

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

There is no legislative history for this Property.

Location Maps Attached:

- 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

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:

- 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

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:

- 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

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:

- 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

There is no legislative history for this Property

Location Maps Attached:

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

There is no legislative history for this Property.

Location Maps Attached:

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.

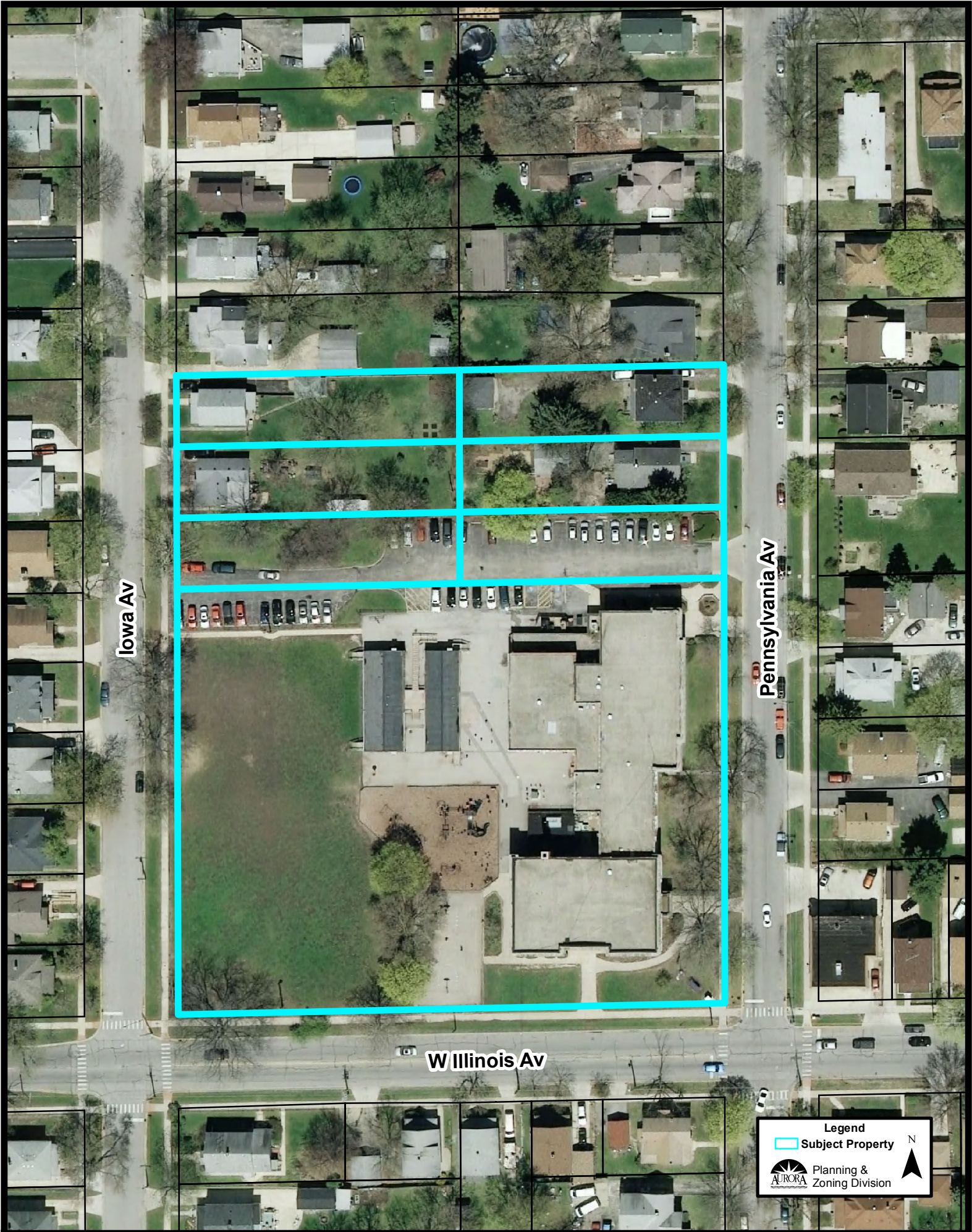
Legislative History

There is no legislative history for this Property.

Location Maps Attached:

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

Aerial Photo (1:1,000):



Iowa Av

Pennsylvania Av

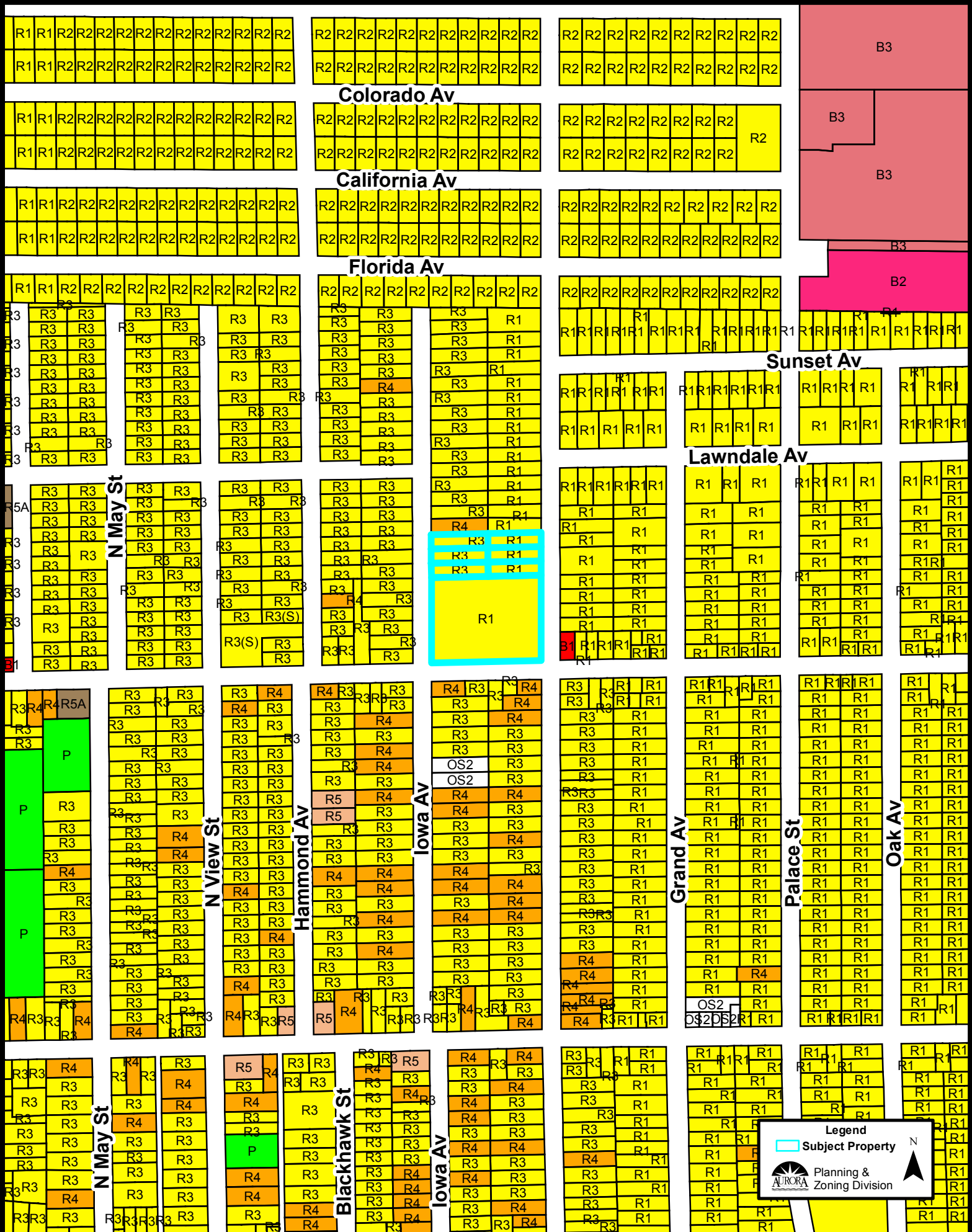
W Illinois Av

Legend
[Cyan border] Subject Property

 Planning & Zoning Division

N 

Zoning Plan (1:5,000):

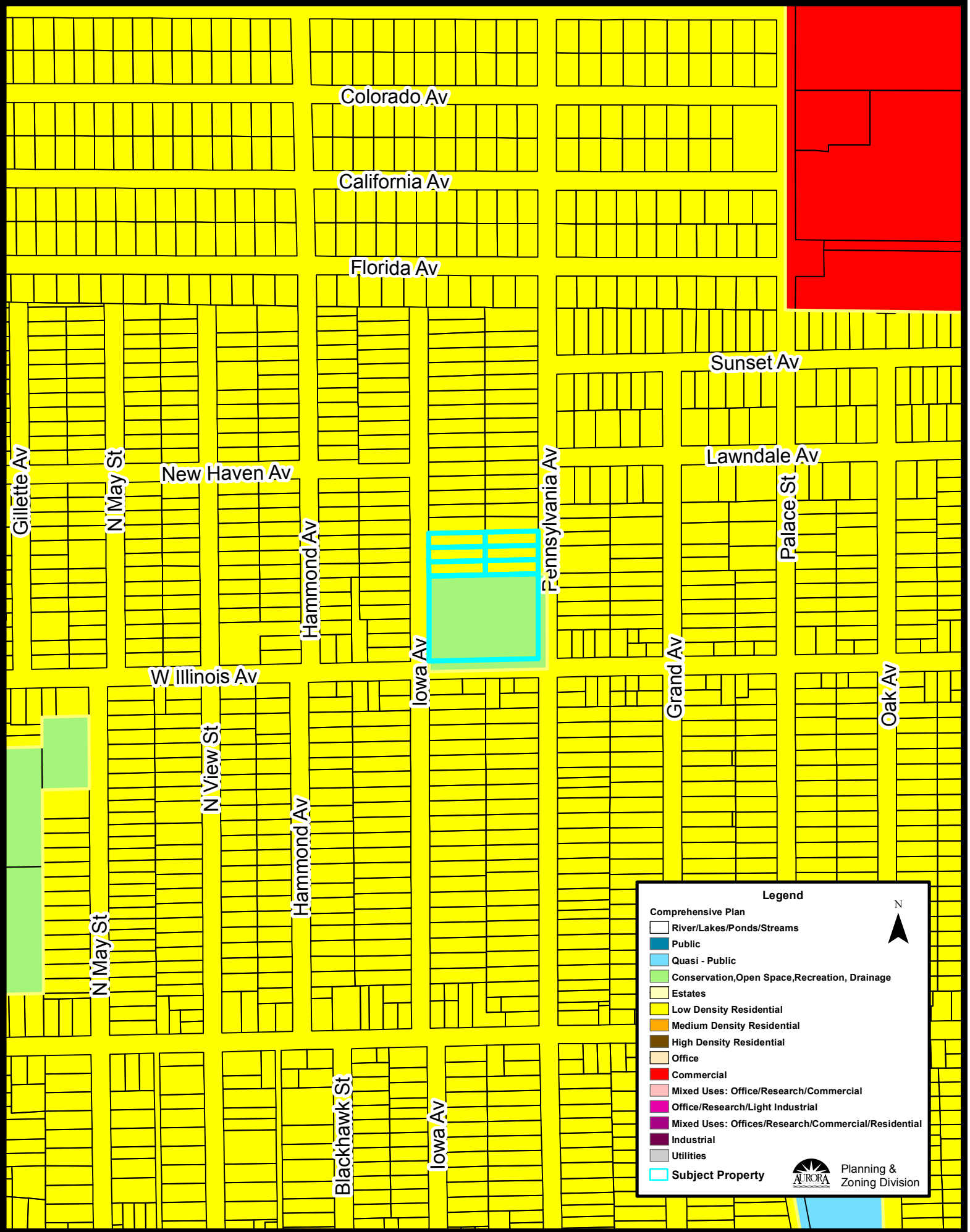


Legend

- Subject Property

Planning & Zoning Division

Comprehensive Plan (1:5,000):



Legend

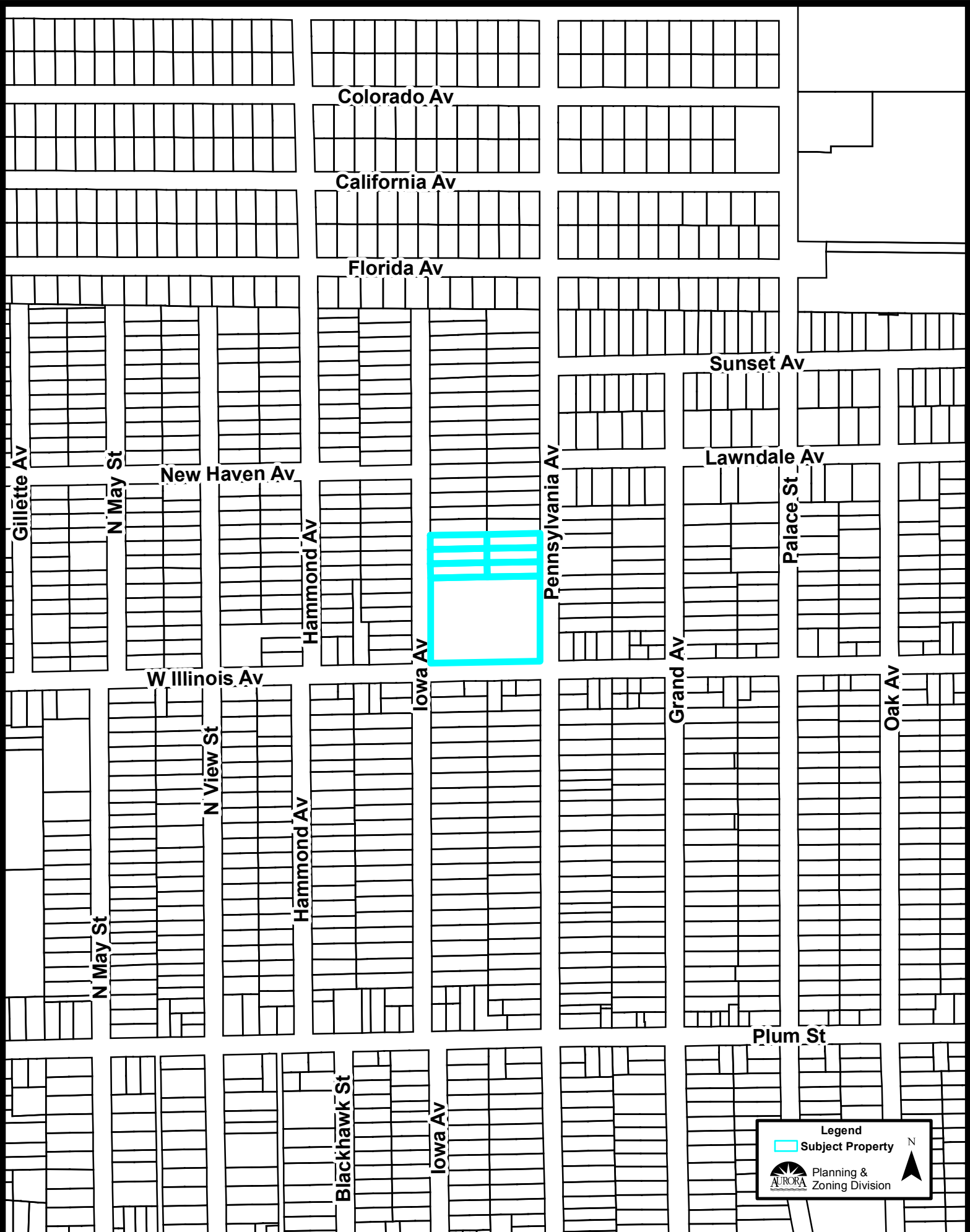
Comprehensive Plan

- 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 (1:1,000):



Legend

-  Subject Property

 Planning & Zoning Division

N 