

Property Research Sheet

Location ID#(s): 00234

As of: 8/22/2016

Researched By: Tracey Vacek

Address: 285 NE Industrial Drive

School District: SD 129 - West Aurora School District

Parcel Number(s): 15-10-251-013

Park District: FVPD - Fox Valley Park District

Size: 5.08 Acres

Ward: 1

Current Zoning: M-1 Manufacturing - Limited

Historic District: None

1929 Zoning: Not Applicable

ANPI Neighborhood: None

1957 Zoning: Not Applicable

TIF District: N/A

Comp Plan Designation: Utilites

Current Land Use

Current Land Use: Industry

Building Built In: 1990

AZO Land Use Category:

Total Building Area: 12,000 sq. ft.

Number of Buildings: 2

Number of Stories: 1

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

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

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

Building Separations: None

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

Minimum Lot Width and Area: None

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

Maximum Lot Coverage: 60%

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

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

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:

O1964-3648 approved on 12/21/1964: AN ORDINANCE ANNEXING CERTAIN TERRITORY TO THE CITY OF AURORA, COUNTY OF KANE, STATE OF ILLINOIS

PCLR1998-001 approved on 5/5/1998: A RESOLUTION GRANTING PERMISSION TO DUMP OR FILL ON PROPERTY LOCATED AT 285 N.E. INDUSTRIAL DRIVE

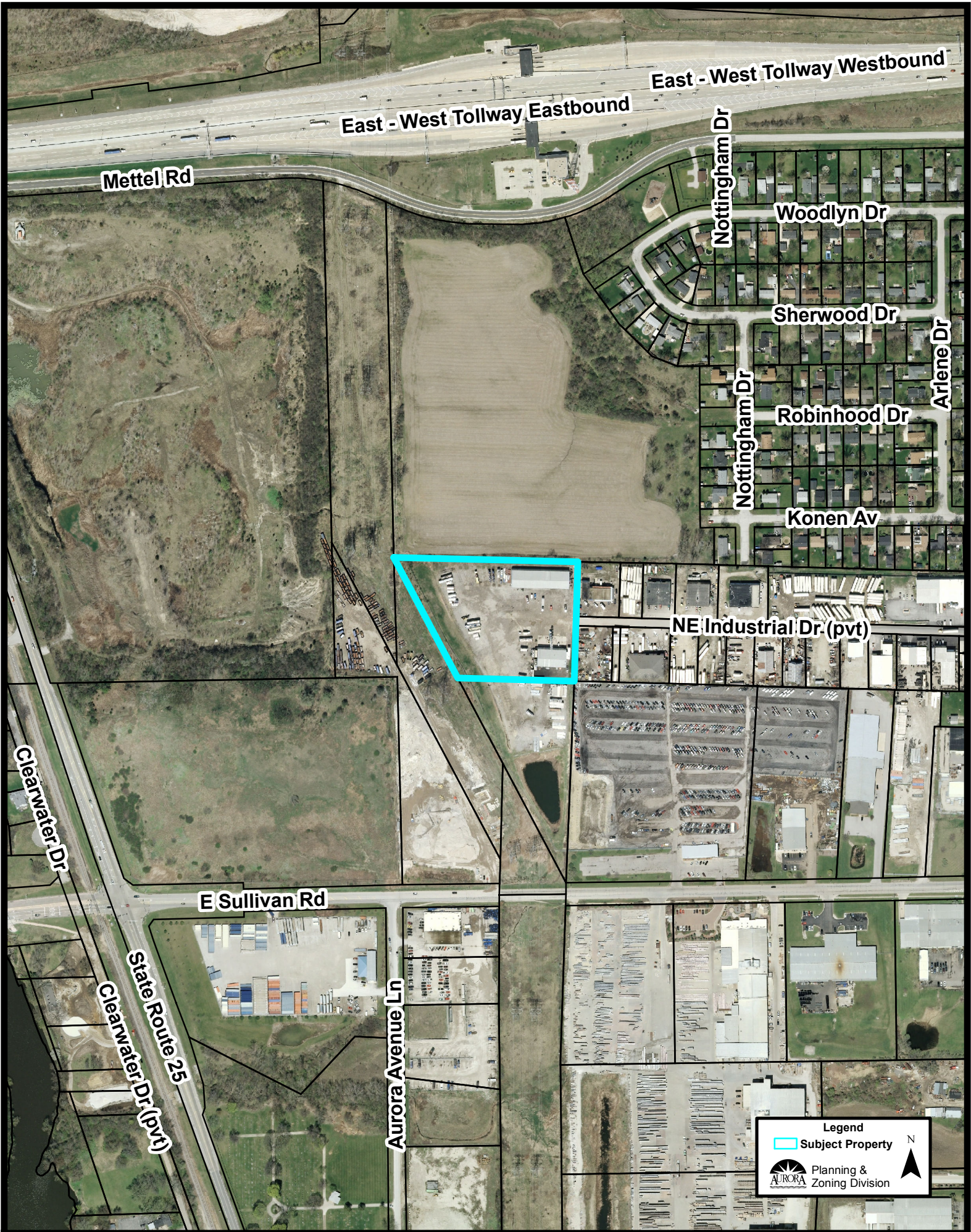
Location Maps Attached:

Aerial Overview

Location Map

Zoning Map

Comprehensive Plan Map



East - West Tollway Westbound
East - West Tollway Eastbound

Mettel Rd

Nottingham Dr

Woodlyn Dr

Sherwood Dr

Robinhood Dr

Konen Av

Ariene Dr

NE Industrial Dr (pvt)

Clearwater Dr

E Sullivan Rd

State Route 25

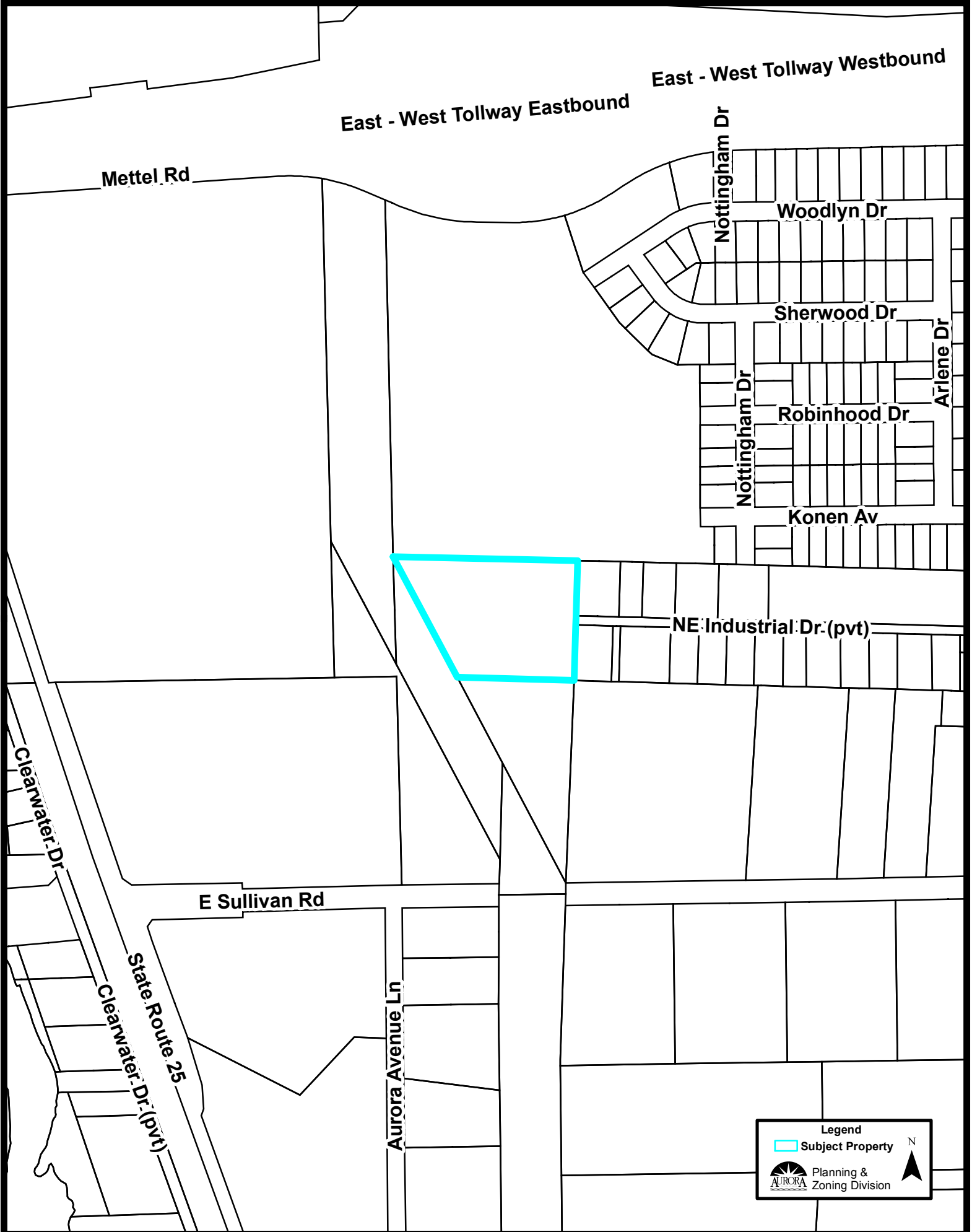
Aurora Avenue Ln

Legend

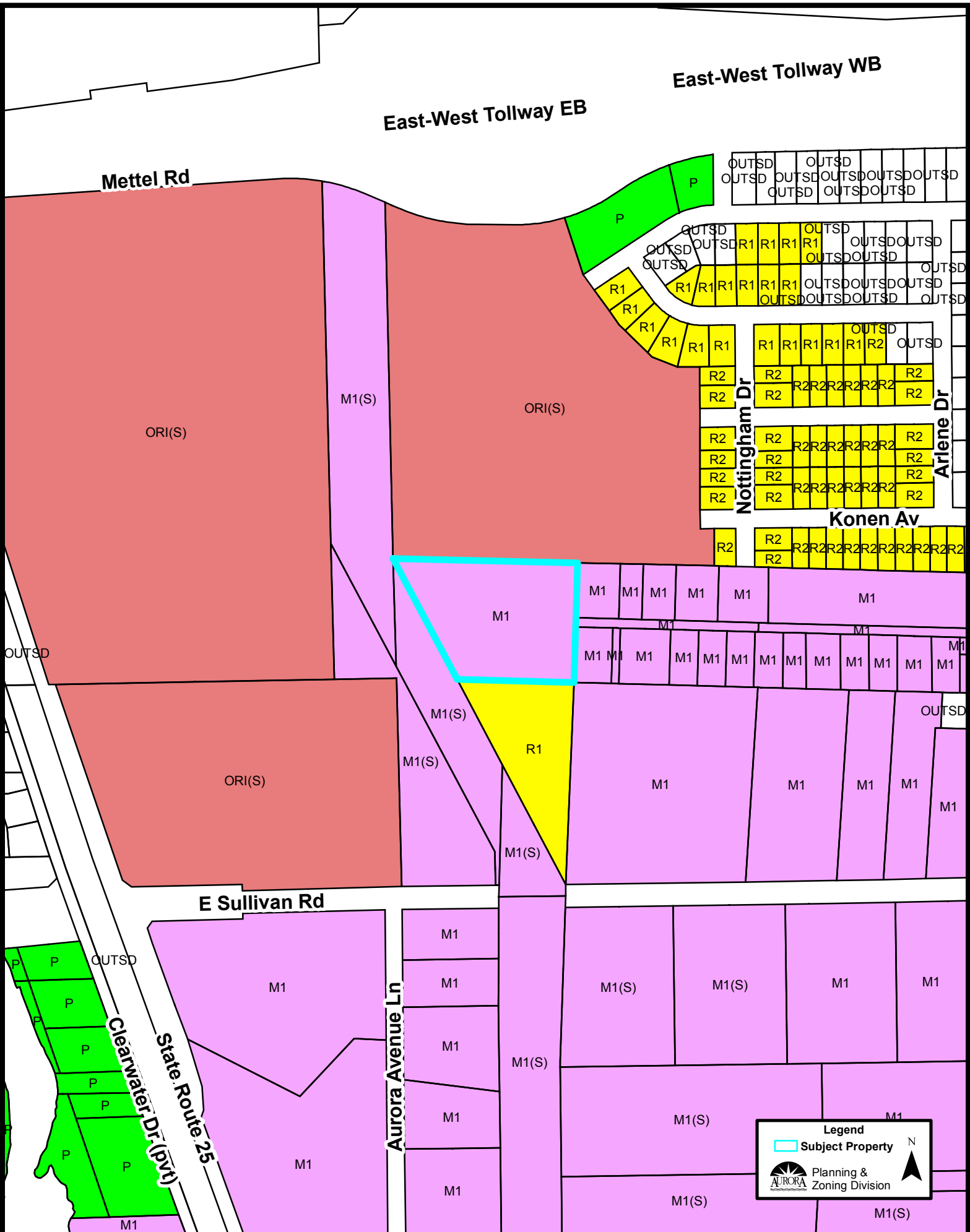
- Subject Property

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Location Map (1:5,000):



Zoning Plan (1:5,000):

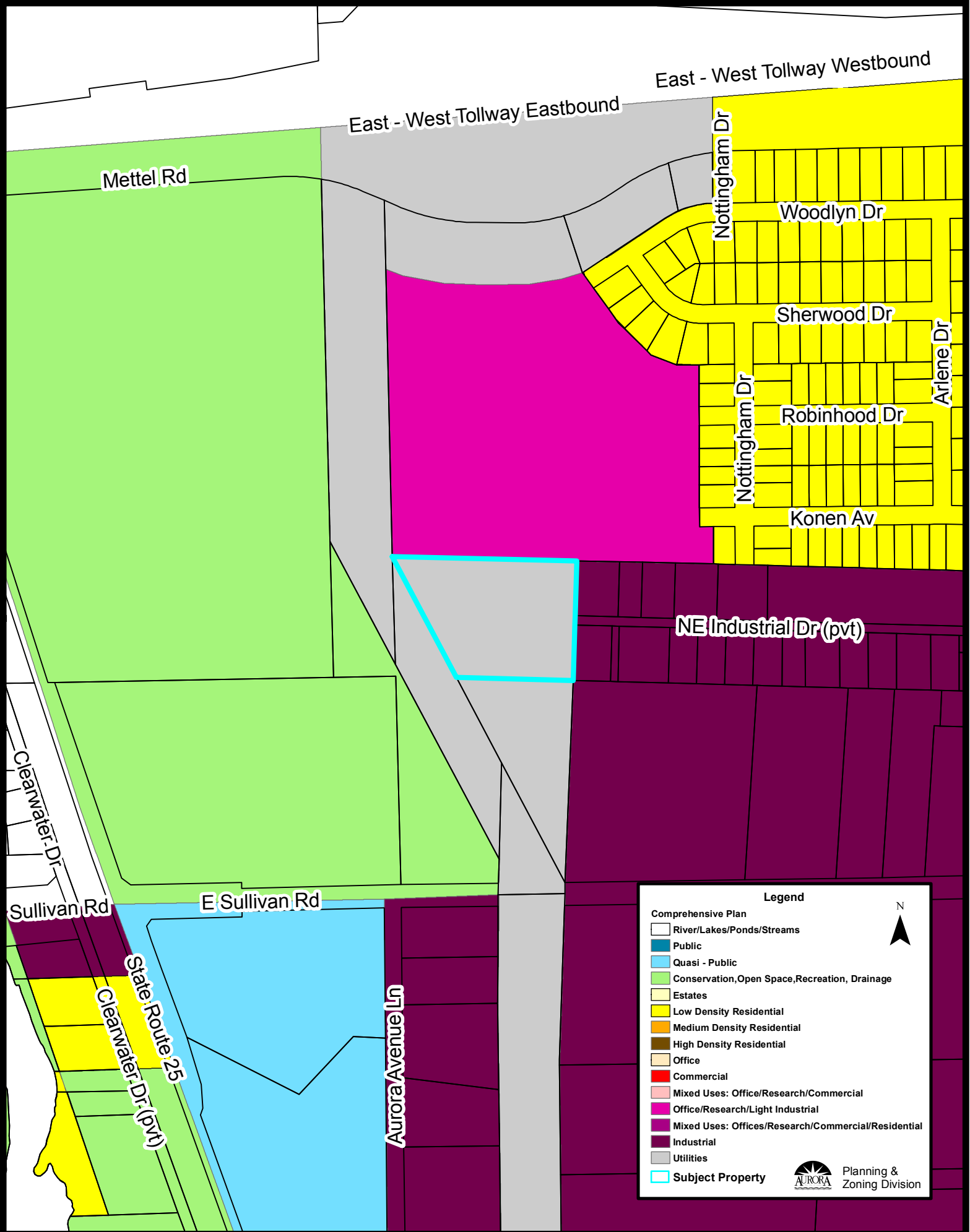


Legend

- Subject Property

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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

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