

Property Research Sheet

Location ID#(s): 57497; 30696

As of: 2/11/2016

Researched By: Alex Minnella

Address: 301 E Sullivan Road

School District: SD 131 - East Aurora School District

Parcel Number(s): 15-10-401-058; 15-10-401-059;

Park District: FVPD - Fox Valley Park District

Size: 10.074 Acres

Current Zoning: M-1 Manufacturing - Limited

Ward: 1

Comp Plan Designation: Industrial

Current Land Use

Current Land Use: Industry

Number of Stories: 1

Number of Buildings: 1

Non-Residential Area: 219,978 sq ft

Building Built In: 1988

Parking Spaces: 41

Total Building Area: 75,663 sq ft sq. ft.

Zoning Provisions

Setbacks and Other Bulk Standards:

Requirements are pursuant to the Aurora Zoning Ordinance Section(s) 5 and 9.2.

Setbacks and other bulk standards are typically as follows:

Front Yard Setback: From Tollway - 75 feet;
from Arterial - 30 feet; from other - 25 feet

Interior Side Yard Setback: From Fox River - 30 Feet; from residential 25 feet; from other 15 feet.

Interior Drive Yard Setback:

Exterior Side Yard Setback: From Tollway - 75 feet; from Arterial - 30 feet; from other - 15 feet

Exterior Side Yard Reverse Corner Setback: From Tollway - 75 feet; from Arterial - 30 feet; from other - 15 feet

Exterior Rear Yard Setback: From Tollway - 75 feet; from Arterial - 30 feet; from other - 25 feet

Rear Yard Setback: From Fox River - 30 Feet; from residential 25 feet; from other 15 feet.

Setback Exceptions:

Building Separations: None

Minimum Lot Width and Area: None

Maximum Lot Coverage: 60%

Maximum Structure Height: Typically 45 feet and not over 4 stories.

Floor Area Ratio: None

Minimum Primary Structure Size: None

Minimum Dwelling Unit Size: None

Maximum Density: None

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 9.2.

Permitted Uses:

Permitted Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.2, and 9.2 Permitted Exceptions:

Special Uses:

Special Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.3, and 9.2.

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 9.2.

Legislative History

The known legislative history for this Property is as follows:

O63-3528 approved on 11/18/1963: ANNEXATION O63-3528

O63-3529 approved on 11/26/1963:ANNEXATION O63-3529

O66-3800 approved on 12/27/1966:ANNEXATION O66-3800

O92-027 approved on 4/21/1992:APPROVING A SPECIAL USE PERMIT FOR AN INDUSTRIAL SUBDIVISION WITH LANDSCAPE RECYCLER ON MITCHELL ROAD.

PDFNL02-042 approved on 7/25/2002: RESOLUTION APPROVING THE FINAL PLAN FOR A CONCRETE PAVING STONE MANUFACTURING FACILITY LOCATED AT 308 E. SULLIVAN ROAD.

R04-043 approved on 2/10/2004:RESOLUTION ACCEPTING THE DEDICATION OF A CITY EASEMENT AT NEAR THE SOUTHWEST CORNER OF SULLIVAN ROAD AND MITCHELL ROAD.

PDFNL04-143 approved on 10/28/2004: RESOLUTION APPROVING A REVISION TO THE FINAL PLAN FOR AN ADDITION ON PROPERTY LOCATED 301 E. SULLIVAN ROAD.(Unilock\Chicago) (APPEALABLE)

PDFNL05-039 approved on 11/10/2005:RESOLUTION APPROVING A REVISION TO THE FINAL PLAN ON 28.783 ACRES FOR A 5,100 SQUARE FOOT ADDITION AND ROOF RAISING FOR PLANT NUMBER 2 AND A 672 SQUARE FOOT ADDITION TO PLANT NUMBER 3 LOCATED AT 301 E. SULLIVAN ROAD

O13-082 approved on 11/26/2013:AN ORDINANCE GRANTING A VARIANCE ON 10 ACRES TO INCREASE THE MAXIMUM BUILDING HEIGHT LOCATED AT 301 E. SULLIVAN ROAD, AURORA, ILLINOIS

Location Maps Attached:

Aerial Overview

Location Map

Zoning Map

Comprehensive Plan Map