

# Property Research Sheet

**Location ID#(s): 2610**

As of: 12/6/2016

Researched By: Alex Minnella

Address: 410 Hill Ave

Current Zoning: 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 District

ANPI Neighborhood: None

Park District: FVPD - Fox Valley Park District

TIF District: N/A

Ward: 7

Historic District: None

Overall Development Name: Hill Plaza

## 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 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 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 Table Two: Schedule of Off-street Parking Requirements and Section(s) 5 and 8.3.

### Permitted Uses:

Permitted Uses are pursuant to the Aurora Zoning Ordinance Table One: 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 Table One: 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 Table One: Use Categories and Section(s) 4.3 and 8.3.

**Miscellaneous Notes on History**

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None

**Legislative History**

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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:**

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Aerial Overview

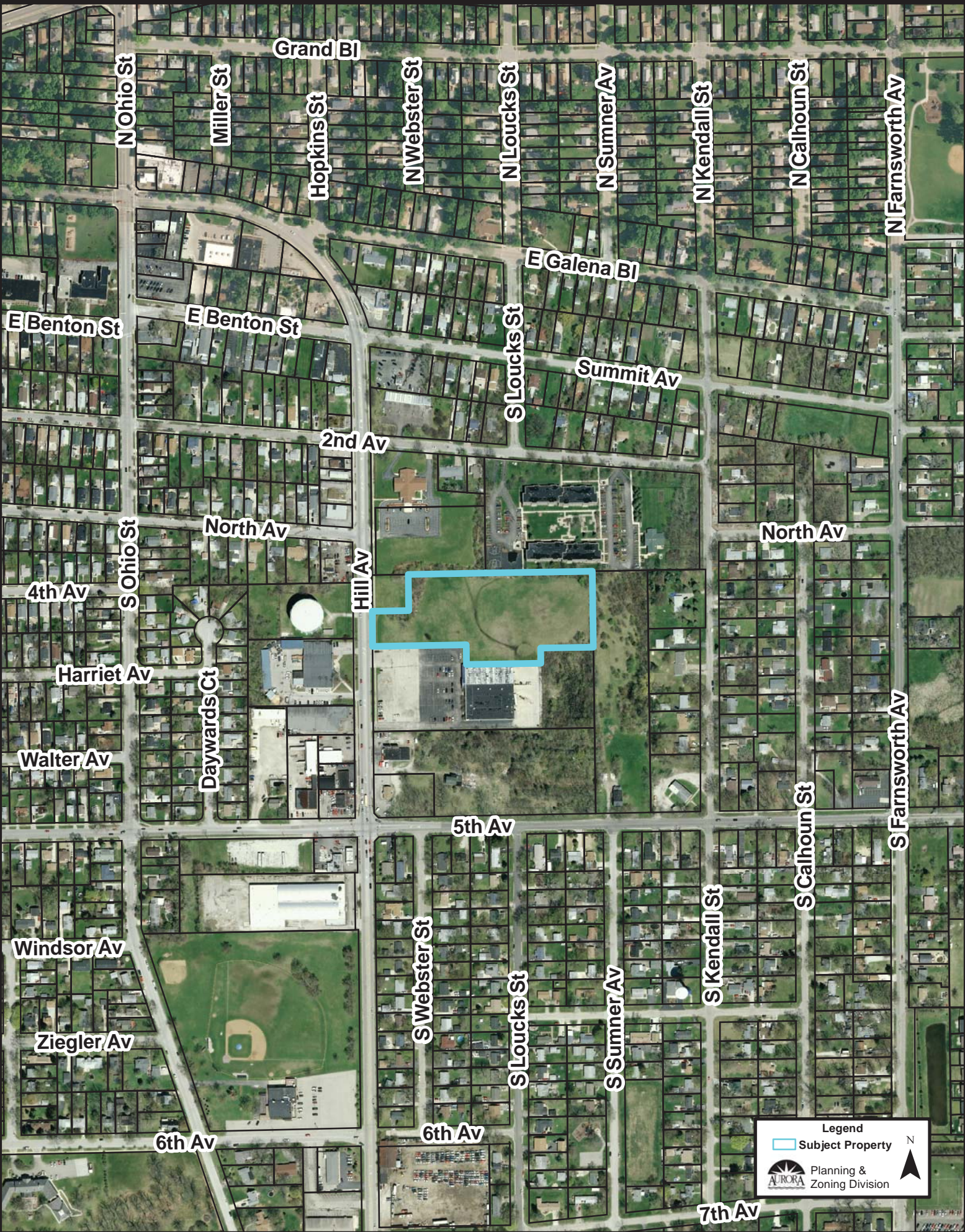
Location Map

Zoning Map

Comprehensive Plan Map

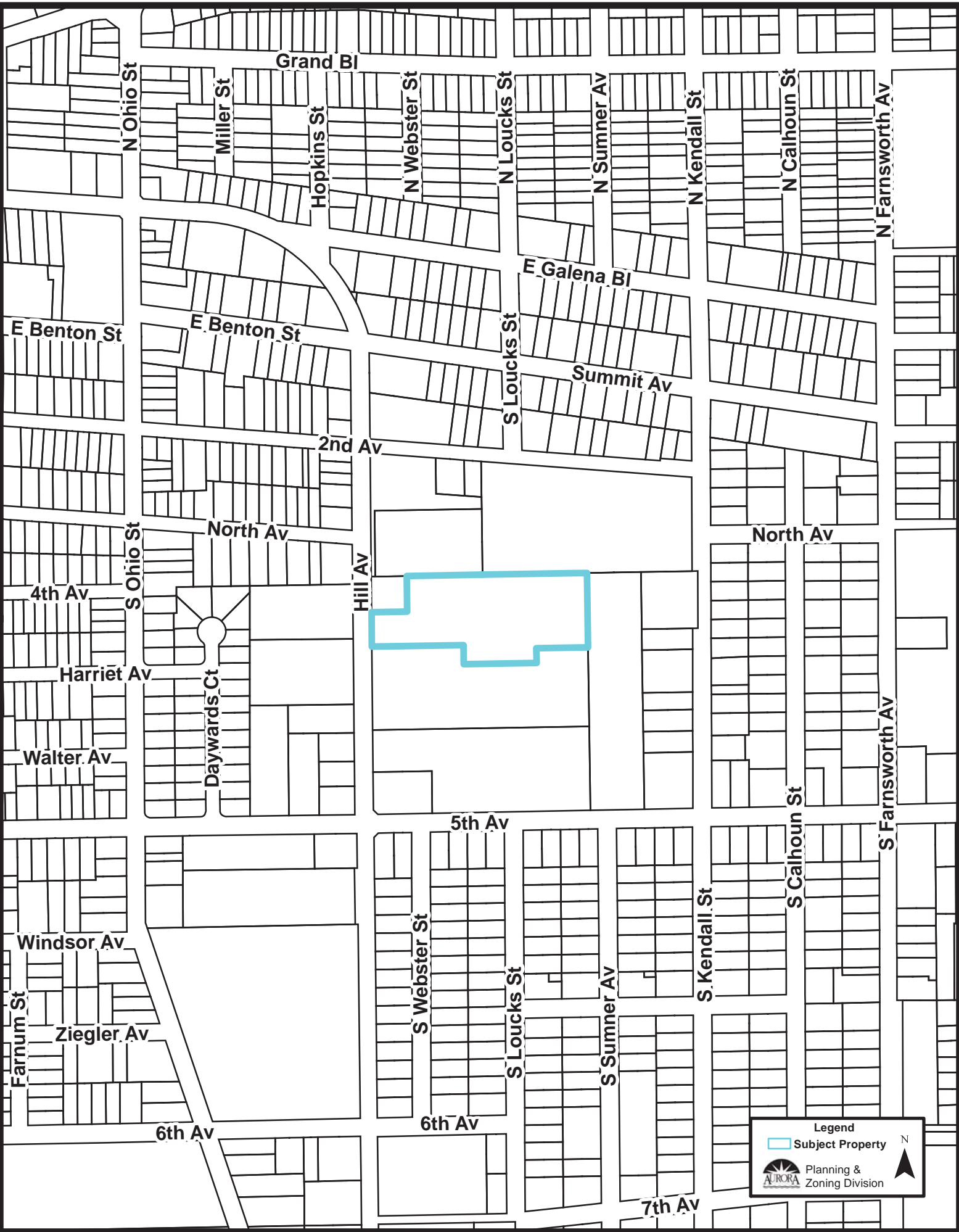


Aerial Photo (1:5,000):

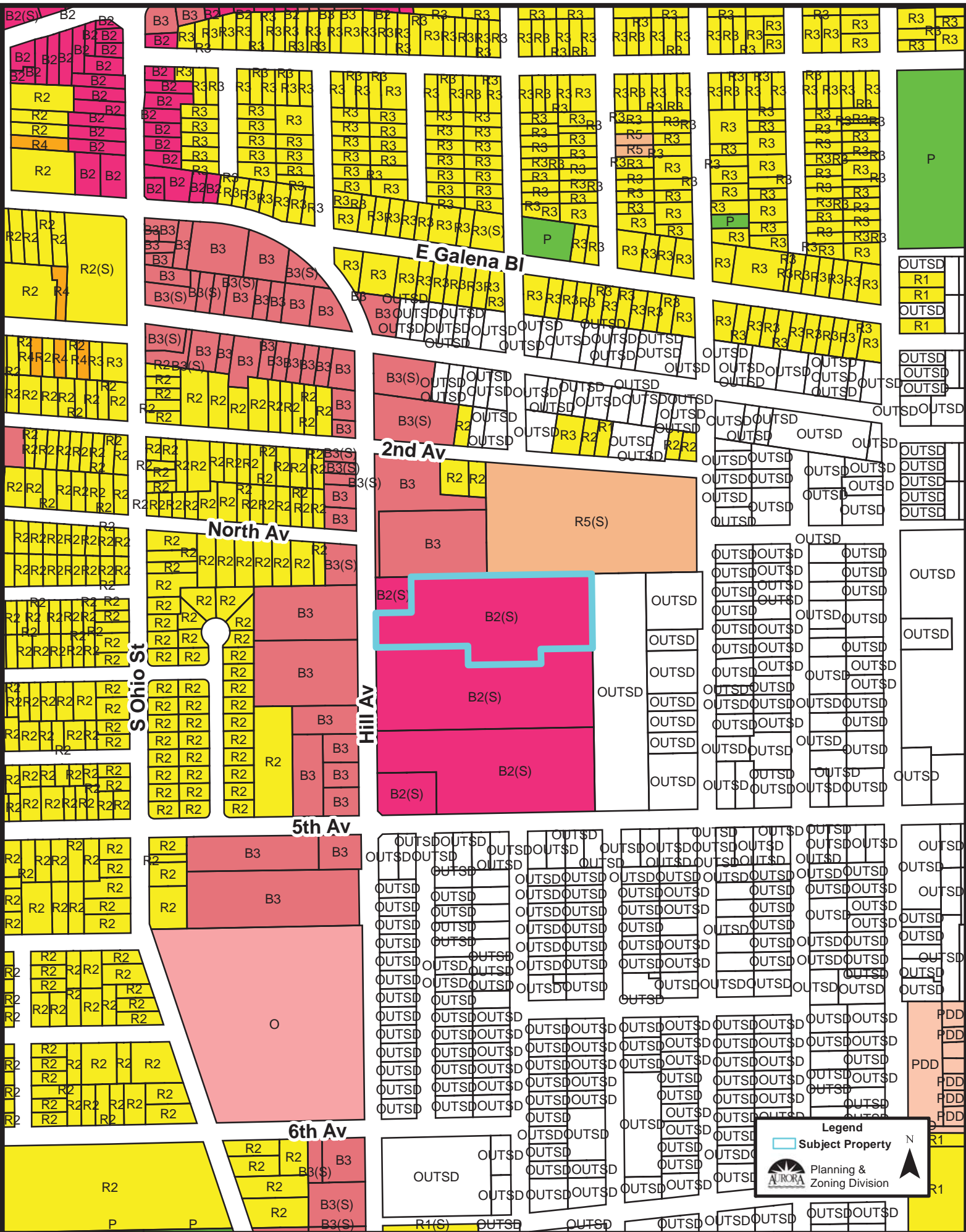




Location Map (1:5,000):



### Zoning Map (1:5,000):



Comprehensive Plan (1:5,000):

