

Property Research Sheet

Location ID#: 46990

As of: 6/8/2015

Researched By: Ty McCarthy

Address: 424 Hill Ave

Parcel Number(s): 15-26-276-007

Size: 4.478342 Acres

Current Zoning:

1929 Zoning: Not Applicable

1957 Zoning: Not Applicable

Comp Plan Designation: Commercial and Low Density Residential

School District: SD 131 - East Aurora School District

Park District: FVPD - Fox Valley Park District

Ward: 7

Historic District: None

ANPI Neighborhood: None

TIF District: N/A

Current Land Use

Current Land Use: Commercial

Number of Buildings: 1

Building Built In: 1952

Total Building Area: 3,488 sq. ft.

Number of Stories: 1

Zoning Provisions

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 .

Permitted Uses:

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

Special Uses:

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

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 .

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#: 63873

As of: 6/8/2015

Researched By: Ty McCarthy

Address: 434 Hill Ave

Comp Plan Designation: Commercial

Parcel Number(s): 15-26-276-026

School District: SD 131 - East Aurora School District

Size: 0.703618 Acres

Park District: FVPD - Fox Valley Park District

Current Zoning:

Ward: 7

1929 Zoning: Not Applicable

Historic District: None

1957 Zoning: Not Applicable

ANPI Neighborhood: None

TIF District: N/A

Current Land Use

Current Land Use: Commercial

Total Building Area: 1,000 sq. ft.

Number of Buildings: 1

Number of Stories: 1

Building Built In: 1934

Zoning Provisions

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

Permitted Uses:

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

Special Uses:

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

Limited But Permitted Uses:

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

Legislative History

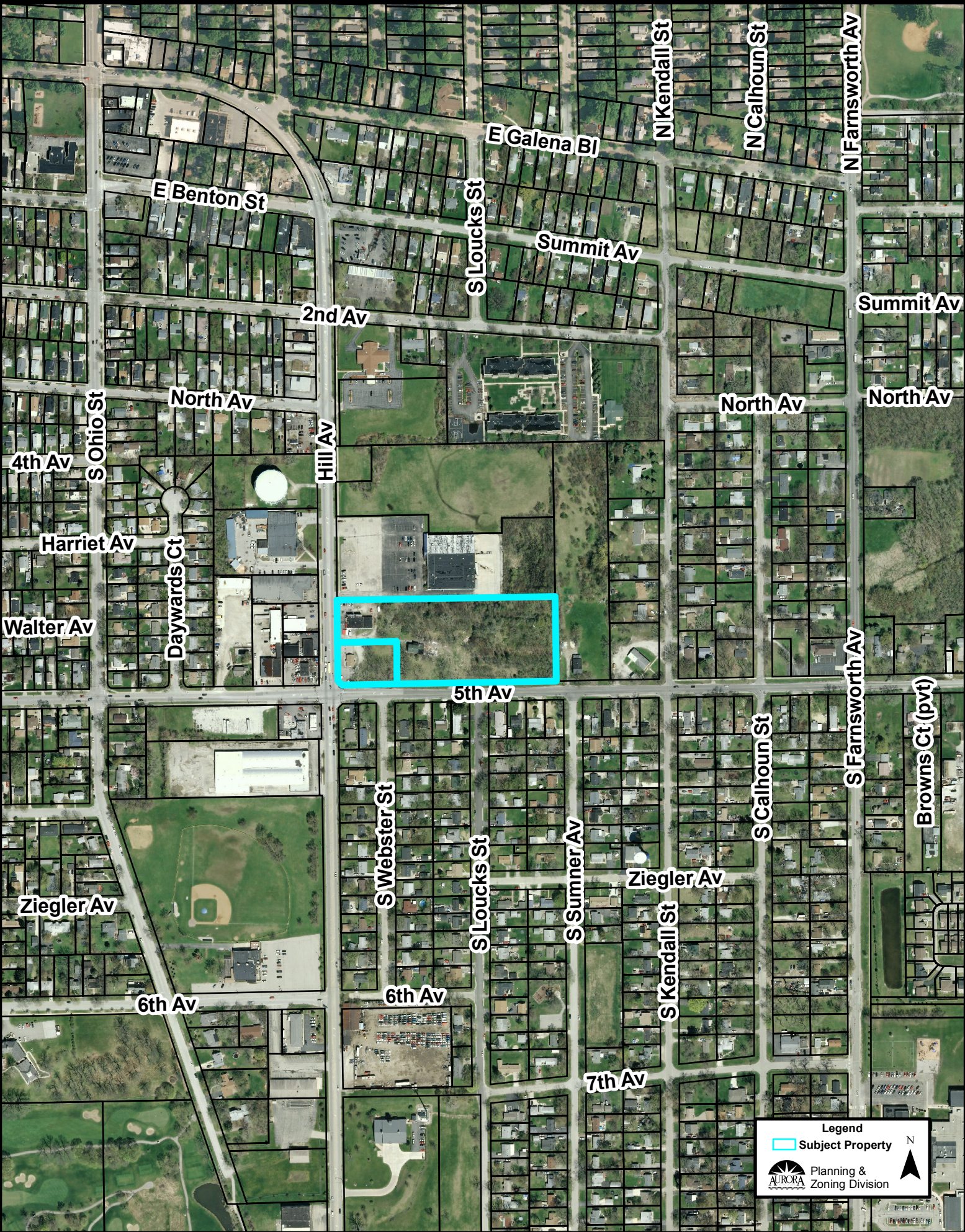
There is no legislative history for this Property.

Location Maps Attached:

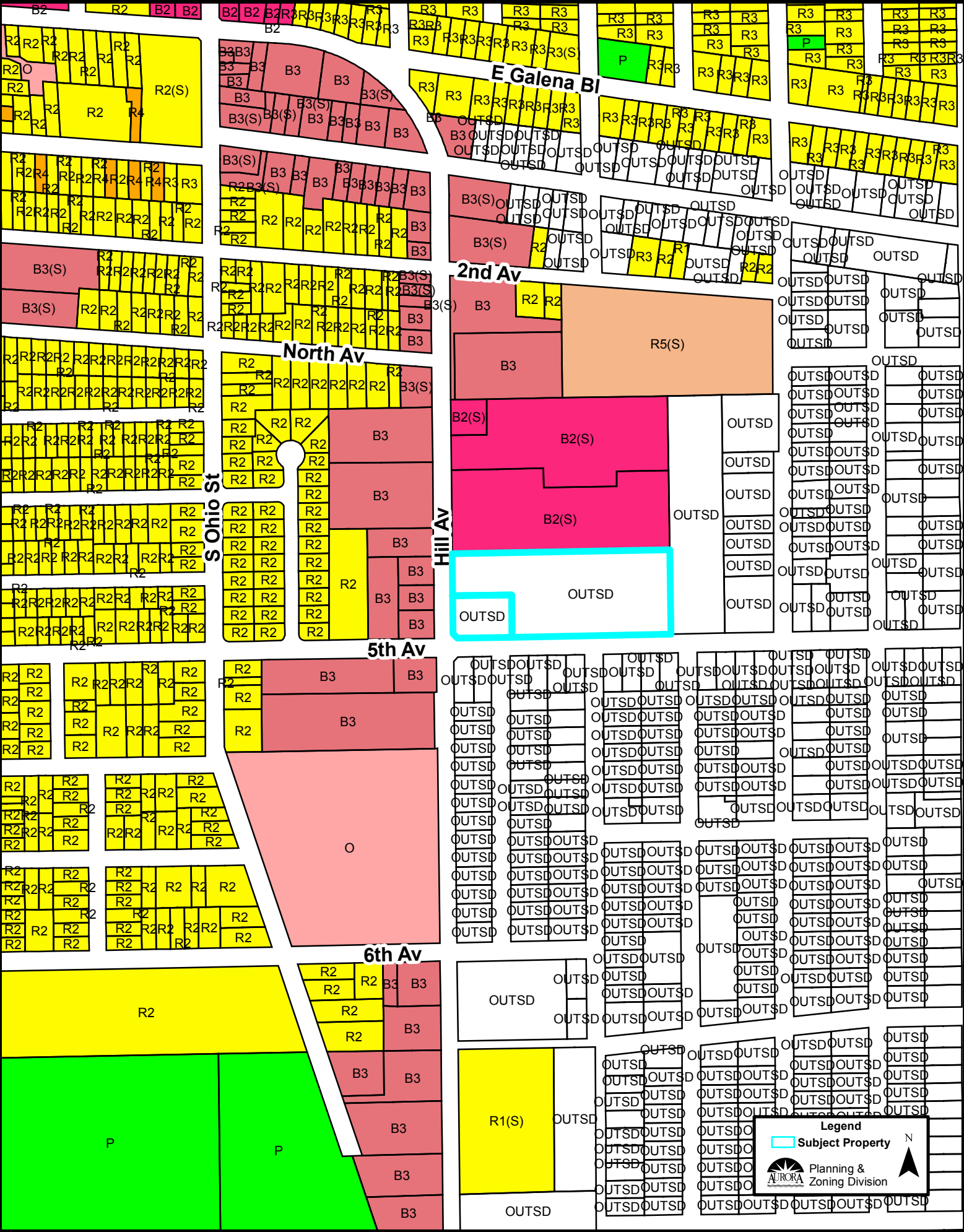
Aerial Overview
Aerial Map

Zoning Map
Comprehensive Plan Map

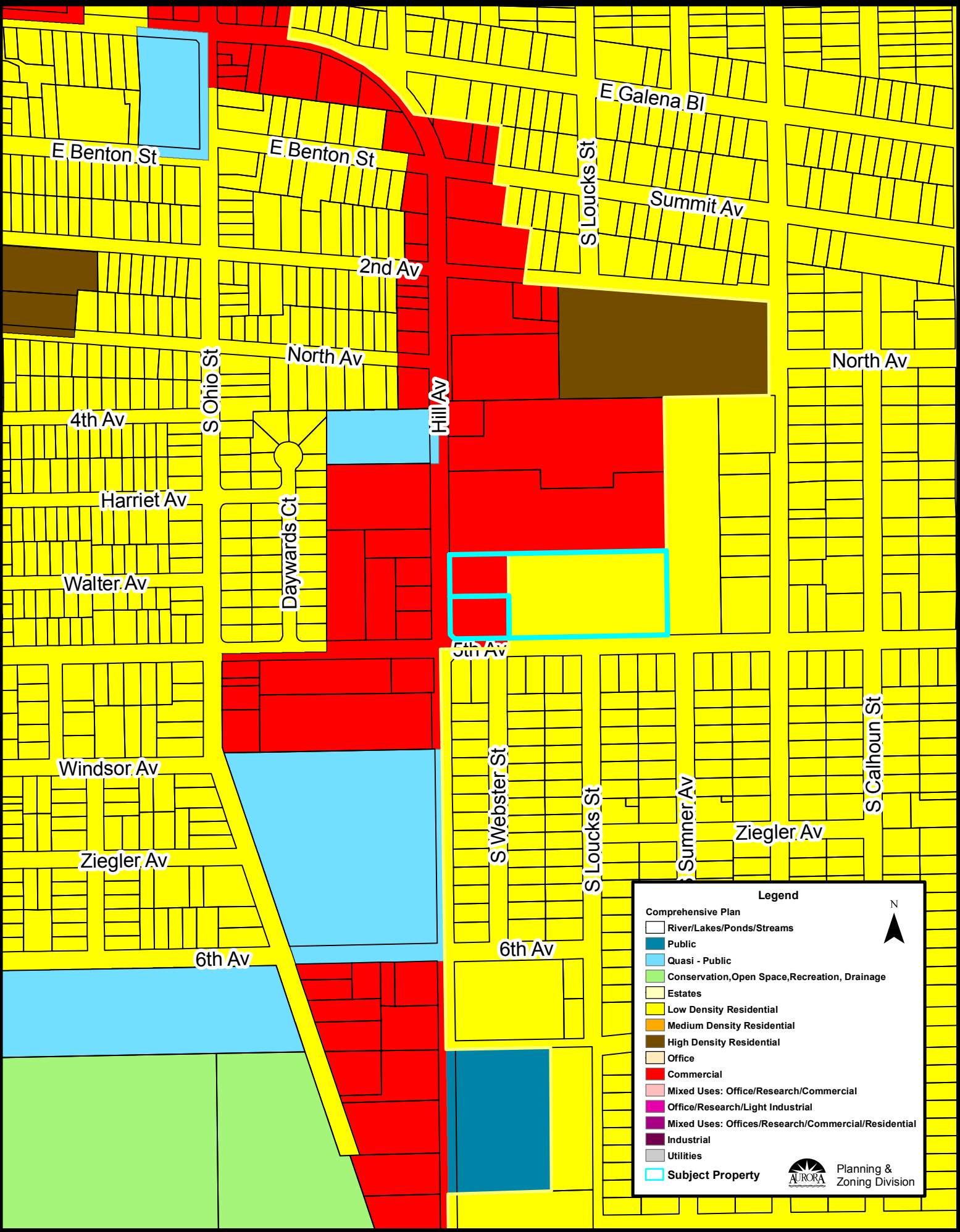
Aerial Photo (1:5,000):



Zoning Plan (1:5,000):



Comprehensive Plan (1:5,000):



Location Map (1:5,000):

