

Property Research Sheet

Location ID#(s): 25727

As of: 5/25/2021

Researched By: Steve Broadwell

Address: 632 S. Ohio St.

Current Zoning: B-3, Business and Wholesale

Parcel Number(s): 15-26-452-010

1929 Zoning: B Residential Districts

Size: .62 Acres / 27,007 Sq. Ft.

1957 Zoning: R-2 One-Family Dwelling District

School District: SD 131 - East Aurora School District

Comp Plan Designation: Commercial

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

Building Built In: 1900

Total Building Area: 1,518 sq. ft.

Number of Stories: 2

Zoning Provisions

Setbacks and Other Bulk Standards:

Requirements are pursuant to the Aurora Zoning Ordinance Section(s) 8.4.

Setbacks are typically as follows:

Front Yard Setback: From Tollway - 75 feet; from Arterial - 30 feet; from other - 15 feet.

Side Yard Setback: From Fox River - 30 Feet; from residential - 20 feet; from manufacturing - 8 feet; from other - 10 feet.

Rear Yard Setback: From Fox River - 30 Feet; from residential - 20 feet; from manufacturing - 8 feet; from other - 10 feet.

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

Legislative History

O1925-2001 approved on 9/8/1925: AN ORDINANCE NUMBER 2001 PROVIDING FOR THE ANNEXATION OF A CERTAIN TRACT OF LAND TO THE CITY OF AURORA, AS HEREIN DESCRIBED.

O1926-2050 approved on 8/16/1926: AN ORDINANCE NUMBER 2050 TO AMEND ORDINANCE NUMBER 1883 KNOWN AS THE BUILDING ZONE ORDINANCE FOR AURORA, ILLINOIS, ESTABLISHING A PLAN FOR DIVIDING THE CITY OF AURORA INTO DISTRICTS FOR THE PURPOSE OF REGULATING THE LOCATION OF TRADES AND INDUSTRIES AND OF BUILDINGS AND STRUCTURES DESIGNED FOR DWELLINGS, APARTMENT HOUSES, TRADES, INDUSTRIES AND OTHER SPECIFIED USES, FOR REGULATING THE HEIGHT, VOLUME AND SIZE OF BUILDINGS AND STRUCTURES, AND INTENSITY OF USE OF LOT AREAS, FOR DETERMINING BUILDING LINES, FOR CREATING A BOARD OF APPEALS AND FOR OTHER PURPOSES.

O1929-2250 approved on 6/18/1929: AN ORDINANCE NO.2250 AMENDING ORDINANCE NO.2050 WHICH AMENDS ORDINANCE NO.1183, KNOWN AS THE BUILDING ZONE ORDINANCE FOR AURORA, ILLINOIS, ESTABLISHING A PLAN FOR DIVIDING THE CITY OF AURORA INTO DISTRICTS FOR THE PURPOSE OF REGULATING THE LOCATION OF TRADES AND INDUSTRIES AND OF BUILDINGS AND STRUCTURES DESIGNED FOR DWELLINGS, APARTMENT HOUSES, TRADES, INDUSTRIES, AND OTHER SPECIFIED USES, FOR REGULATING THE HEIGHT, VOLUME, AND SIZE OF BUILDINGS AND STRUCTURES, AND INTENSITY OF USE OF LOT AREAS, FOR DETERMINING BUILDING LINES, FOR CREATING A BOARD OF APPEALS, AND FOR OTHER PURPOSES.

O1957-3100 approved on 11/4/1957: AURORA ZONING ORDINANCE AND MAP.

O1993-127 approved on 12/21/1993: VACATING A PORTION OF DEDICATED RIGHT-OF-WAY OF OHIO STREET, SOUTH OF SIXTH AVENUE

Location Maps Attached:

Aerial Overview

Location Map

Zoning Map

Comprehensive Plan Map

Aerial Photo (1:1,000):





6th Av


S Ohio St

Hill Av

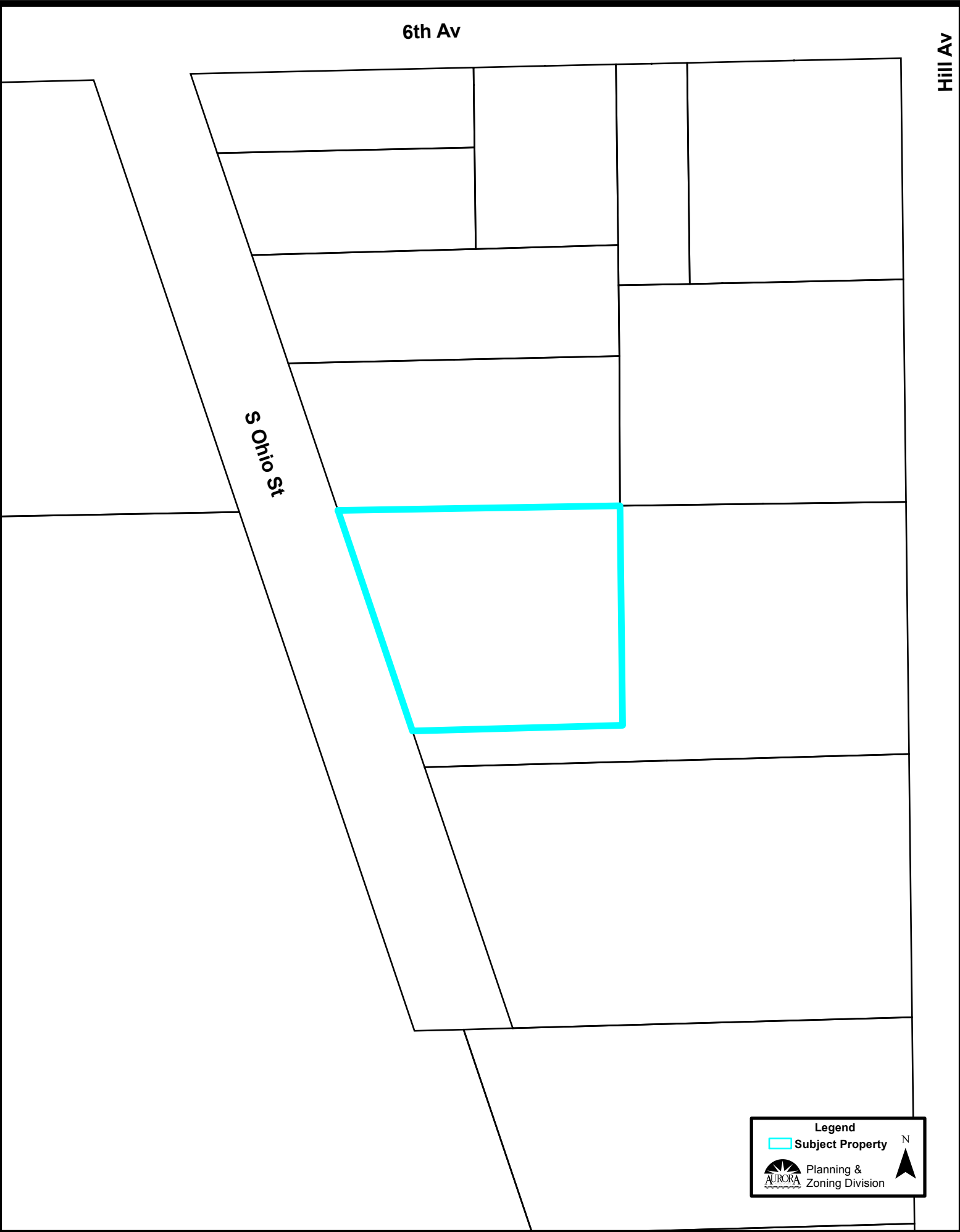
Legend

 Subject Property

 Planning & Zoning Division

 N

Location Map (1:1,000):



Legend

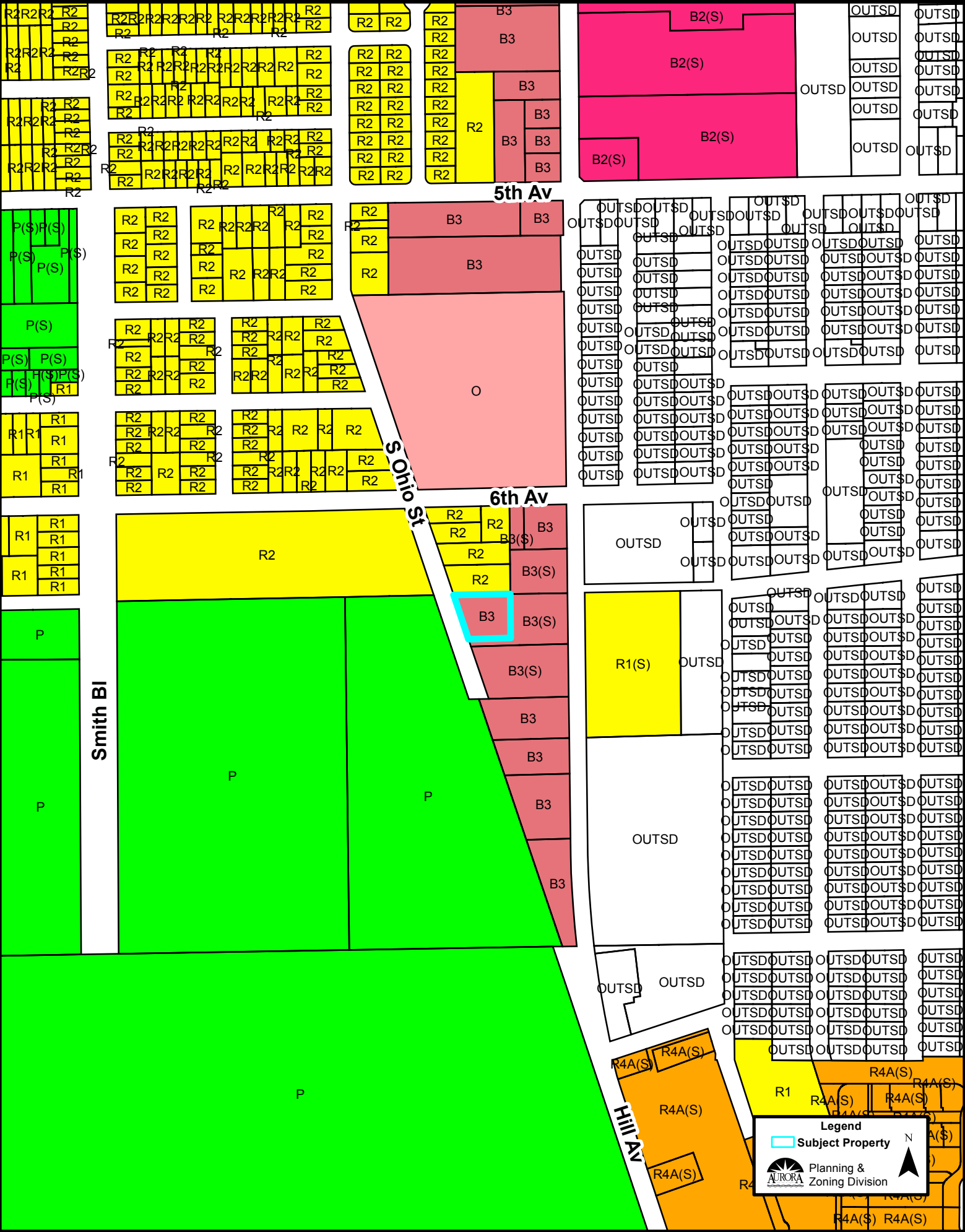
 Subject Property

 Planning & Zoning Division

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Zoning Map (1:5,000):



Comprehensive Plan (1:5,000):

