

# 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