

Property Research Sheet

Location ID#(s): 46355-49258

As of: 2/11/2016

Researched By: Alex Minnella

Address: 307 and 309 E Sullivan Road

School District: SD 131 - East Aurora School District

Parcel Number(s): 15-10-401-073; 15-10-401-075

Park District: FVPD - Fox Valley Park District

Size: 18.886 Acres

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

Ward: 1

Comp Plan Designation: Industrial

Current Land Use

Current Land Use: Industry

Total Building Area: 37,650 sq. ft.

Number of Buildings: 2

Number of Stories: 1

Building Built In: 2000

Non-Residential Area: 822674.16 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.

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: Waste Recycler, Landscaping waste Chipping Machine operations are

permitted. With muffler and 12' high piles of chips surrounding. And restricted during the hours of before 7:30am or after 4:30pm Monday - Friday, Noon on Saturday.

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:

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.

O02-010 approved on 2/12/2002:AN ORDINANCE ANNEXING TERRITORY LOCATED AT 1400 EXPOSITION AVENUE TO THE CITY OF AURORA, ILLINOIS 60506 PURSUANT TO A WATER SERVICE CONTRACT.

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.

R04-042 approved on 2/10/2004:RESOLUTION ACCEPTING THE DEDICATION OF RIGHT OF WAY FOR A PORTION OF MITCHELL ROAD, LOCATED SOUTH OF 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.

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

Location Maps Attached:

Aerial Overview

Location Map

Zoning Map

Comprehensive Plan Map