

# Property Research Sheet

**Location ID#(s): 66264**

As of: 1/16/2017

Researched By: Alex Minnella

Address: 335 Marshall Av

Current Zoning: M-1(S) Manufacturing - Limited

Parcel Number(s): 15-21-407-019

1929 Zoning: F Industrial Districts

Subdivision: Lot 2 of Bell Gale Business Park Resubdivision

1957 Zoning: M-2 Manufacturing District, General

Size: 1.75 Acres / 76,230 Sq. Ft.

Comp Plan Designation: Low Density Residential and Industrial

School District: SD 129 - West Aurora School District

ANPI Neighborhood: Near West Galena

Park District: FVPD - Fox Valley Park District

TIF District: TIF #4

Ward: 4

Overall Development Name: Bell Gale

## **Current Land Use**

Current Land Use: VACANT (PRIVATE)

## **Zoning Provisions**

### Setbacks and Other Bulk Standards:

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

Setbacks are typically as follows:

**Front Yard Setback:** 20 feet

**Side Yard Setback:** From residential 25 feet; from other 20 feet.

**Exterior Side Yard Setback:** 20 feet **Exterior**

**Side Yard Reverse Corner Setback:** From Arterial - 30 feet; from other - 15 feet

**Rear Yard Setback:** From residential 20 feet; from other 20 feet.

**Exterior Rear Yard Setback:** 20 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:** 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

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The known legislative history for this Property is as follows:

**O1971-4167 approved on :** VACATING PORTION OF KENSINGTON & MAY (VENDO CO.)

**O2005-030 approved on 3/8/2005:** AN ORDINANCE AMENDING ORDINANCE NUMBER 3100, BEING THE AURORA ZONING ORDINANCE AND THE ZONING MAP ATTACHED THERETO, BY REZONING PROPERTY FROM M-2, R-2 TO M-1(S) MANUFACTURING - LIMITED SPECIAL USE PLANNED DEVELOPMENT FOR 14.453 ACRES LOCATED AT 328 GALE STREET

**O2005-031 approved on 3/8/2005:** AN ORDINANCE ESTABLISHING A PLANNED DEVELOPMENT DISTRICT, AND APPROVING A PLAN DESCRIPTION FOR 14.453 ACRES LOCATED AT 328 GALE STREET.

**R2005-091 approved on 3/8/2005:** RESOLUTION APPROVING A PRELIMINARY PLAT AND PLAN FOR PROPERTY LOCATED AT 328 GALE STREET.

**O2005-044 approved on 3/22/2005:** AN ORDINANCE OF THE CITY OF AURORA, KENDALL, KANE, DUPAGE AND WILL COUNTIES, ILLINOIS, APPROVING A TAX INCREMENT REDEVELOPMENT PLAN AND REDEVELOPMENT PROJECT FOR THE BELL-GALE REDEVELOPMENT PROJECT AREA

**O2005-045 approved on 3/22/2005:** AN ORDINANCE OF THE CITY OF AURORA, KENDALL, KANE, DUPAGE AND WILL COUNTY ILLINOIS DESIGNATING THE BELL-GALE REDEVELOPMENT PROJECT AREA OF SAID CITY A REDEVELOPMENT PROJECT AREA PURSUANT TO THE TAX INCREMENT ALLOCATION REDEVELOPMENT ACT, AS AMENDED

**O2005-046 approved on 3/22/2005:** AN ORDINANCE OF THE CITY OF AURORA, KENDALL, KANE, DUPAGE AND WILL COUNTIES, ILLINOIS, ADOPTING TAX INCREMENT ALLOCATION FINANCING FOR THE BELL-GALE REDEVELOPMENT PROJECT AREA

**O2005-047 approved on 3/22/2005:** AN ORDINANCE AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT BETWEEN THE CITY OF AURORA AND 328 GALE, LLC

**PDFNL2005-044 approved on 11/28/2005:** RESOLUTION APPROVING THE FINAL PLAT FOR BELL GALE BUSINESS PARK SUBDIVISION AND THE FINAL PLAN FOR BLDG. #4, LOT 2, LOCATED AT 328 GALE STREET IN THE CITY OF AURORA, IL

**R2006-294 approved on 6/27/2006:** A RESOLUTION PROPOSING THE ESTABLISHMENT OF A SPECIAL SERVICE AREA NUMBER 118 BELL GALE BUSINESS PARK, KANE COUNTY IN THE CITY OF AURORA AND PROVIDING FOR A PUBLIC HEARING AND OTHER PROCEDURES IN CONNECTION THEREWITH

**O2006-076 approved on 8/8/2006:** AN ORDINANCE FOR THE ESTABLISHMENT OF A SPECIAL SERVICE AREA NUMBER 118 BELL GALE BUSINESS PARK, KANE COUNTY IN THE CITY OF AURORA FOLLOWING NOTICE AND PUBLIC HEARING IN CONNECTION THEREWITH

**R2012-231 approved on 8/28/2012:** RESOLUTION APPROVING A PRELIMINARY PLAN AND PLAT REVISION FOR LOT 1 OF THE BELL-GALE BUSINESS PARK LOCATED ON WEST SIDE OF MARSHALL AVENUE BETWEEN GALE STREET AND HIGHLAND AVE.

**R2012-239 approved on 9/11/2012:** RESOLUTION APPROVING THE FIRST AMENDMENT TO THE REDEVELOPMENT AGREEMENT BETWEEN THE CITY OF AURORA, CENTRUE BANK AND 328 GALE LLC

**PDFNL2013-013 approved on 8/15/2013:** RESOLUTION APPROVING THE FINAL PLAT REVISION FOR LOT 1 AND LOT 2 OF THE BELL GALE BUSINESS PARK SUBDIVISION, BEING VACANT LAND LOCATED ON THE WEST AND EAST SIDE OF MARSHALL AVENUE BETWEEN GALE STREET AND HIGHLAND AVENUE IN THE CITY OF AURORA, IL 60506

**Location Maps Attached:**

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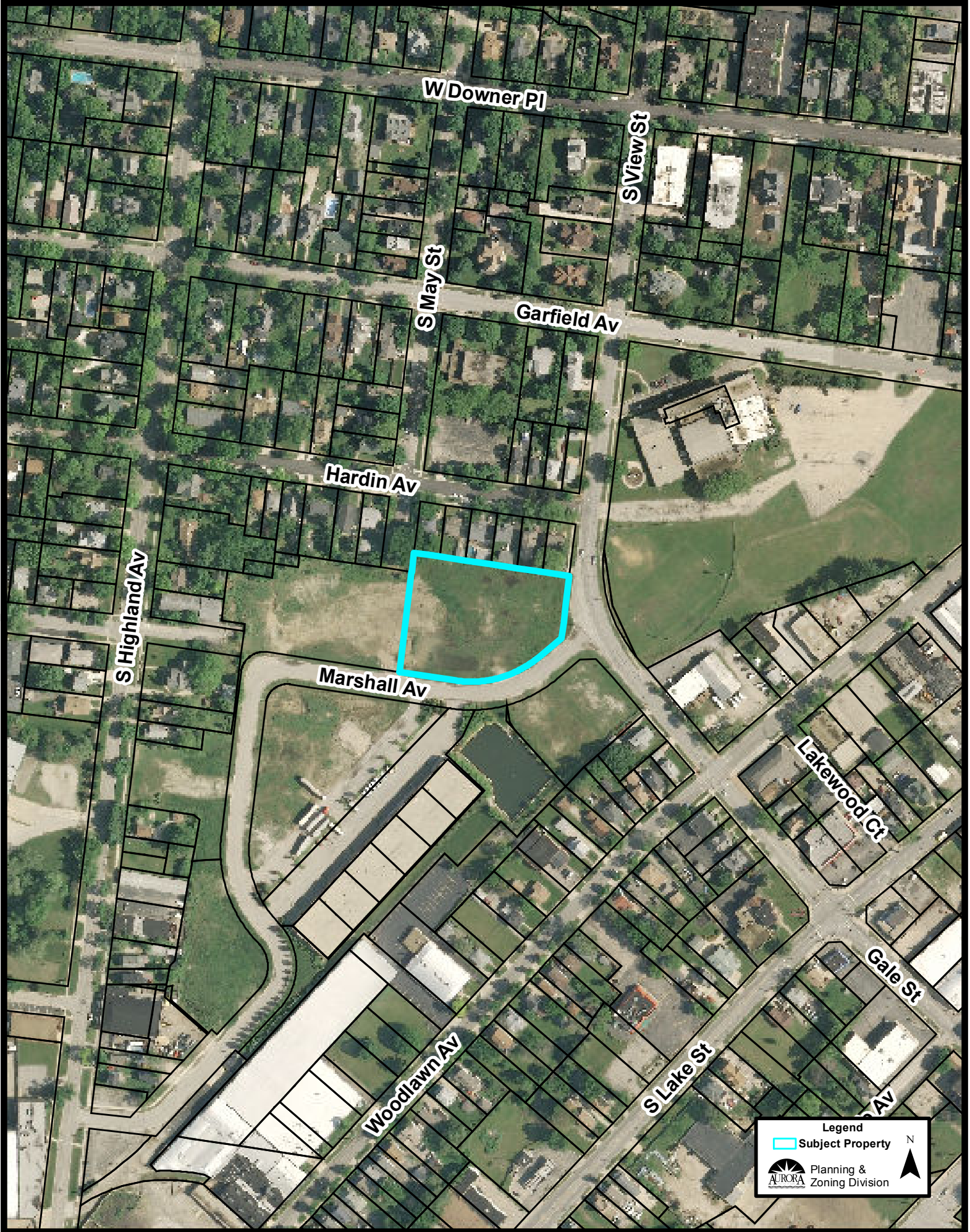
Aerial Overview

Location Map

Zoning Map

Comprehensive Plan Map

Aerial Photo (1:1,000):



W Downer Pl

S View St

S May St

Garfield Av

Hardin Av

S Highland Av

Marshall Av

Lakewood Ct

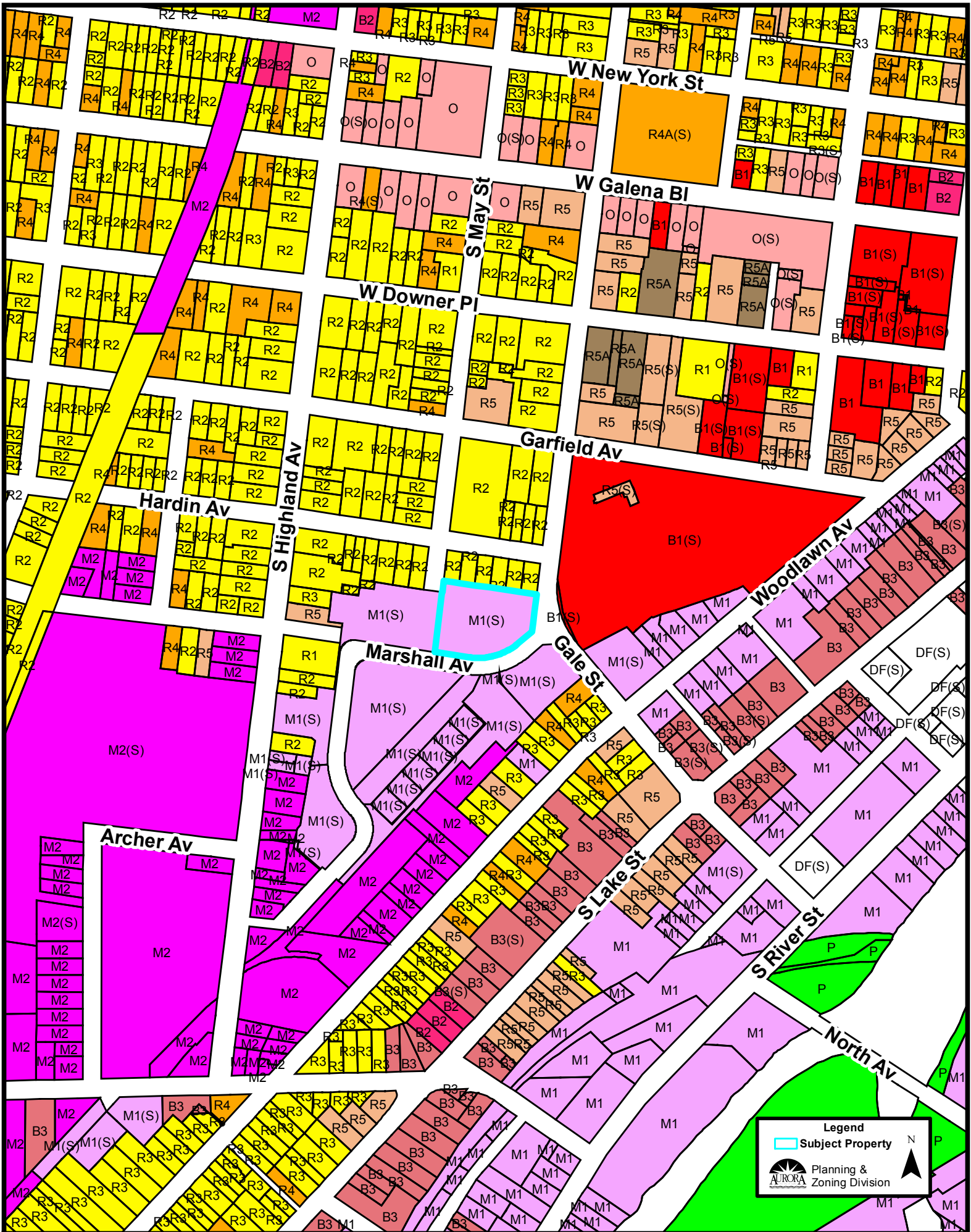
Gale St

Woodlawn Av


S Lake St


Legend  
Subject Property  
AURORA Planning & Zoning Division  
N


Zoning Map (1:5,000):



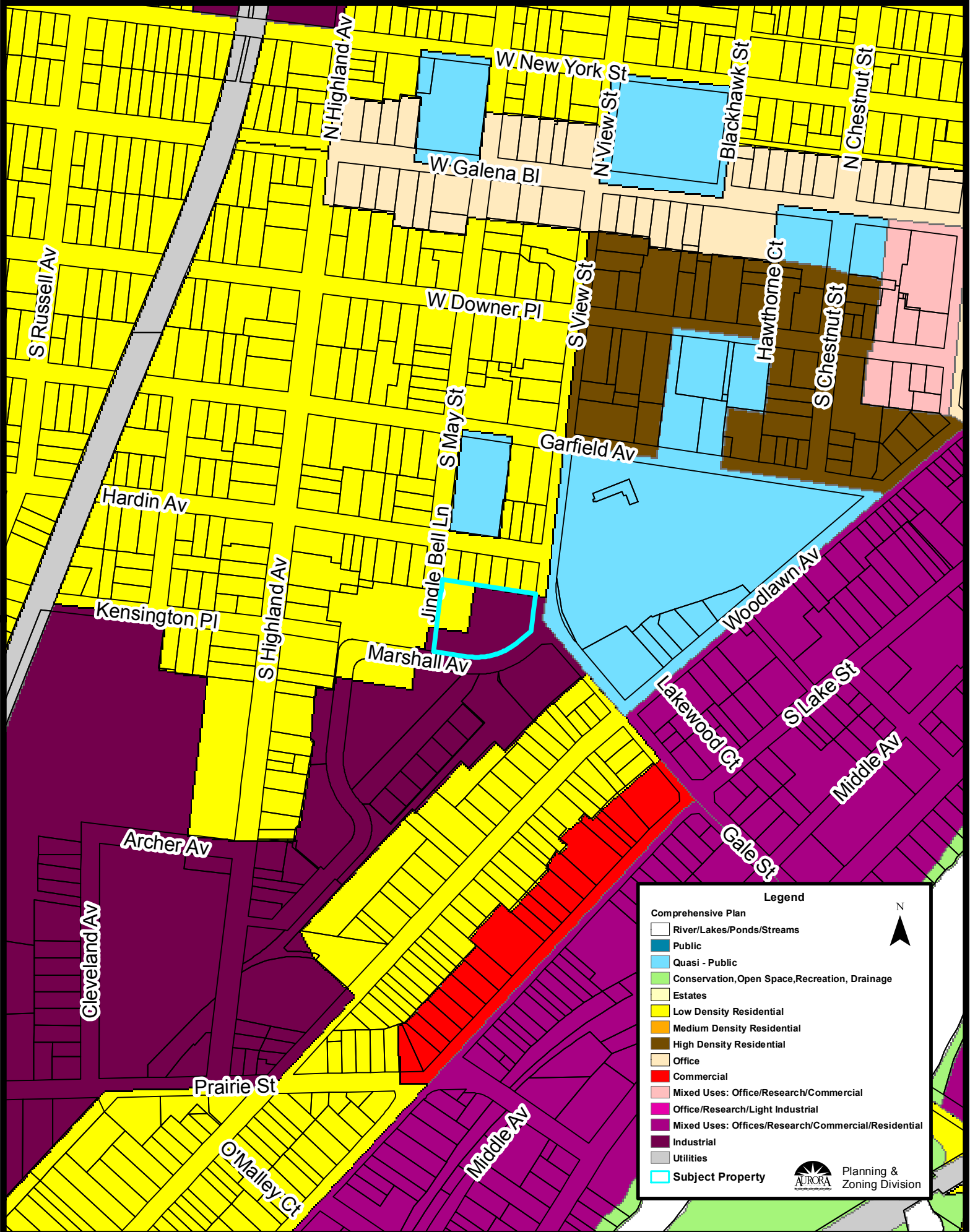
**Legend**

-  Subject Property

 Planning & Zoning Division



Comprehensive Plan (1:5,000):



**Legend**

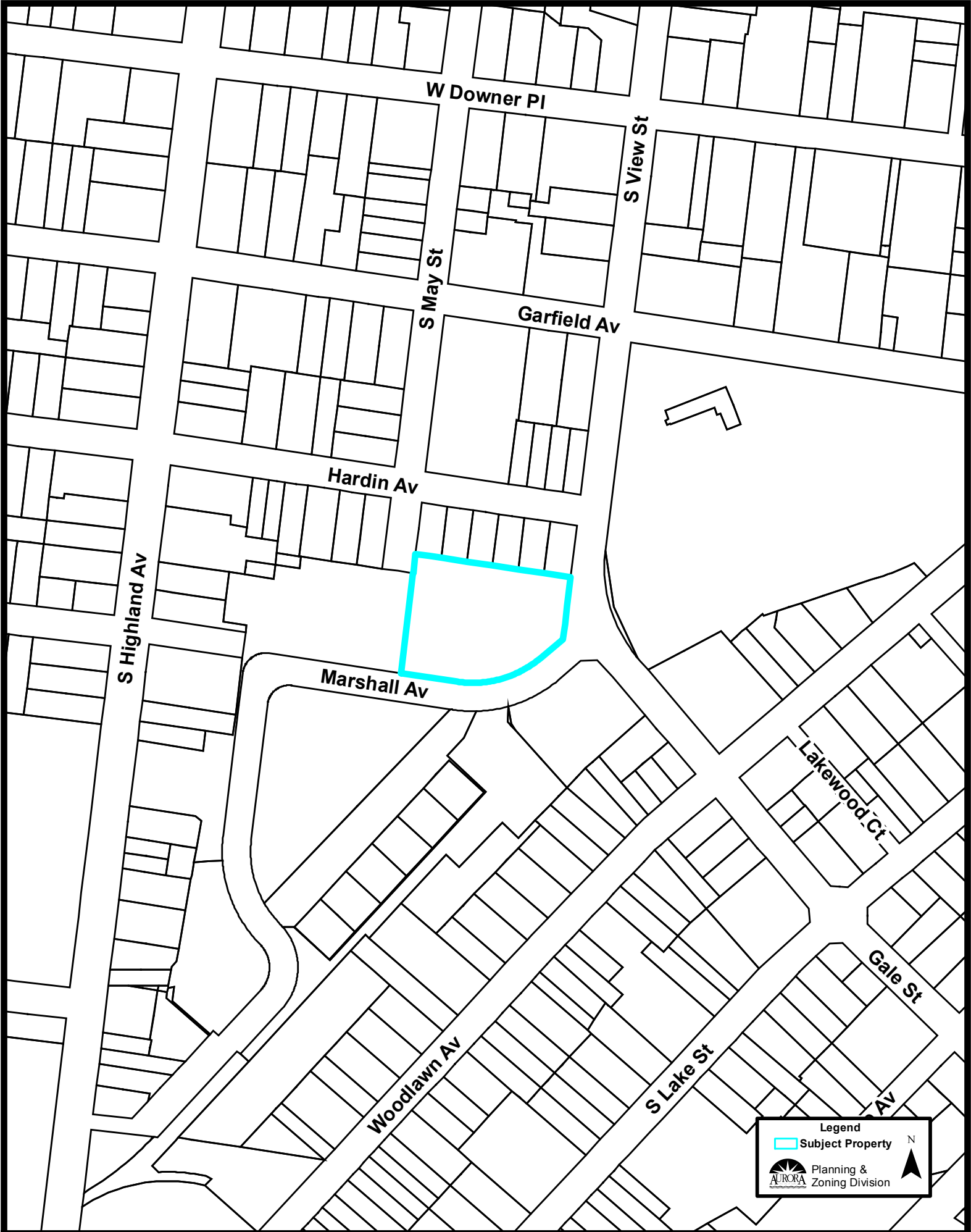
Comprehensive Plan

- 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

