

# Property Research Sheet

**Location ID#(s): 19474-56401**

As of: 9/10/2018

Researched By: Steve Broadwell

Address: 625 W ILLINOIS AV PART

Current Zoning: M-2 Manufacturing - General District

Parcel Number(s): 15-16-328-017

1929 Zoning: F Industrial Districts

Subdivision: of Part SW 1/4 Sec 16-38-8

1957 Zoning: M-2 Manufacturing District, General

Size: 3.6 Acres / 156,816 Sq. Ft.

Comp Plan Designation: Industrial

School District: SD 129 - West Aurora School District

Park District: FVPD - Fox Valley Park District

Ward: 6

## Current Land Use

Current Land Use: Industry ..

AZO Land Use Category: Processing, finishing and assembly facilities (3140)

Number of Buildings: 1

Number of Stories: 1

Building Built In: 1910

Parking Spaces: 30

Total Building Area: 48,526 sq. ft.

Non-Residential Area: 48,526 sq. ft.

## Zoning Provisions

### Setbacks and Other Bulk Standards:

Requirements are pursuant to the Aurora Zoning Ordinance Section(s) 5 and 9.3.

Setbacks are typically as follows:

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

**Side Yard Setback:** From Fox River - 30 feet; from residential 60 feet; from other 15 feet.

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

**Exterior Side Yard Reverse Corner Setback:** From Tollway - 75 feet; from Arterial - 30 feet; from other - 25 feet

**Rear Yard Setback:** From Fox River - 30 Feet; from residential 60 feet; from other 15 feet.

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

**Setback Exceptions:**

**Interior Drive Yard Setback:**

Other bulk standards are typically as follows:

**Building Separations:** None

**Minimum Lot Width and Area:** None

**Maximum Lot Coverage:** None

**Maximum Structure Height:** Typically 75 feet and not over 6 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 9.3.

Permitted Uses:

Permitted Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.2 and 9.3 Permitted Exceptions:

Special Uses:

Special Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.3 and 9.3.

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 9.3.

**Legislative History**

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There is no known legislative history for this Property

**Location Maps Attached:**

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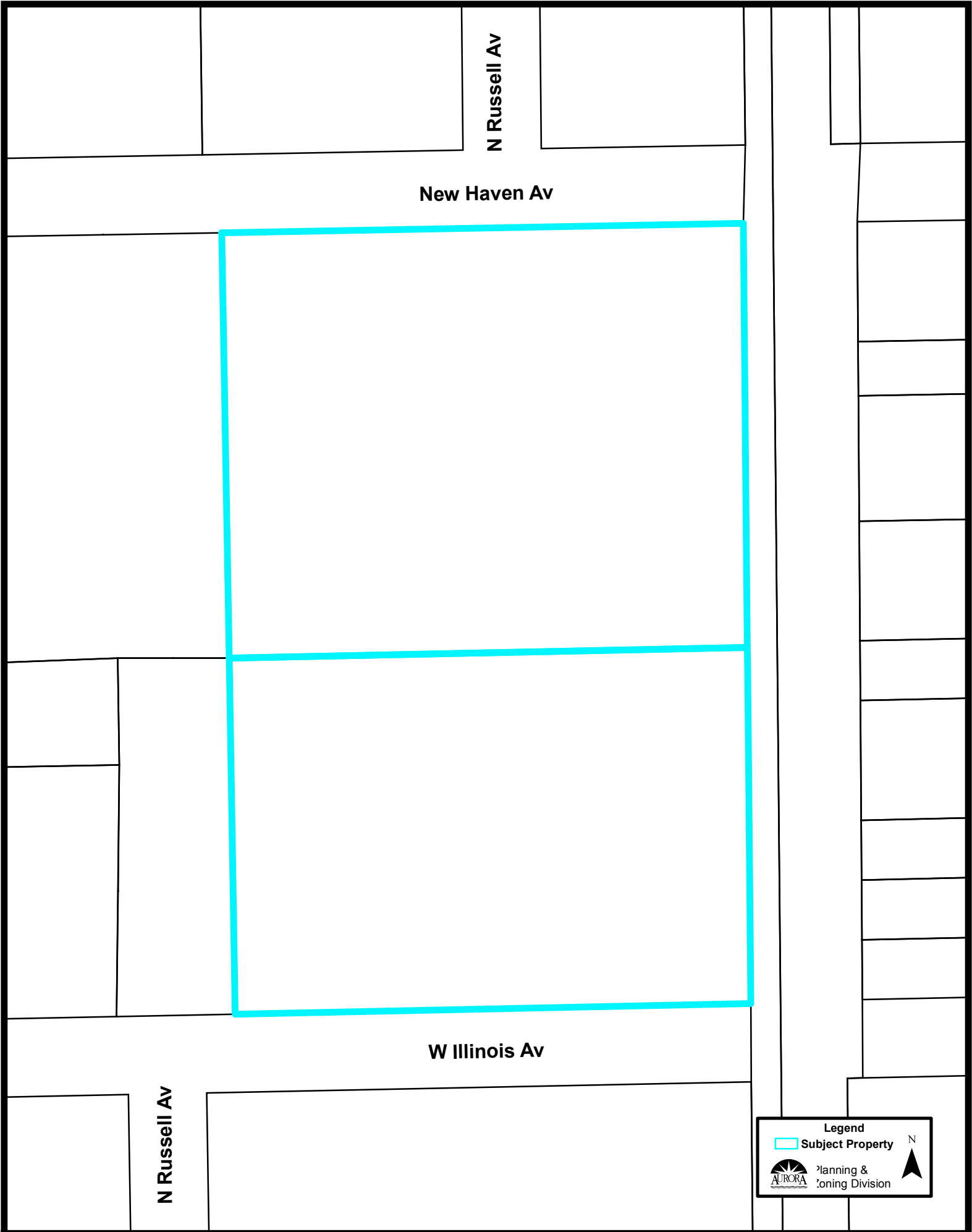
Aerial Overview

Location Map

Zoning Map

Comprehensive Plan Map

**Aerial Photo (1:5,000):**




**N Russell Av**


**New Haven Av**


**W Illinois Av**

**N Russell Av**

**Legend**

 **Subject Property**

 **Planning & Zoning Division**

 **N**



N Russell Av

New Haven Av

Illinois Av

N Russell Av

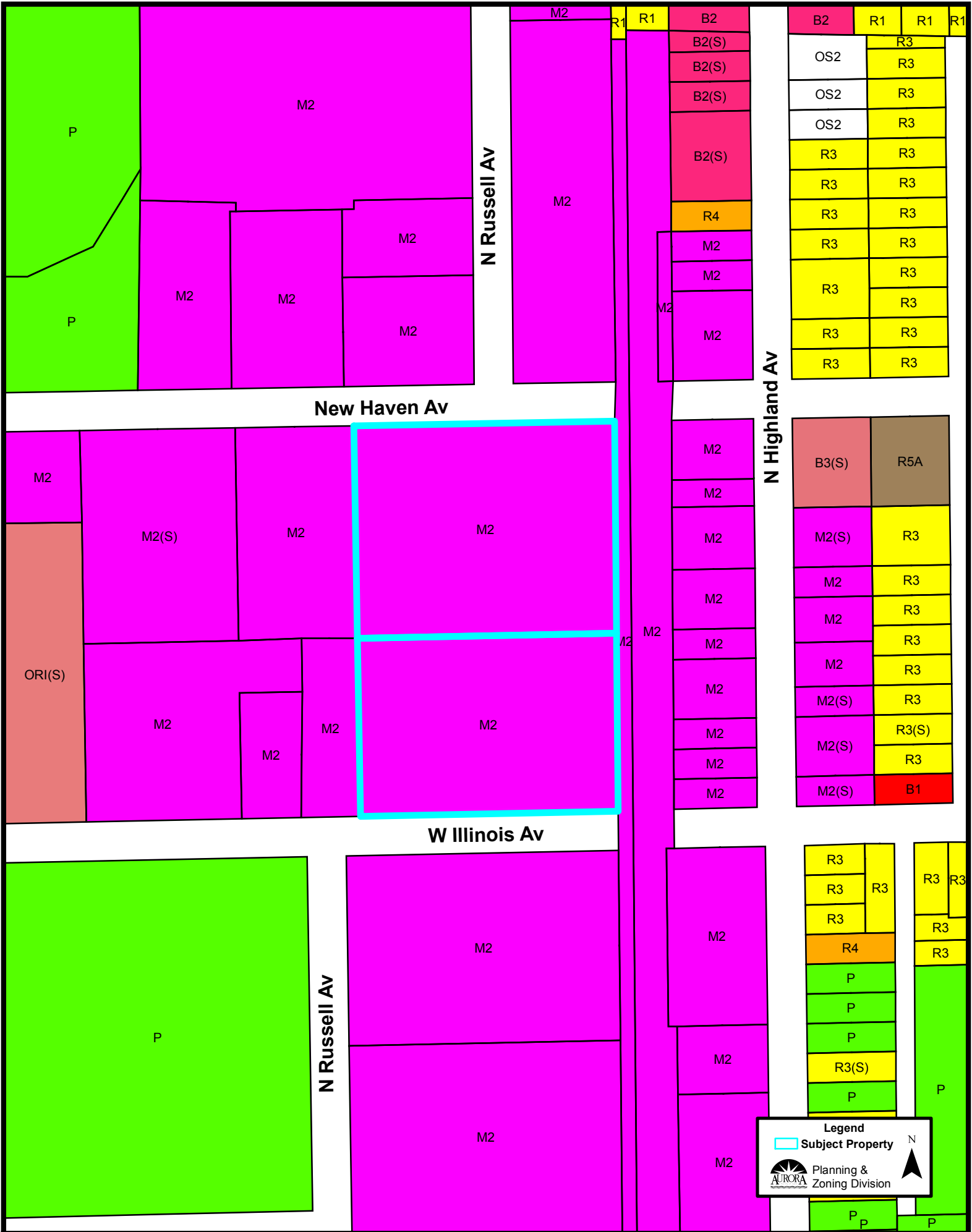
**Legend**

- Subject Property





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



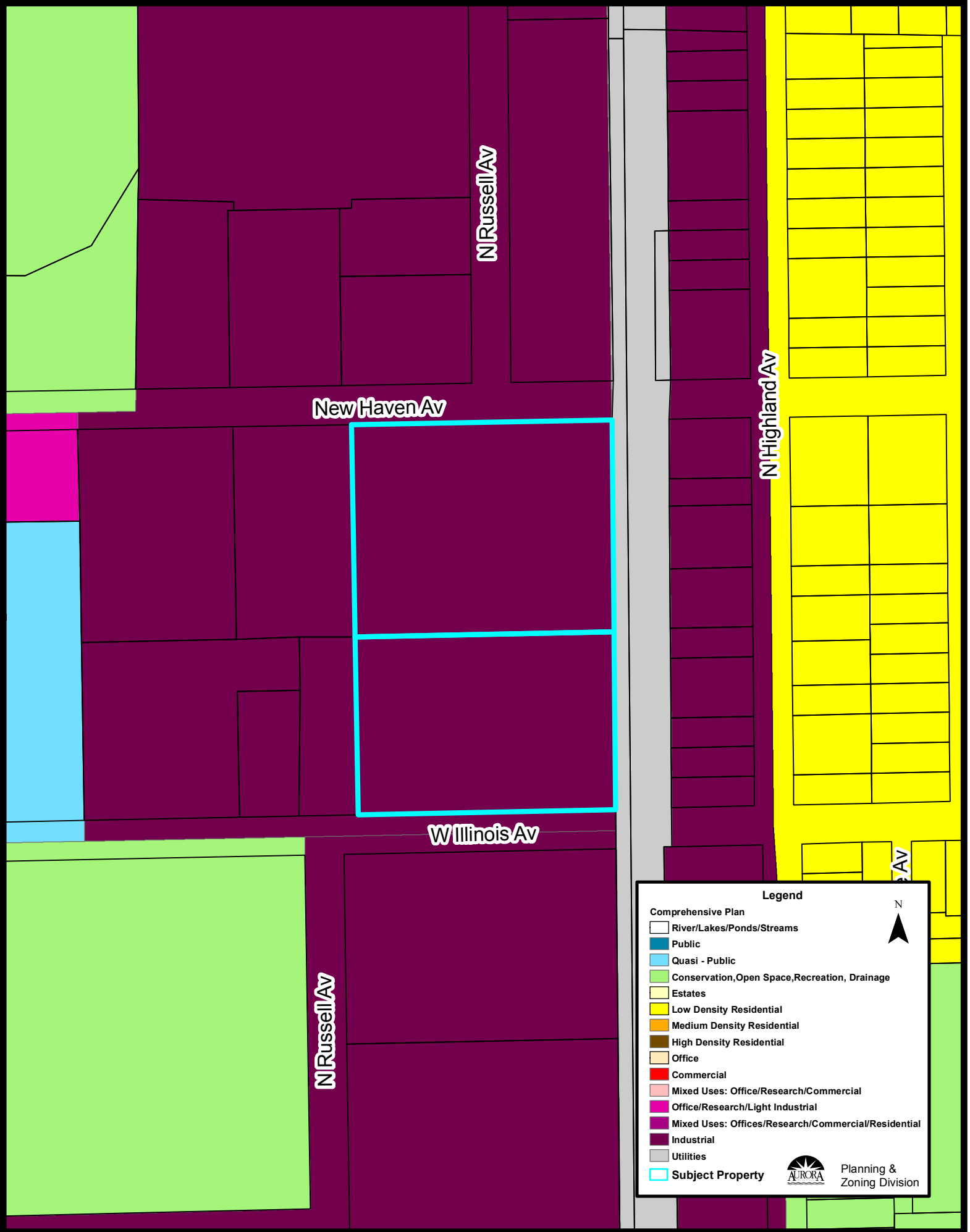
**Legend**

 Subject Property

 N

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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

North arrow (N)

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