

## Property Research Sheet

**Location ID#: 66178**

As of: 7/29/2015

Researched By: Ty McCarthy

Address: 724 Pennsylvania Ave

Comp Plan Designation: Low Density Residential

Subdivision: Block 1 of Hotzs Addition,

School District: SD 129 - West Aurora School District

Parcel Number(s): 15-16-428-039

Park District: FVPD - Fox Valley Park District

Size: 2.631183 Acres

Ward: 6

Current Zoning: R-1 One-Family Dwelling District

Historic District: None

1929 Zoning: B Residential Districts

ANPI Neighborhood: None

1957 Zoning: Not Applicable

TIF District: N/A

## Current Land Use

Current Land Use: Quasi-Public: School

Number of Buildings: 3

## 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

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**

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There is no legislative history for this Property.

**Location Maps Attached:**

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- Aerial Overview
- Aerial Map
- Zoning Map
- Comprehensive Plan Map

## Property Research Sheet

**Location ID#: 19875**

As of: 7/29/2015

Researched By: Ty McCarthy

Address: 735 Iowa Ave

Comp Plan Designation: Low Density Residential

Subdivision: Lot 34 of Highland Addition,

School District: SD 129 - West Aurora School District

Parcel Number(s): 15-16-428-017

Park District: FVPD - Fox Valley Park District

Size: 0.227873 Acres

Ward: 6

Current Zoning: R-3 One-Family Dwelling District

Historic District: None

1929 Zoning: B Residential Districts

ANPI Neighborhood: None

1957 Zoning: R-4 Two-Family Dwelling District

TIF District: N/A

## Current Land Use

Current Land Use: Vacant Land/Open Space

## Zoning Provisions

### Setbacks and Other Bulk Standards:

Requirements are pursuant to the Aurora Zoning Ordinance Section(s) 5 and 7.7.

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

**Interior Drive Yard Setback:**

**Exterior Side Yard Setback:** 10 feet

**Exterior Side Yard Reverse Corner**

**Setback:** 15 feet

**Exterior Rear Yard Setback:**

**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 60 feet and 8,000 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 950 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 7.7.

Permitted Uses:

Permitted Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.2, and 7.7

Special Uses:

Special Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.3, and 7.7

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 7.7.

**Legislative History**

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The known legislative history for this Property is as follows:

**077-4526 approved on :** AN ORDINANCE AMENDING ORDINANCE NUMBER 3100 BEING THE AURORA ZONING ORDINANCE AND THE ZONING MAP ATTACHED THERETO

**Location Maps Attached:**

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- Aerial Overview
- Aerial Map
- Zoning Map
- Comprehensive Plan Map

## Property Research Sheet

**Location ID#: 19876**

As of: 7/29/2015

Researched By: Ty McCarthy

Address: 731 Iowa Ave

Comp Plan Designation: Low Density Residential

Subdivision: Lot 35 of Highland Addition,

School District: SD 129 - West Aurora School District

Parcel Number(s): 15-16-428-018

Park District: FVPD - Fox Valley Park District

Size: 0.227884 Acres

Ward: 6

Current Zoning: R-3 One-Family Dwelling District

Historic District: None

1929 Zoning: B Residential Districts

ANPI Neighborhood: None

1957 Zoning: R-4 Two-Family Dwelling District

TIF District: N/A

## Current Land Use

Current Land Use: Vacant Land/Open Space

## Zoning Provisions

### Setbacks and Other Bulk Standards:

Requirements are pursuant to the Aurora Zoning Ordinance Section(s) 5 and 7.7.

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 60 feet and 8,000 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 950 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 7.7.

Permitted Uses:

Permitted Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.2, and 7.7

Special Uses:

Special Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.3, and 7.7.

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 7.7.

**Legislative History**

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The known legislative history for this Property is as follows:

**077-4526 approved on :** AN ORDINANCE AMENDING ORDINANCE NUMBER 3100 BEING THE AURORA ZONING ORDINANCE AND THE ZONING MAP ATTACHED THERETO

**Location Maps Attached:**

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- Aerial Overview
- Aerial Map
- Zoning Map
- Comprehensive Plan Map

## Property Research Sheet

**Location ID#: 55548**

As of: 7/29/2015

Researched By: Ty McCarthy

Address: 0 Open Space

Comp Plan Designation: Low Density Residential

Subdivision: Lot 38 of Highland Addition,

School District: SD 129 - West Aurora School District

Parcel Number(s): 15-16-428-019

Park District: FVPD - Fox Valley Park District

Size: 0.22787 Acres

Ward: 6

Current Zoning: R-3 One-Family Dwelling District

Historic District: None

1929 Zoning: B Residential Districts

ANPI Neighborhood: None

1957 Zoning: R-4 Two-Family Dwelling District

TIF District: N/A

## Current Land Use

Current Land Use: Parking Lot/Open Space

## Zoning Provisions

### Setbacks and Other Bulk Standards:

Requirements are pursuant to the Aurora Zoning Ordinance Section(s) 5 and 7.7.

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 60 feet and 8,000 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 950 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 7.7.

Permitted Uses:

Permitted Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.2, and 7.7.

Special Uses:

Special Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.3, and 7.7.

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 7.7.

**Legislative History**

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The known legislative history for this Property is as follows:

**077-4526 approved on :** AN ORDINANCE AMENDING ORDINANCE NUMBER 3100 BEING THE AURORA ZONING ORDINANCE AND THE ZONING MAP ATTACHED THERETO

**Location Maps Attached:**

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- Aerial Overview
- Aerial Map
- Zoning Map
- Comprehensive Plan Map



## Property Research Sheet

**Location ID#: 26399**

As of: 7/29/2015

Researched By: Ty McCarthy

Address: 730 Pennsylvania Ave

Comp Plan Designation: Low Density Residential

Subdivision: Lot 36 of Highland Addition,

School District: SD 129 - West Aurora School District

Parcel Number(s): 15-16-428-037

Park District: FVPD - Fox Valley Park District

Size: 0.212713 Acres

Ward: 6

Current Zoning: R-1 One-Family Dwelling District

Historic District: None

1929 Zoning: B Residential Districts

ANPI Neighborhood: None

1957 Zoning: R-1 One-Family Dwelling District

TIF District: N/A

## Current Land Use

Current Land Use: Vacant Land/Open Space

## 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

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**

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There is no legislative history for this Property

**Location Maps Attached:**

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- Aerial Overview
- Aerial Map
- Zoning Map
- Comprehensive Plan Map

## Property Research Sheet

**Location ID#: 26401**

As of: 7/29/2015

Researched By: Ty McCarthy

Address: 734 Pennsylvania Ave

Comp Plan Designation: Low Density Residential

Subdivision: Lot 33 of Highland Addition,

School District: SD 129 - West Aurora School District

Parcel Number(s): 15-16-428-036

Park District: FVPD - Fox Valley Park District

Size: 0.21275 Acres

Ward: 6

Current Zoning: R-1 One-Family Dwelling District

Historic District: None

1929 Zoning: B Residential Districts

ANPI Neighborhood: None

1957 Zoning: R-1 One-Family Dwelling District

TIF District: N/A

## Current Land Use

Current Land Use: Vacant Land/Open Space

## 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

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**

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There is no legislative history for this Property.

**Location Maps Attached:**

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- Aerial Overview
- Aerial Map
- Zoning Map
- Comprehensive Plan Map

## Property Research Sheet

**Location ID#: 56788**

As of: 7/29/2015

Researched By: Ty McCarthy

Address: 0 Parking Lot

Comp Plan Designation: Low Density Residential

Subdivision: Lot 37 of Highland Addition,

School District: SD 129 - West Aurora School District

Parcel Number(s): 15-16-428-038

Park District: FVPD - Fox Valley Park District

Size: 0.212608 Acres

Ward: 6

Current Zoning: R-1 One-Family Dwelling District

Historic District: None

1929 Zoning: B Residential Districts

ANPI Neighborhood: None

1957 Zoning: R-1 One-Family Dwelling District

TIF District: N/A

## Current Land Use

Current Land Use: Parking Lot/Open Space

## 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

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**

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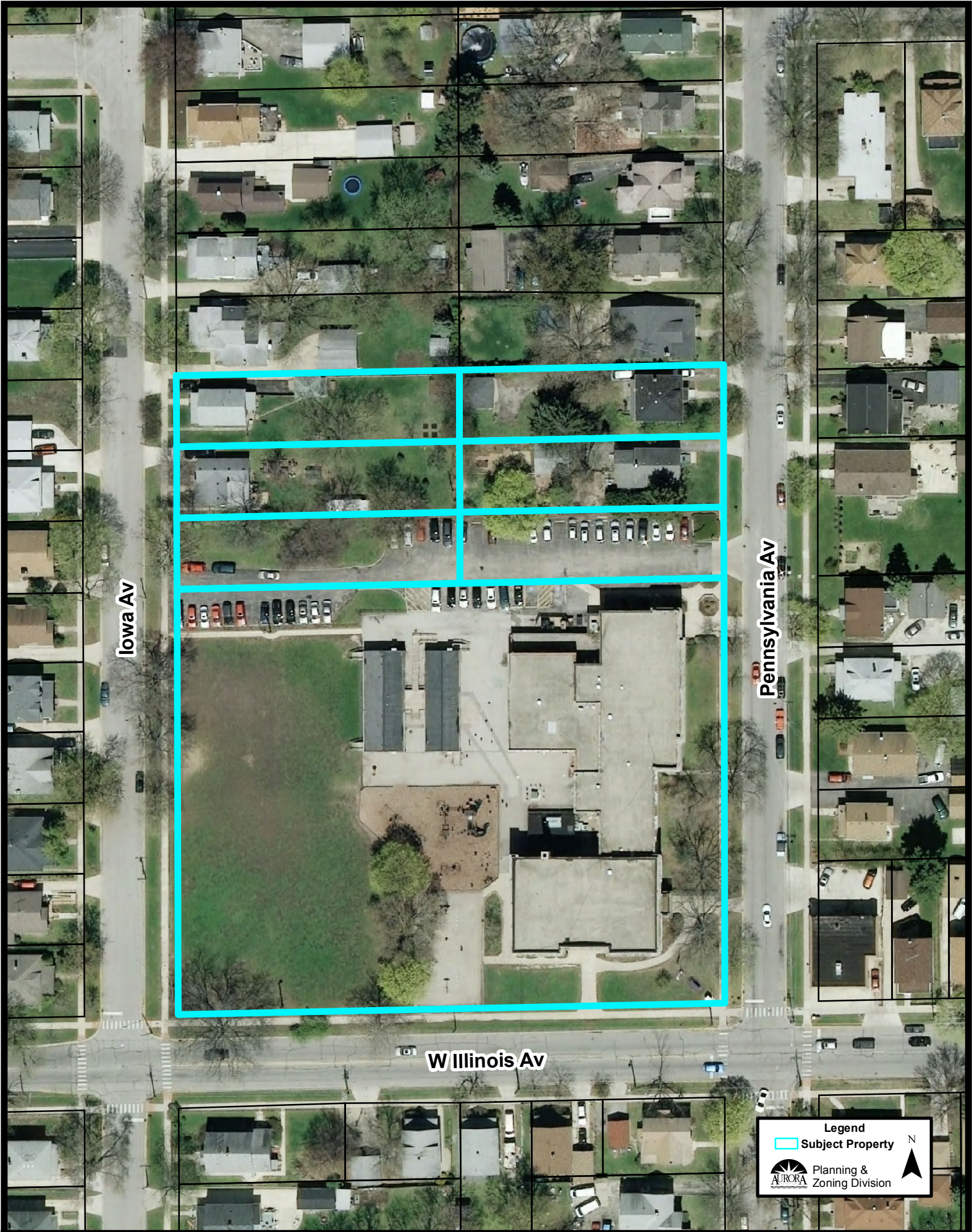
There is no legislative history for this Property.

**Location Maps Attached:**

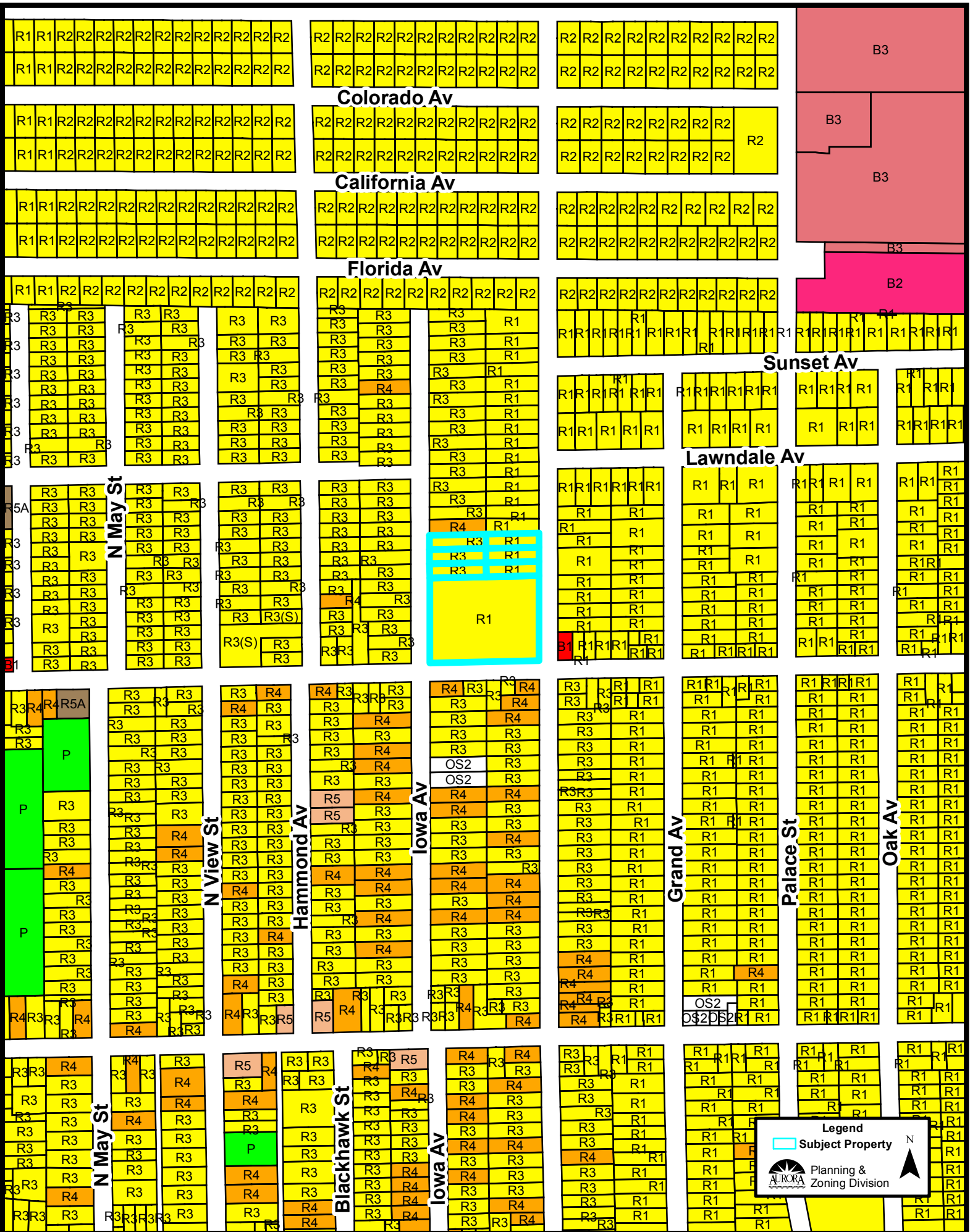
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- Aerial Overview
- Aerial Map
- Zoning Map
- Comprehensive Plan Map

Aerial Photo (1:1,000):

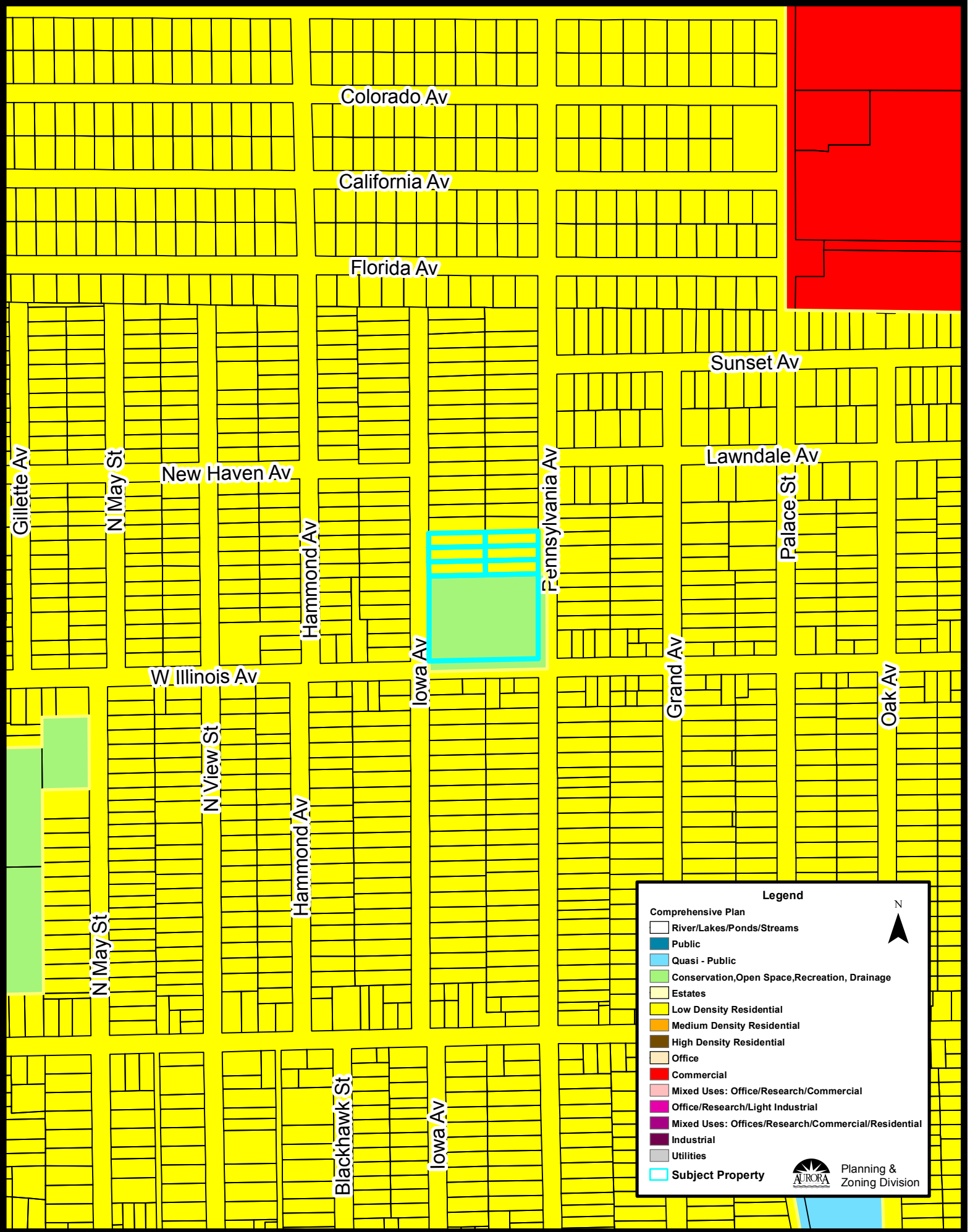


**Zoning Plan (1:5,000):**





Comprehensive Plan (1:5,000):



**Legend**

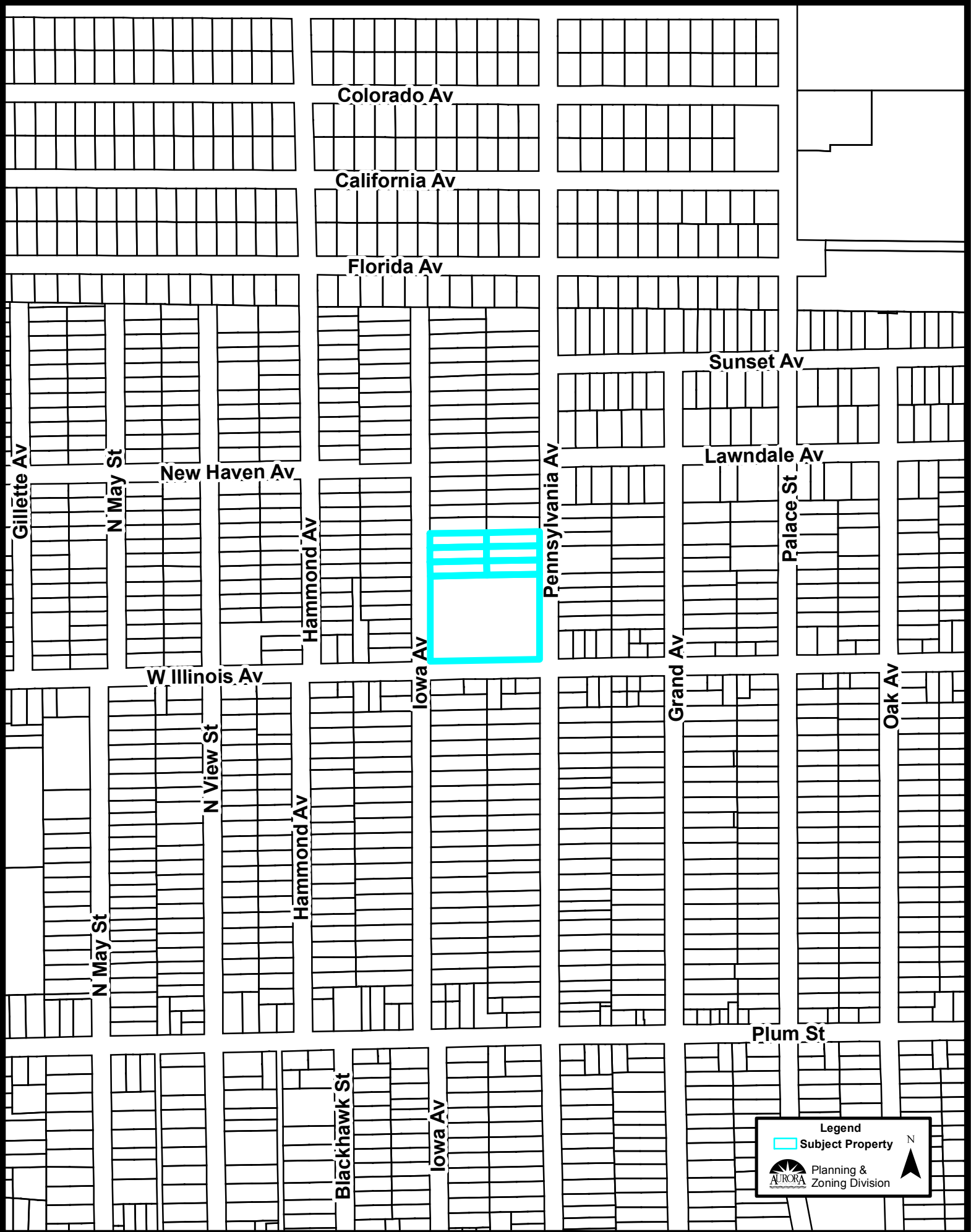
Comprehensive Plan

- 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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Planning & Zoning Division


Location Map (1:1,000):



**Legend**

-  Subject Property

 N

 Planning & Zoning Division