

# Property Research Sheet

**Location ID#(s): 46990-63873**

As of: 9/27/2016

Researched By: Alex Minnella

Address: 424 Hill Ave and 434 Hill Ave

Current Zoning: Unincorporated, Kane County zoning

Parcel Number(s): 15-26-276-007 and 15-26-276-026

1929 Zoning: Not Applicable

Subdivision:

1957 Zoning: Not Applicable

Size: 6.33 Acres

Comp Plan Designation: Commercial and Low Density Residential

School District: SD 131 - East Aurora School District

ANPI Neighborhood: None

Park District: FVPD - Fox Valley Park District

TIF District: N/A

Ward: 7

Historic District: None

Overall Development Name: Cinco De Mayo

## **Current Land Use**

Current Land Use: Commercial

AZO Land Use Category: Retail sales or service (2100)

Number of Buildings: 2

Total Building Area: 1,000 sq. ft.

Building Built In: 1934

Number of Stories: 1

## **Zoning Provisions**

Unincorporated Property, no current City of Aurora zoning provisions.

## **Miscellaneous Notes on History**

None

## **Legislative History**

There is no known legislative history for this Property

## **Location Maps Attached:**

Aerial Overview

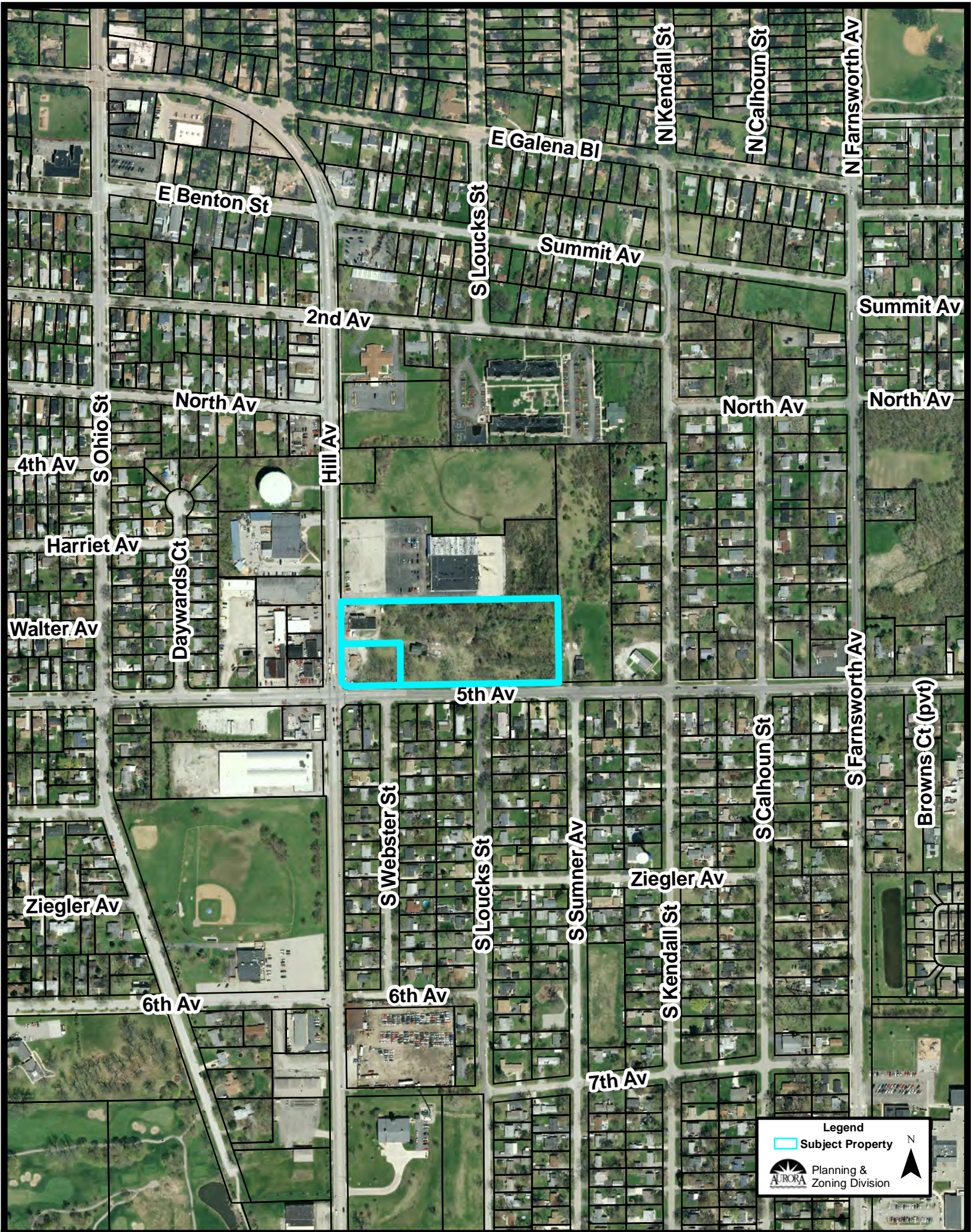
Location Map

Zoning Map

Comprehensive Plan Map



Aerial Photo (1:5,000):



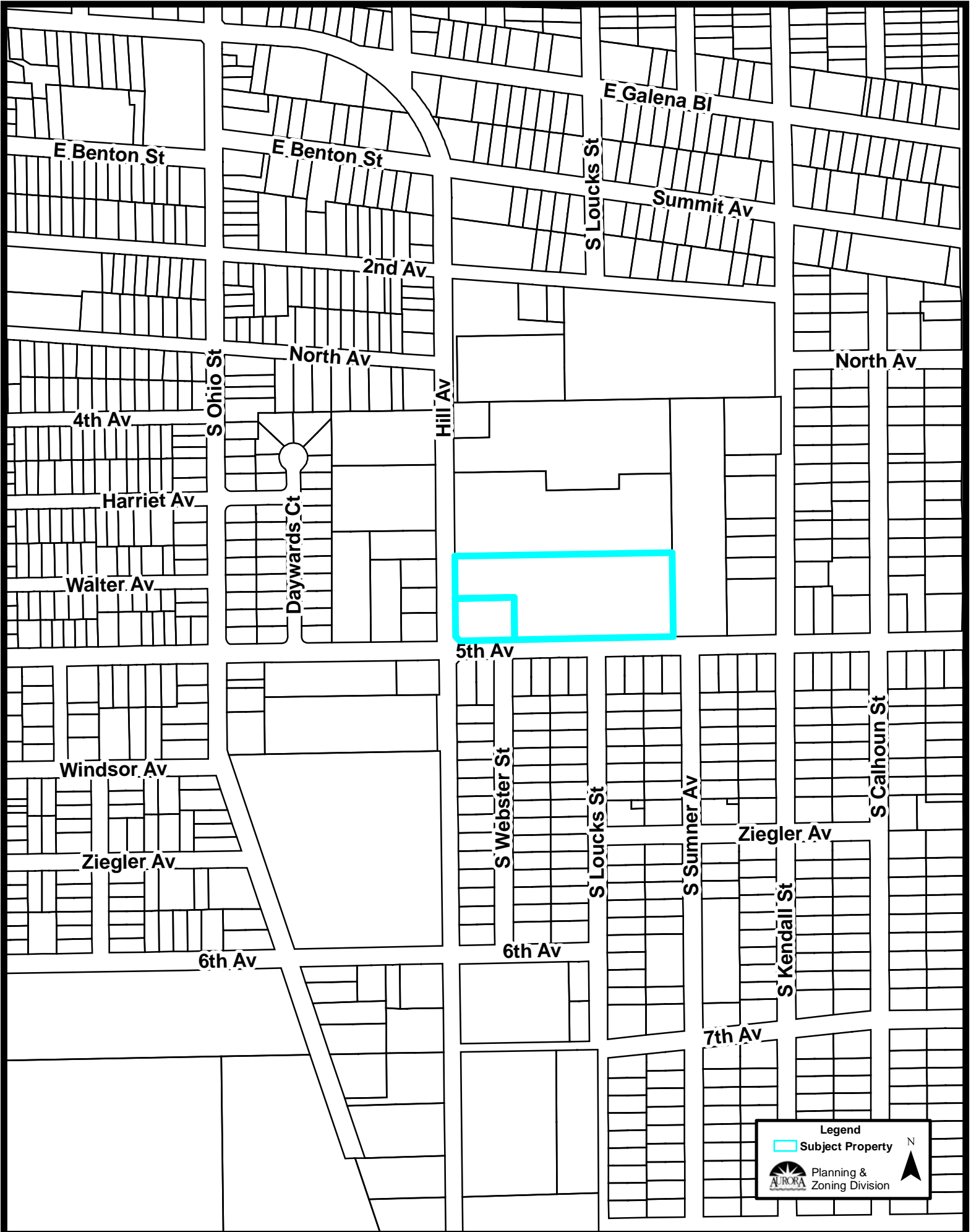
Legend

- Subject Property

Planning & Zoning Division

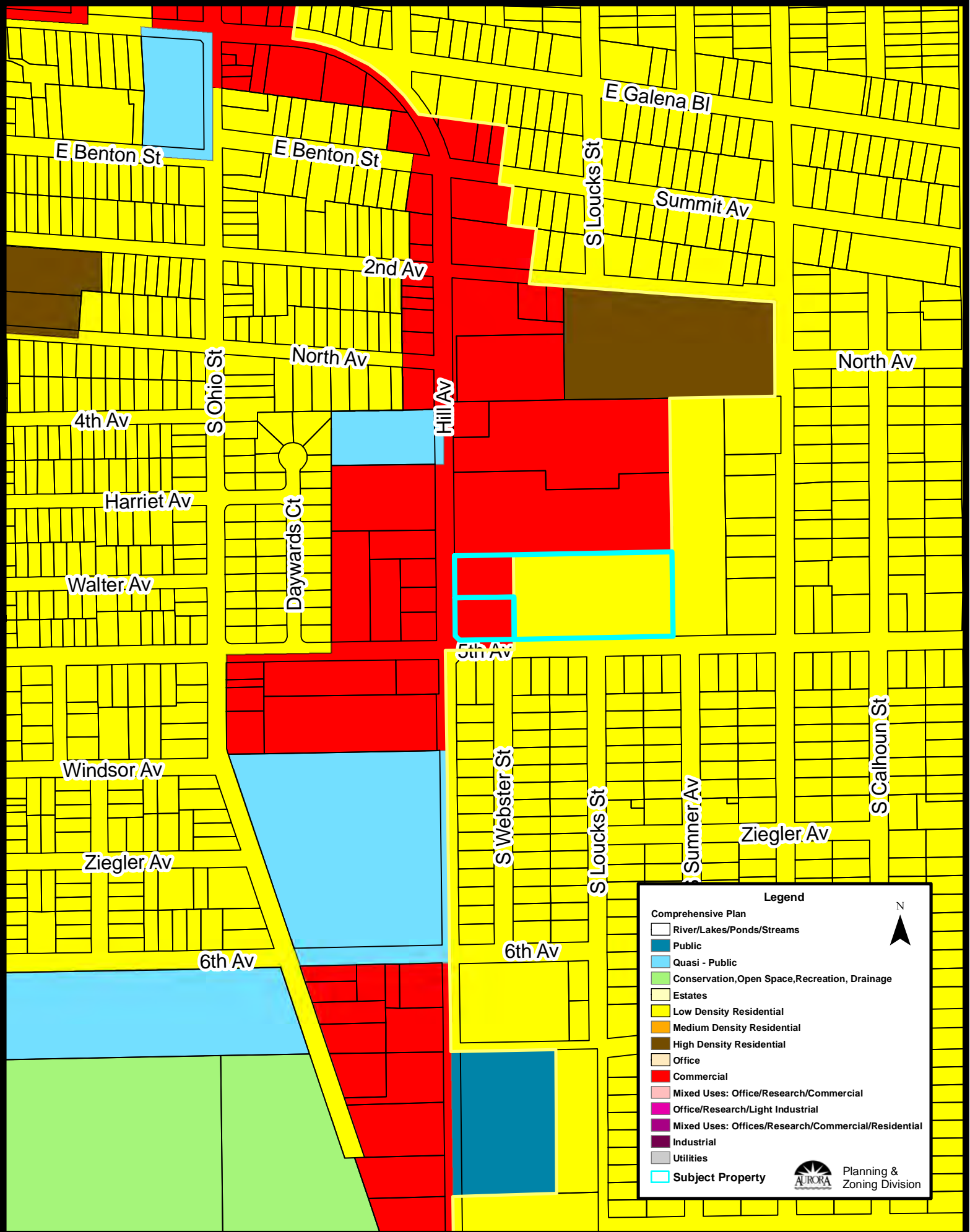


Location Map (1:5,000):





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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