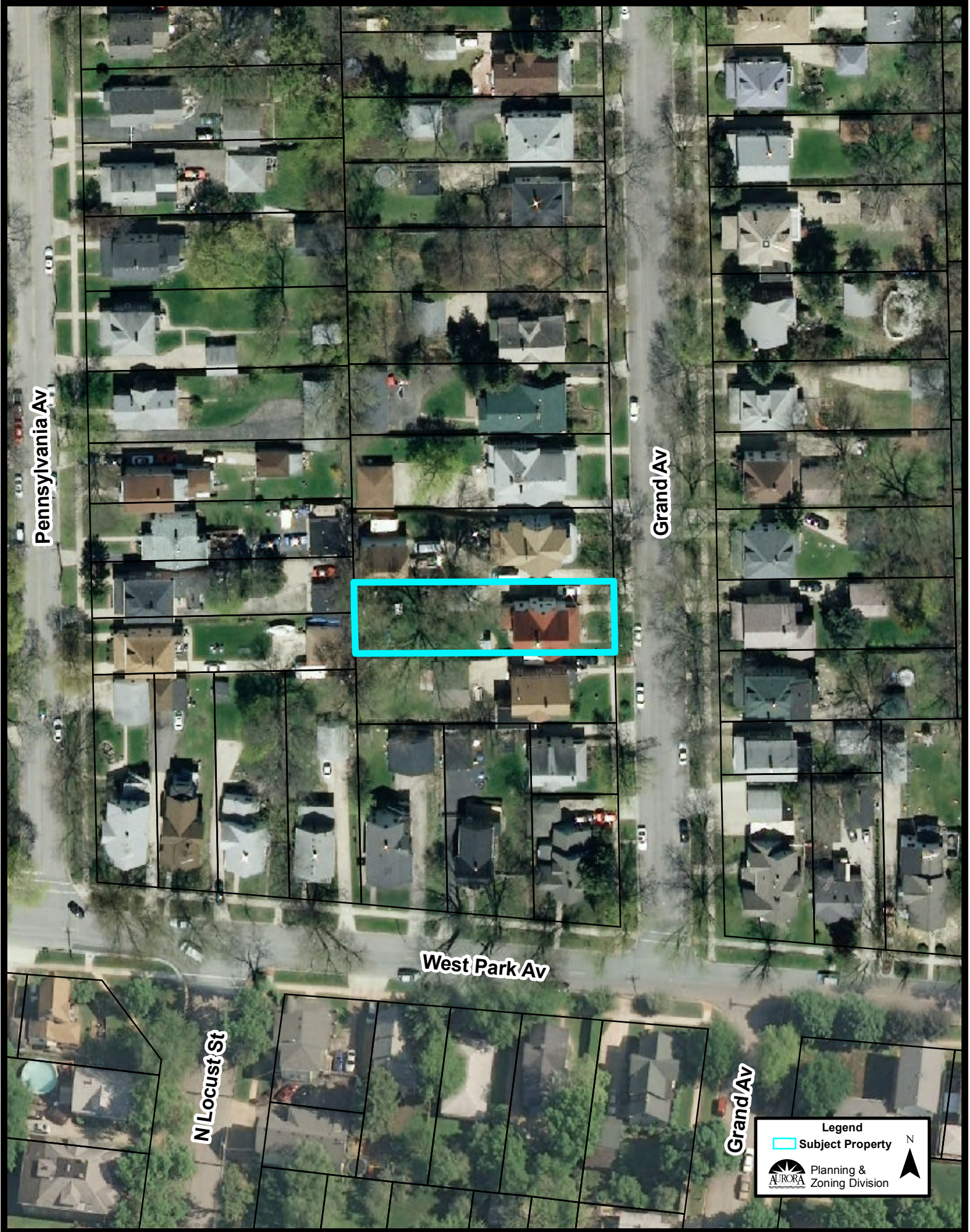
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Zoning Plan (1:5,000):



Aerial Photo (1:1,000):



Riddle Highlands Historic District Survey Form

Address

238 Lawndale Av
AURORA 60506

Parcel #

15-15-310-014

Survey Date

8/20/2002
12:00:00 AM



Landmark

Absentee Owner

District

Riddle
Highlands
Historic
District

Location Id

21983

Significance

Primary

National Register

No

State Survey

No

Local Survey

No

Current Use

Single Family

Alterations

Shutters removed

Style

Colonial Revival

Secondary Buildings

Rear 2 car stone garage

Historic Use

Single Family

Condition

Excellent

Stories

2

Foundation

Limestone to ground

Windows

6/6 wood double- hung

Doors

Wood paneled 1/4 light
with 6 panes

Roof Material

Asphalt

Fence

Rear wood
split rail

Eaves

Shallow with
wood returns

Ornament

orig. metal shutter
anchors, stone flat arch
above windows, copper
flashings with fluted
columns

Walls

Limestone

Roof Type

Side gabled

Porch

Pedimented overhang
stone steps

Pre 1929 Address

Not Listed

Pre 1886 Address

Architect

Spieler

Builder

Current Owner

Original Owner

Date Built

1st City Directory Listing

Federal National Mortgage

TG Miller

1931 TG Miller

Address

P.O. Box 650043
Dallas TX 75265

1867 Aerial

1882 Aerial

1888 Sanborn

1897 Sanborn

1907 Sanborn

Historic Information / Other Comments

5-28-1934 new frame porch L1211 \$600 Ted Miller - own, Carl Linder cont 10-18-1949
reroof house \$277 AF Erickson - own, Olsson Roofing - cont