# **Property Research Sheet**

As of: 12/6/2016 Researched By: Alex Minnella

Address: 410 Hill Ave <u>Current Zoning:</u> B-2(S) General Retail

Parcel Number(s): 15-26-276-021 1929 Zoning: Not Applicable

Subdivision: of 1957 Zoning: Not Applicable

Size: 4.39 Acres / 191,228 Sq. Ft. Comp Plan Designation: Commercial

School District: SD 131 - East Aurora School ANPI Neighborhood: None

District TIF District: N/A

Park District: FVPD - Fox Valley Park District

Historic District: None

Overall Development Name: Hill Plaza

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Current Land Use: Vac

Ward: 7

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 8.3.

#### Setbacks are typically as follows:

Front Yard Setback: From Tollway - 75 feet; from Arterial - 30 feet; from other - 15 feet to 20

feet based on building height.

**Side Yard Setback:** From Fox River - 30 Feet; from residential 20 feet to 30 feet based on

building height; from other 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.

Rear Yard Setback: From Fox River - 30 Feet; from residential 20 feet to 30 feet based on

Location ID#(s): 2610

building height; from other - 8 feet.

**Exterior Rear Yard Setback:** From Tollway - 75 feet; from Arterial - 30 feet; from other 15 feet to

20 feet based on building height.

### Other bulk standards are typically as follows:

Minimum Lot Width and Area: None.

Maximum Lot Coverage: None.

Maximum Structure Height: None.

Floor Area Ratio: None.

Minimum Primary Structure Size: None.

Minimum Dwelling Unit Size: The total square footage permitted for the residential use shall not exceed the total first floor square footage that is utilized for the office or business use.

#### Parking and Loading:

The Parking and Loading requirements are pursuant to the Aurora Zoning Ordinance <u>Table Two</u>: Schedule of Off-street Parking Requirements and Section(s) 5 and 8.3.

#### Permitted Uses:

Permitted Uses are pursuant to the Aurora Zoning Ordinance <u>Table One</u>: Use Categories and Section(s) 4.2 and 8.3 Permitted Exceptions: Mini-warehousing facility

#### Special Uses:

Special Uses are pursuant to the Aurora Zoning Ordinance <u>Table One</u>: Use Categories and Section(s) 4.3 and 8.3.

### **Limited But Permitted Uses:**

Limited but Permitted Uses are pursuant to the Aurora Zoning Ordinance <u>Table One</u>: Use Categories and Section(s) 4.3 and 8.3.

### **Miscellaneous Notes on History**

None

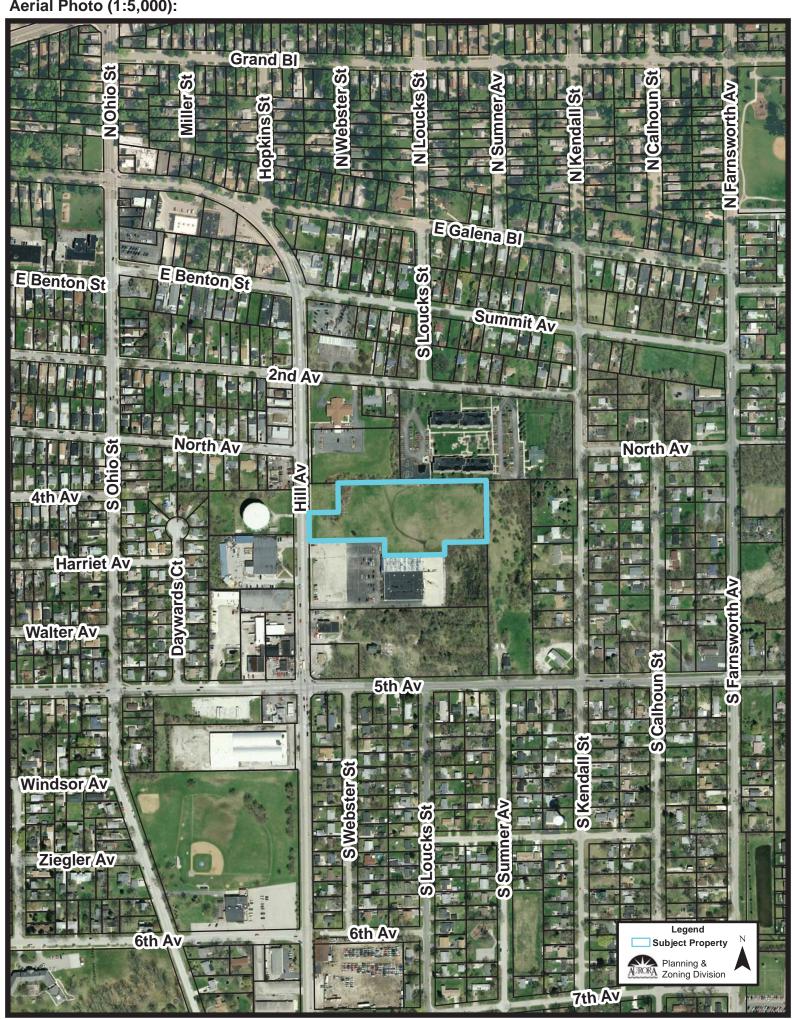
### **Legislative History**

The known legislative history for this Property is as follows:

**O1984-5284** approved on 4/17/1984: AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR A BUSINESS PLANNED DEVELOPMENT LOCATED AT 410-420 HILL AVENUE AND COMMONLY KNOWN AS HILL PLAZA PURSUANT TO SECTION 7.1-15 OF ORDINANCE NO.3100, BEING THE AURORA ZONING ORDINANCE AND THE ZONING MAP ATTACHED THERETO, FOR PROPERTY LOCATED IN THE B-2, GENERAL RETAIL BUSINESS DISTRICT ZONING CLASSIFICATION.

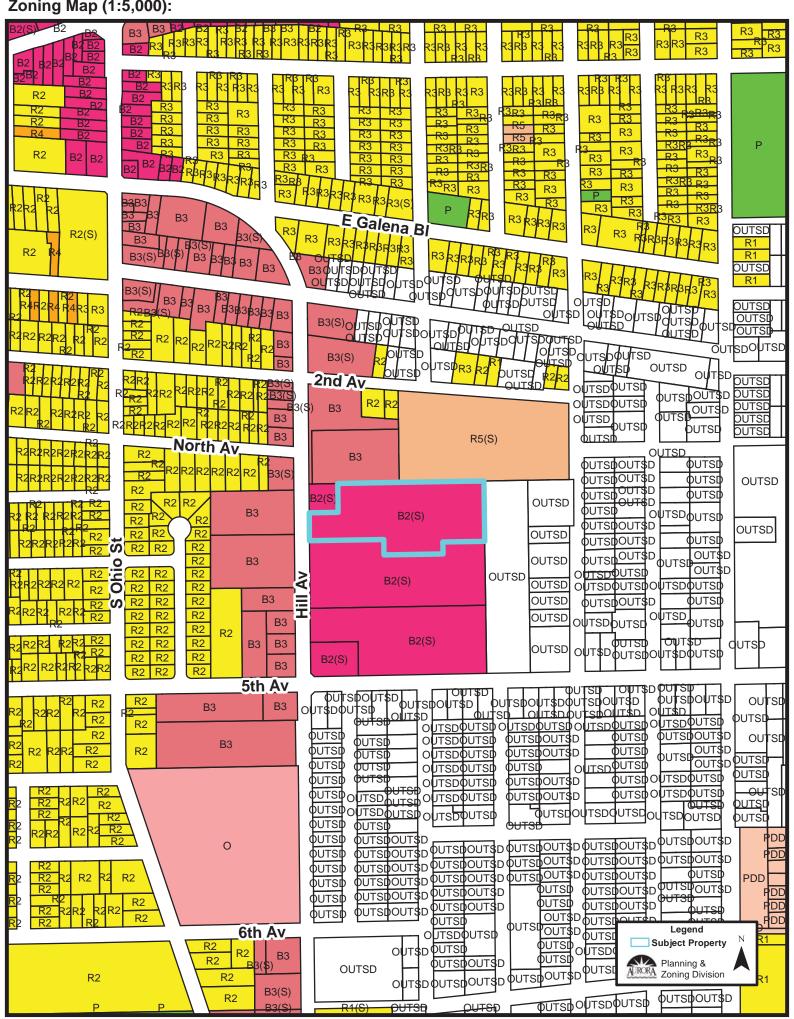
## **Location Maps Attached:**

Aerial Overview Location Map Zoning Map Comprehensive Plan Map



Location Map (1:5,000): **Grand BI** ဢ houn St St Farnsworth Av 0 Webster Sumner Ohi er ぶ ouck Kendall kins Cal ig P Z Z E Galena BI E Benton St ks St E Benton St Lonc Summit Av 2nd Av North Av North Av Ohio Hill Av 4th Av Harriet Av. ぢ Daywards Farnsworth Av Walter Av St Calhoun 5th Av S ठ S Kendall S Windsor Av Webster \ \ က ഗ് oncks Sumner S -arnum ဟ Ziegler Av\_ S က် 6th Av 6th Av Legend Subject Property Planning & Zoning Division 7th AV

# Zoning Map (1:5,000):



Comprehensive Plan (1:5,000): Grand BI Ohio St Š Š Ihoun Farnsworth Av Webster Loucks Sumner ē St Kendall Hopkins Cal Z E Galena Bl E Benton St Loucks St E Benton St Summit Av 2nd Av North Av North Av Ohio St HIIIAV 4th Av S Harriet Av  $\ddot{\circ}$ Daywards arnsworth Av Walter Av S 5th Av alhoun S Legend Comprehensive Plan က River/Lakes/Ponds/Streams Windsor Av S Webster Public A Conservation, Open Space, Recreation, Drainage က Estates Sumner/ Loucks S Low Density Residential Farnum Medium Density Residential Ziegler Av\_ High Density Residential Office S Commercial Mixed Uses: Office/Research/Commercial Office/Research/Light Industrial 6th Av Mixed Uses: Offices/Research/Commercial/Residential 6th Av Industrial Utilities Planning & Subject Property Zoning Division 7th Av