

## Property Research Sheet

**Location ID#: 19044**

As of: 11/17/2015

Researched By: Ty McCarthy

Address: 649 Hill Ave

Comp Plan Designation: Commercial

Subdivision: Lots 4, 5 & 6 of Sunnymere Addition

School District: SD 131 - East Aurora School District

Parcel Number(s): 15-26-404-015

Park District: FVPD - Fox Valley Park District

Size: 0.718315 Acres

Ward: 3

Current Zoning: B-3 Business and Wholesale

Historic District: None

1929 Zoning: B Residential Districts

ANPI Neighborhood: None

1957 Zoning: B-3 Business and Wholesale District

TIF District: N/A

### Current Land Use

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Current Land Use: Commercial

Total Building Area: 9,600 sq. ft.

Number of Buildings: 1

Number of Stories: 1

Building Built In: 1976

### Zoning Provisions

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#### Setbacks and Other Bulk Standards:

Requirements are pursuant to the Aurora Zoning Ordinance Section(s) 5 and 8.4.

Setbacks and other bulk standards are typically as follows:

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

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

**Interior Drive Yard Setback:** 5 feet

**Exterior Side Yard Setback:** From Tollway - 75 feet; from Arterial - 30 feet; from other 15 feet to 20 feet based on building height.

**Exterior Rear Yard Setback:** From Tollway - 75 feet; from Arterial - 30 feet; from other 15 feet to 20 feet based on building height.

**Rear Yard Setback:** From Fox River - 30 Feet; from residential 20 feet to 30 feet based on building height; from other - 8 feet.

**Minimum Lot Width and Area:** None.

**Maximum Lot Coverage:** None.

**Maximum Structure Height:** None.

**Floor Area Ratio:** None.

**Minimum Primary Structure Size:** None.

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 8.4.

Permitted Uses:

Permitted Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.2, and 8.4

Special Uses:

Special Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.3, and 8.4.

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 8.4.

**Legislative History**

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The known legislative history for this Property is as follows:

**O25-2001 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 HERIN DESCRIBED

**Location Maps Attached:**

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Aerial Overview  
Location Map  
Zoning Map  
Comprehensive Plan Map

**49853 Property Research Sheet**

**Location ID#: 49853**

As of: 11/17/2015

Researched By: Ty McCarthy

Address: 0 Parking Lot

Comp Plan Designation: Commercial

Parcel Number(s): 15-26-452-018

School District: SD 131 - East Aurora School District

Size: 0.909053 Acres

Park District: FVPD - Fox Valley Park District

Current Zoning: B-3 Business and Wholesale

Ward: 3

1929 Zoning: B Residential Districts

Historic District: None

1957 Zoning: B-3 Business and Wholesale District

ANPI Neighborhood: None

TIF District: N/A

**Current Land Use**

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Current Land Use: Vacant Land/Open Space

**Zoning Provisions**

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Setbacks and Other Bulk Standards:

Requirements are pursuant to the Aurora Zoning Ordinance Section(s) 5 and 8.4.

Setbacks and other bulk standards are typically as follows:

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

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**Interior Drive Yard Setback:** 5 feet

**Exterior Side Yard Setback:** From Tollway - 75 feet; from Arterial - 30 feet; from other 15 feet to 20 feet based on building height.

**Exterior Rear Yard Setback:** From Tollway - 75 feet; from Arterial - 30 feet; from other 15 feet to 20 feet based on building height.

**Rear Yard Setback:** From Fox River - 30 Feet; from residential 20 feet to 30 feet based on building height; from other - 8 feet.

**Minimum Lot Width and Area:** None.

**Maximum Lot Coverage:** None.

**Maximum Structure Height:** None.

**Floor Area Ratio:** None.

**Minimum Primary Structure Size:** None.

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 8.4.

Permitted Uses:

Permitted Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.2, and 8.4

Special Uses:

Special Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.3, and 8.4.

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 8.4.

**Legislative History**

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The known legislative history for this Property is as follows:

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**Location Maps Attached:**

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- Location Map
- Zoning Map
- Comprehensive Plan Map

## Property Research Sheet

**Location ID#: 46662**

As of: 11/17/2015

Researched By: Ty McCarthy

Address: 649 Hill Ave

Comp Plan Designation: Commercial

Parcel Number(s): 15-26-452-019

School District: SD 131 - East Aurora School District

Size: 1.320029 Acres

Park District: FVPD - Fox Valley Park District

Current Zoning: B-3 Business and Wholesale

Ward: 3

1929 Zoning: B Residential Districts

Historic District: None

1957 Zoning: B-3 Business and Wholesale District

ANPI Neighborhood: None

TIF District: N/A

### Current Land Use

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Current Land Use: Commercial

Total Building Area: 2,301 sq. ft.

Number of Buildings: 1

Number of Stories: 1

Building Built In: 1976

### Zoning Provisions

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#### Setbacks and Other Bulk Standards:

Requirements are pursuant to the Aurora Zoning Ordinance Section(s) 5 and 8.4.

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**Exterior Rear Yard Setback:** From Tollway - 75 feet; from Arterial - 30 feet; from other 15 feet to 20 feet based on building height.

**Rear Yard Setback:** From Fox River - 30 Feet; from residential 20 feet to 30 feet based on building height; from other - 8 feet.

**Minimum Lot Width and Area:** None.

**Maximum Lot Coverage:** None.

**Maximum Structure Height:** None.

**Floor Area Ratio:** None.

**Minimum Primary Structure Size:** None.

Parking and Loading:

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**Legislative History**

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- Comprehensive Plan Map

## Property Research Sheet

Location ID#: 50427

As of: 11/17/2015

Researched By: Ty McCarthy

Address: 0 Parking Lot

Comp Plan Designation: Commercial

Subdivision: Lot 15 of Sunnymere Addition

School District: SD 131 - East Aurora School District

Parcel Number(s): 15-26-404-008

Park District: FVPD - Fox Valley Park District

Size: 0.176689 Acres

Ward: 3

Current Zoning: B-3 Business and Wholesale

Historic District: None

1929 Zoning: B Residential Districts

ANPI Neighborhood: None

1957 Zoning: B-3 Business and Wholesale District

TIF District: N/A

### Current Land Use

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Current Land Use: Vacant Land/Open Space/Parking Lot

### Zoning Provisions

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#### Setbacks and Other Bulk Standards:

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**Exterior Rear Yard Setback:** From Tollway - 75 feet; from Arterial - 30 feet; from other 15 feet to 20 feet based on building height.

**Rear Yard Setback:** From Fox River - 30 Feet; from residential 20 feet to 30 feet based on building height; from other - 8 feet.

**Minimum Lot Width and Area:** None.

**Maximum Lot Coverage:** None.

**Maximum Structure Height:** None.

**Floor Area Ratio:** None.

**Minimum Primary Structure Size:** None.

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Aerial Photo (1:1,000):



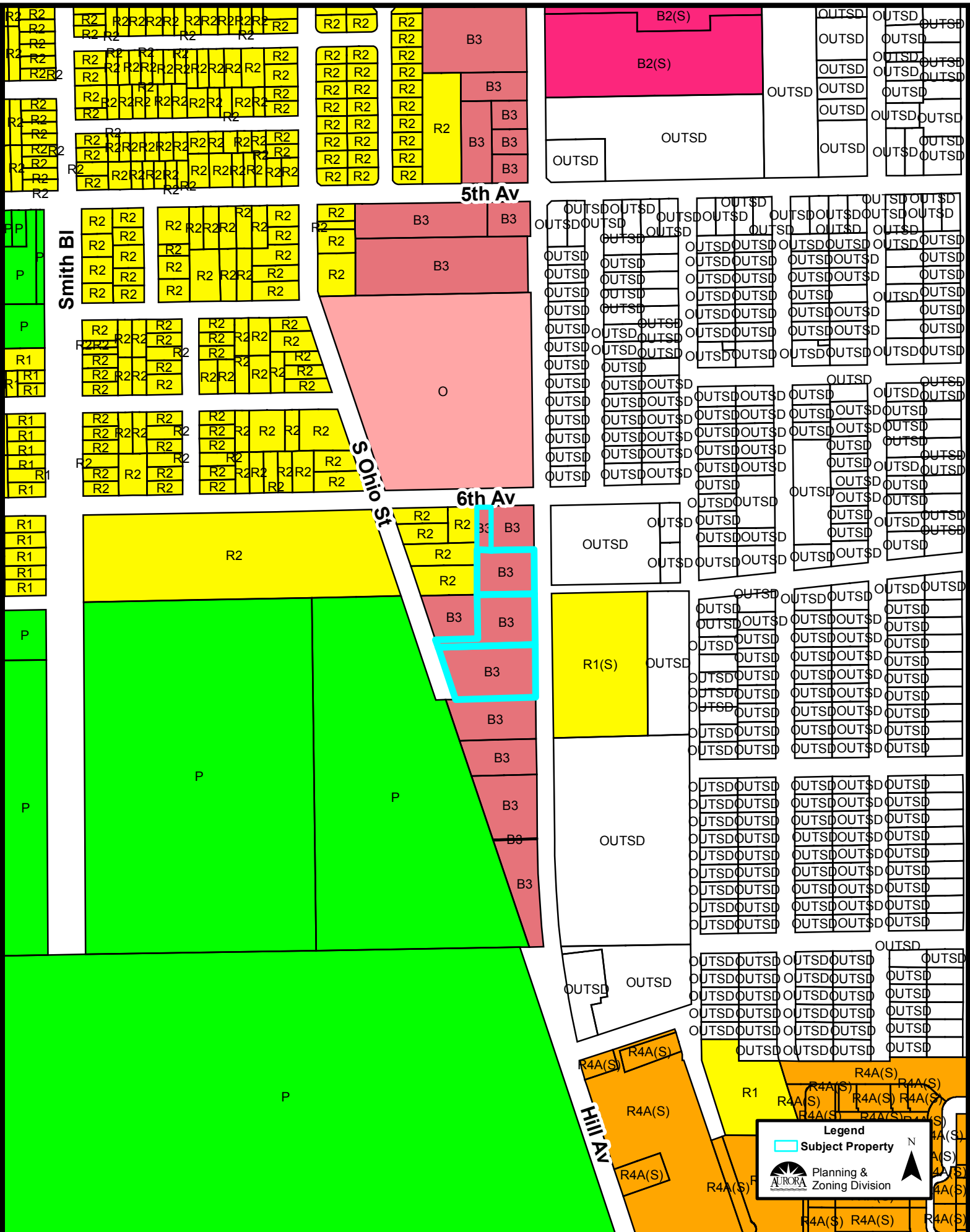
6th Av

S Ohio St

Hill Av

Legend  
Subject Property  
AURORA Planning & Zoning Division  
N

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

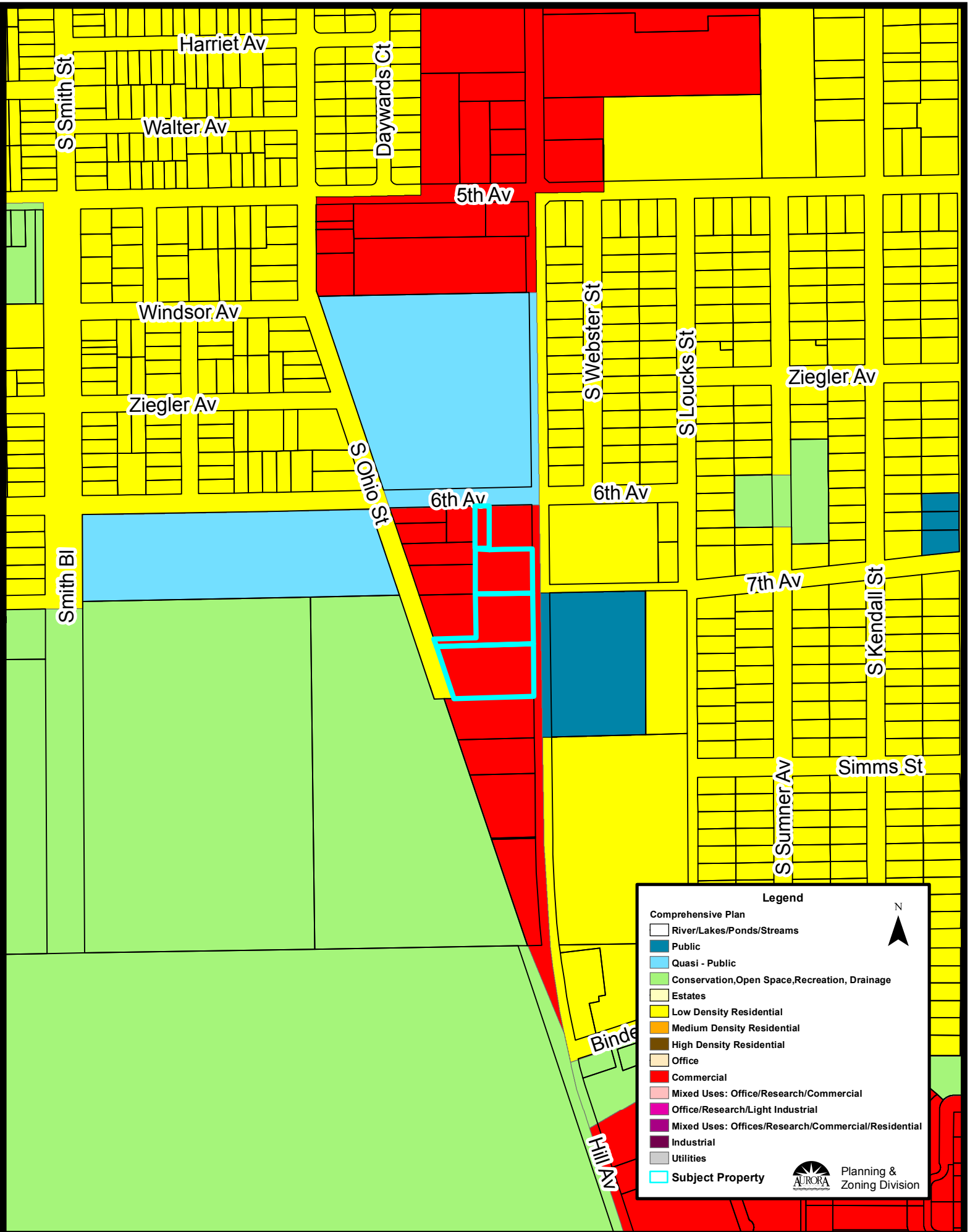


**Legend**

- Subject Property

Planning & Zoning Division

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 (1:5,000):

