

# Property Research Sheet

**Location ID#(s): 64406**

As of: 12/10/2018

Researched By: Steve Broadwell

Address: 537 HARTFORD AV

Current Zoning: Unincorporated, Kane County zoning

Parcel Number(s): 15-29-227-015

Comp Plan Designation: Low Density Residential

Subdivision: of Hercules Park Addn Lots 1 & 2 Blk 5

ANPI Neighborhood: University Neighbors

Size: 0.351 Acres / 15,290 Sq. Ft.

School District: SD 129 - West Aurora School District

Park District: FVPD - Fox Valley Park District

Ward: 4

## Current Land Use

Current Land Use: Residential: Single Family

AZO Land Use Category: One Family Dwelling (1110)

Number of Buildings: 1

Parking Spaces: 2

Building Built In: 1910

Non-Residential Area: NA

Total Building Area: 1,979 sq. ft.

Total Dwelling Units: 1

Number of Stories: 2

## Zoning Provisions

Unincorporated Property, no current City of Aurora zoning provisions.

## Miscellaneous Notes on History

Hartford Ave, between McDonald Ave and White Ave, was annexed per O82-5091, and was declared null and void in 1983.

## Legislative History

The known legislative history for this Property is as follows:

**O1982-5091 approved on 4/20/1982:** AN ORDINANCE ANNEXING TERRITORY TO THE CITY OF AURORA, IN THE COUNTIES OF KANE AND DUPAGE, STATE OF ILLINOIS, AND PLACING THE SAME IN PROPER ZONING CLASSIFICATIONS

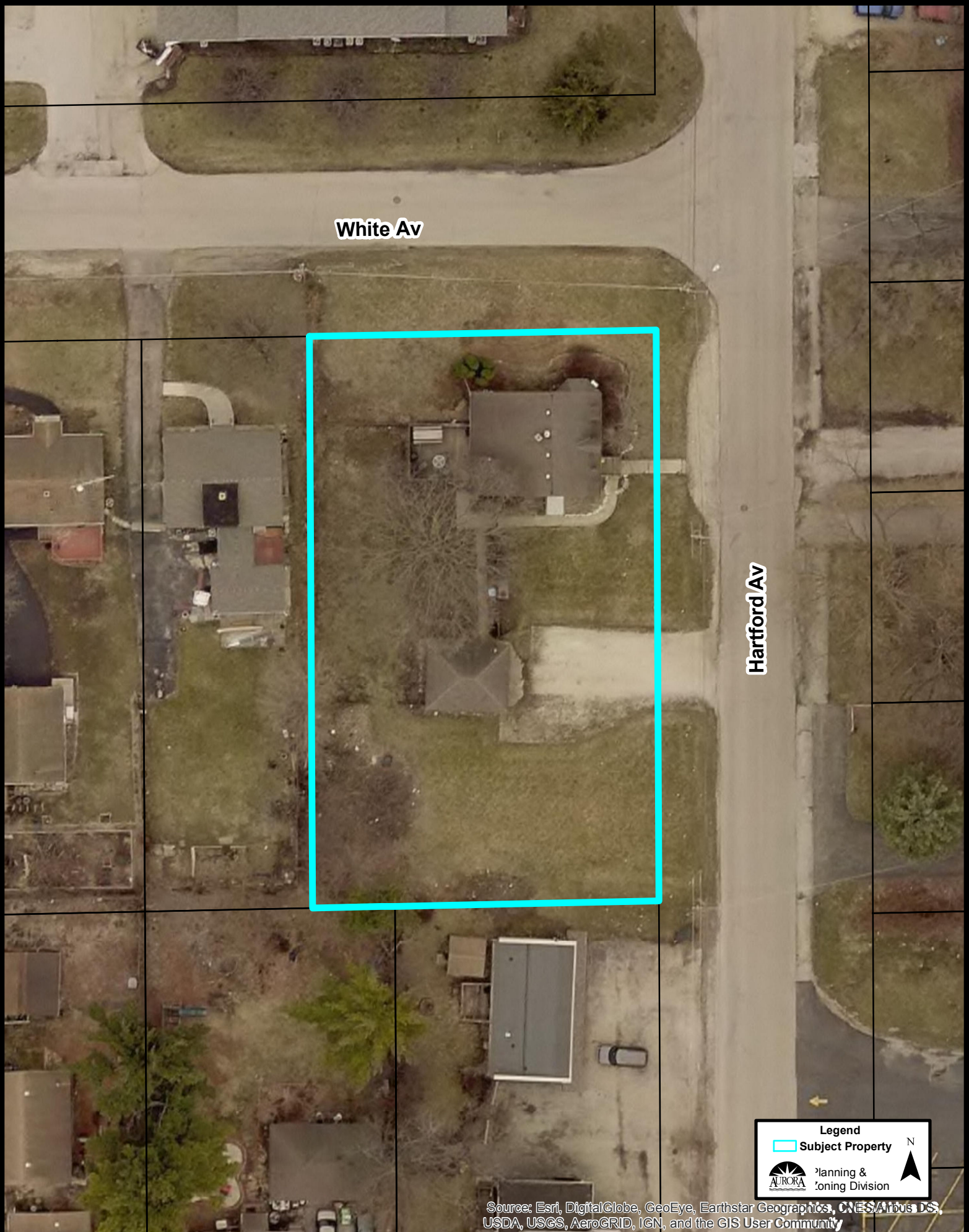
**O2010-066 approved on 11/23/2010:** ORDINANCE APPROVING A TEXT AMENDMENT TO ORDINANCE NUMBER 3100, BEING THE AURORA ZONING ORDINANCE TO MODIFY CERTAIN SECTIONS OF THE AURORA ZONING ORDINANCE BEING SECTION 3.3 DEFINITIONS, SECTION 4.2.2 COMMUNITY RESIDENCE, FAMILY GROUP AND TABLE 1: USE CATE

## Location Maps Attached:

Aerial Overview  
Location Map

Zoning Map  
Comprehensive Plan Map


**Aerial Map (1:1,500):**





**White Av**

**Hartford Av**

**Legend**

-  Subject Property

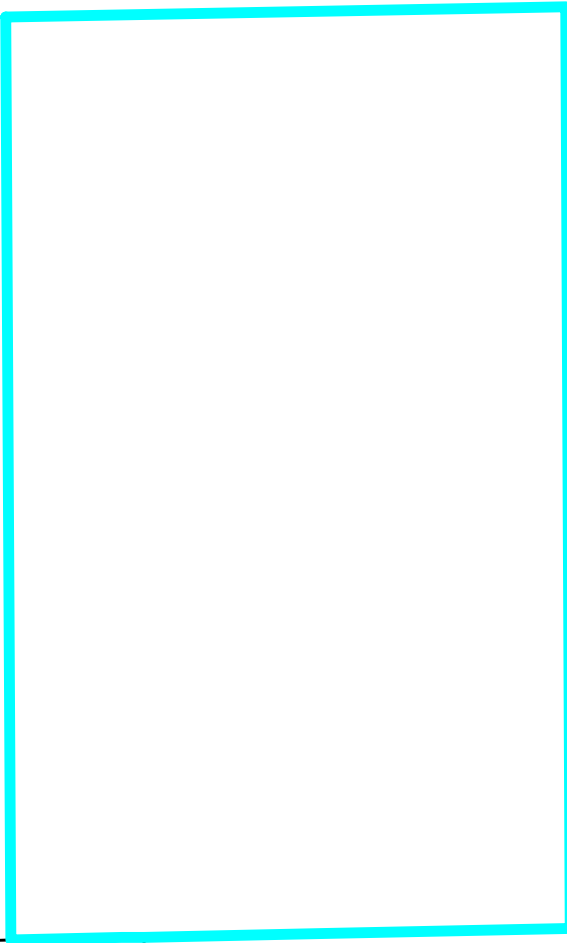
 Planning & Zoning Division




**Aerial Map (1:1,500):**


**White Av**


**Hartford Av**



**Legend**

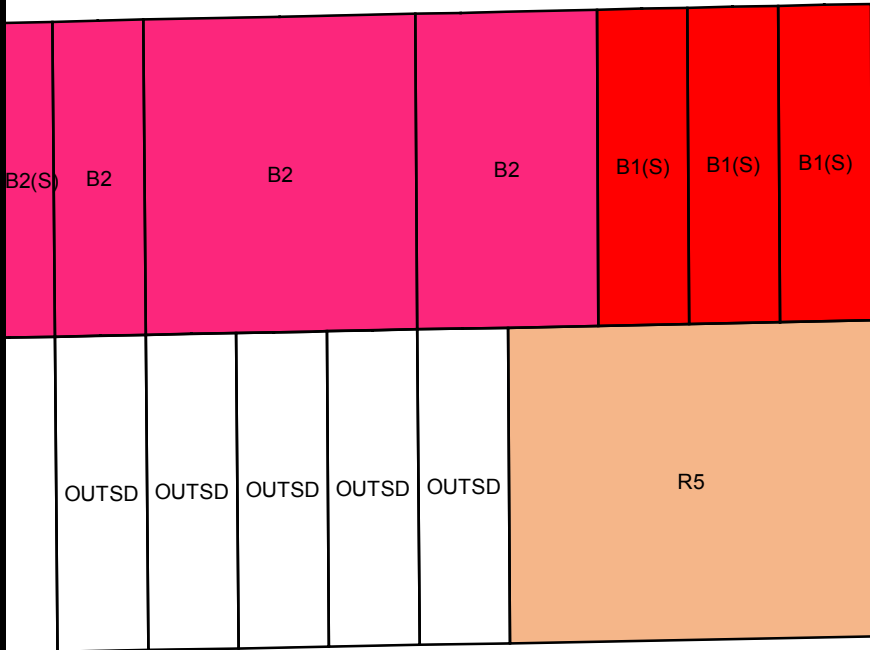
 Subject Property

 Planning & Zoning Division

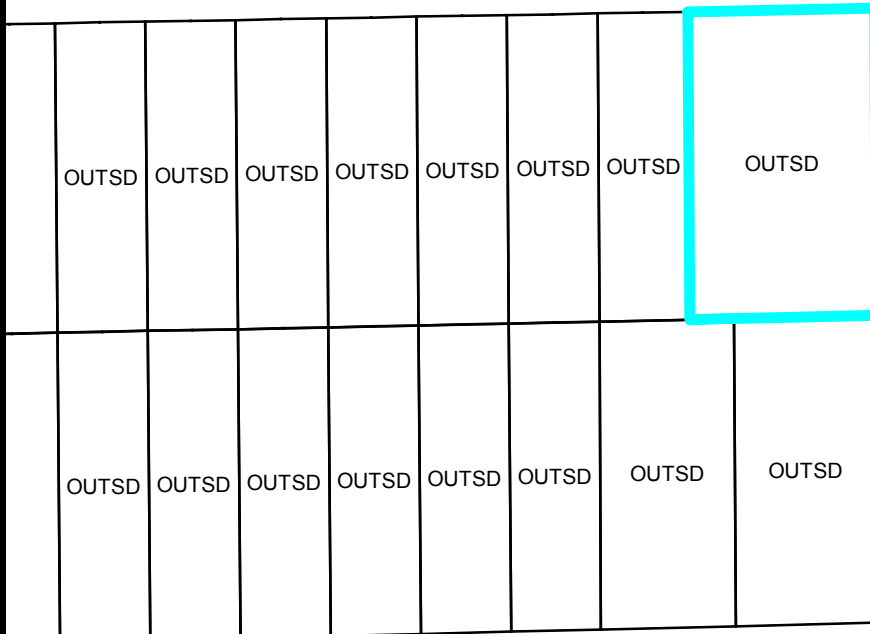
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**Zoning Map (1:5,000):**

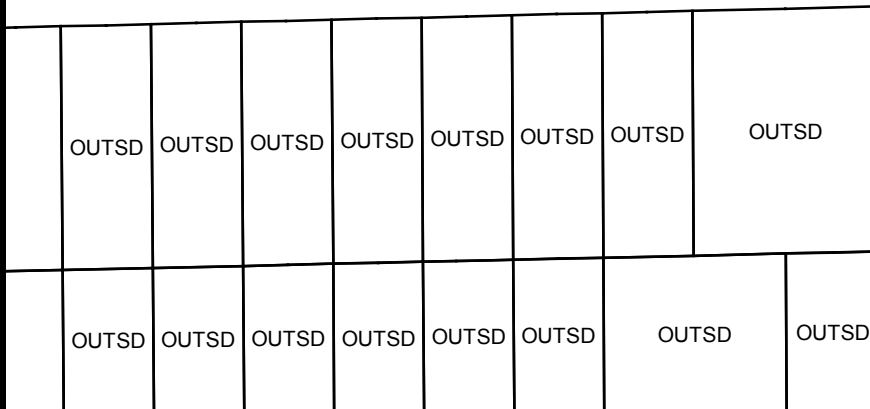
**Prairie St**



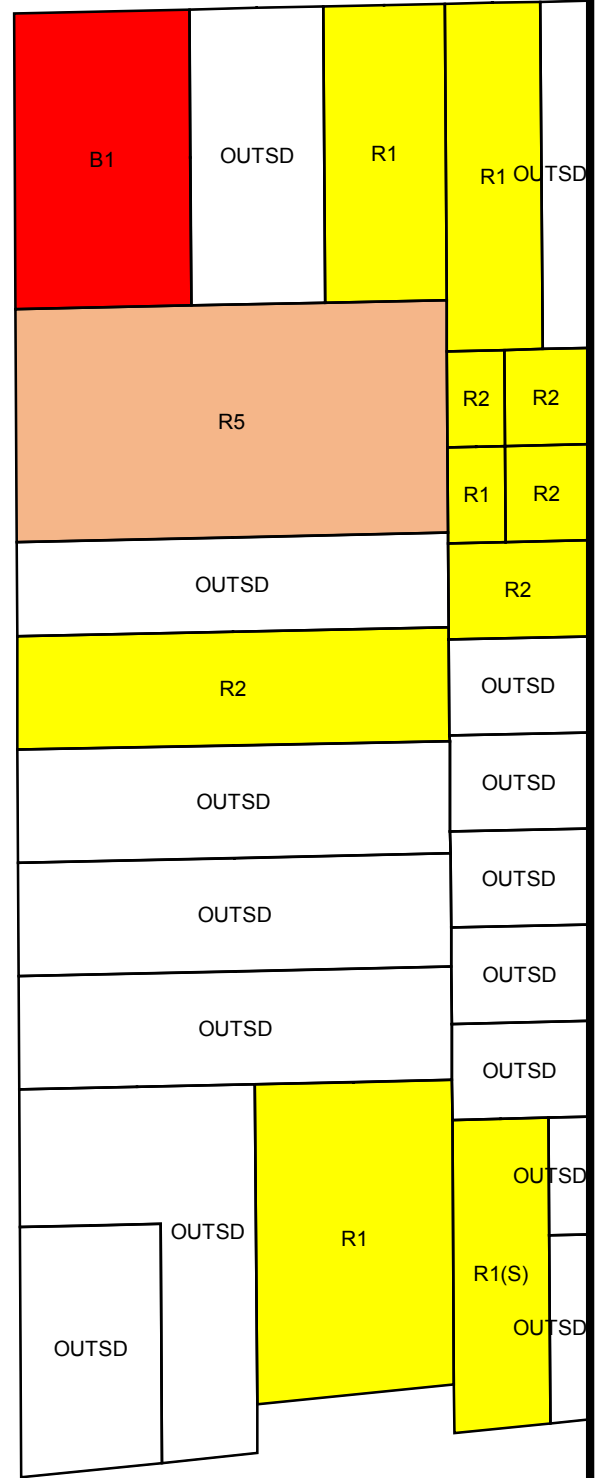
**White Av**



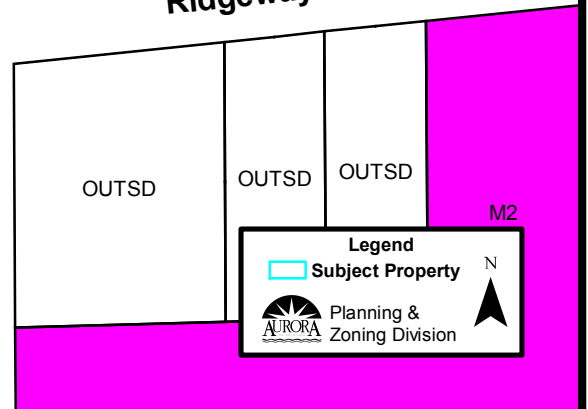
**Ridgeway Av**




**Hartford Av**





**Ridgeway Av**



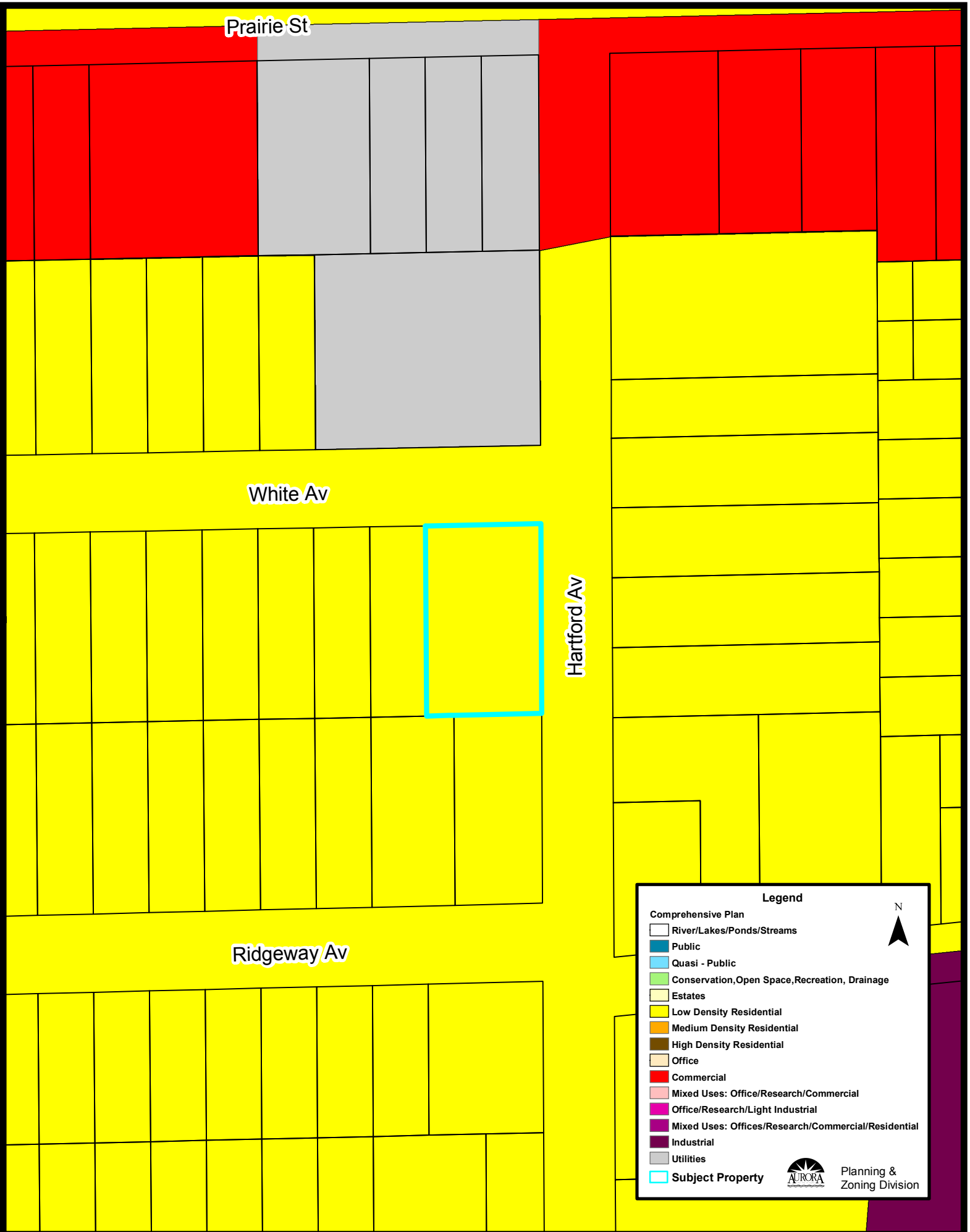
**Legend**

-  Subject Property

 Planning & Zoning Division

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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

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