

# Property Research Sheet

**Location ID#(s): 27943**

As of: 6/20/2019

Researched By: Steve Broadwell

Address: 421 S RIVER ST

Current Zoning: M-1 Manufacturing - Limited District

Parcel Number(s): 15-28-201-005

1929 Zoning: G Heavy Industrial Districts

Subdivision: of J J Wagoner's Addition Pt Lots 4,5,6 & 7 Blk 2 & Pt Vac River St

1957 Zoning: M-1 Manufacturing District, Limited

Size: 0.86 Acres / 37,462 Sq. Ft.

Comp Plan Designation: Mixed Uses: Office / Research / Commercial

School District: SD 129 - West Aurora School District

Park District: FVPD - Fox Valley Park District

Ward: 4

## Current Land Use

Current Land Use: Vacant Land/Open Space

## 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:** From Tollway - 75 feet; from Arterial - 30 feet; from other - 25 feet  
**Side Yard Setback:** From Fox River - 30 Feet; from residential 25 feet; from other 15 feet.  
**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

**Rear Yard Setback:** From Fox River - 30 Feet; from residential 25 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:** 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: Dwelling unit; Vehicle Repair, Major.

**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**

---

There is no known legislative history for this Property

**Location Maps Attached:**

---

Aerial Overview

Location Map

Zoning Map

Comprehensive Plan Map


Aerial Map (1:1,500):





Prairie St

S River St

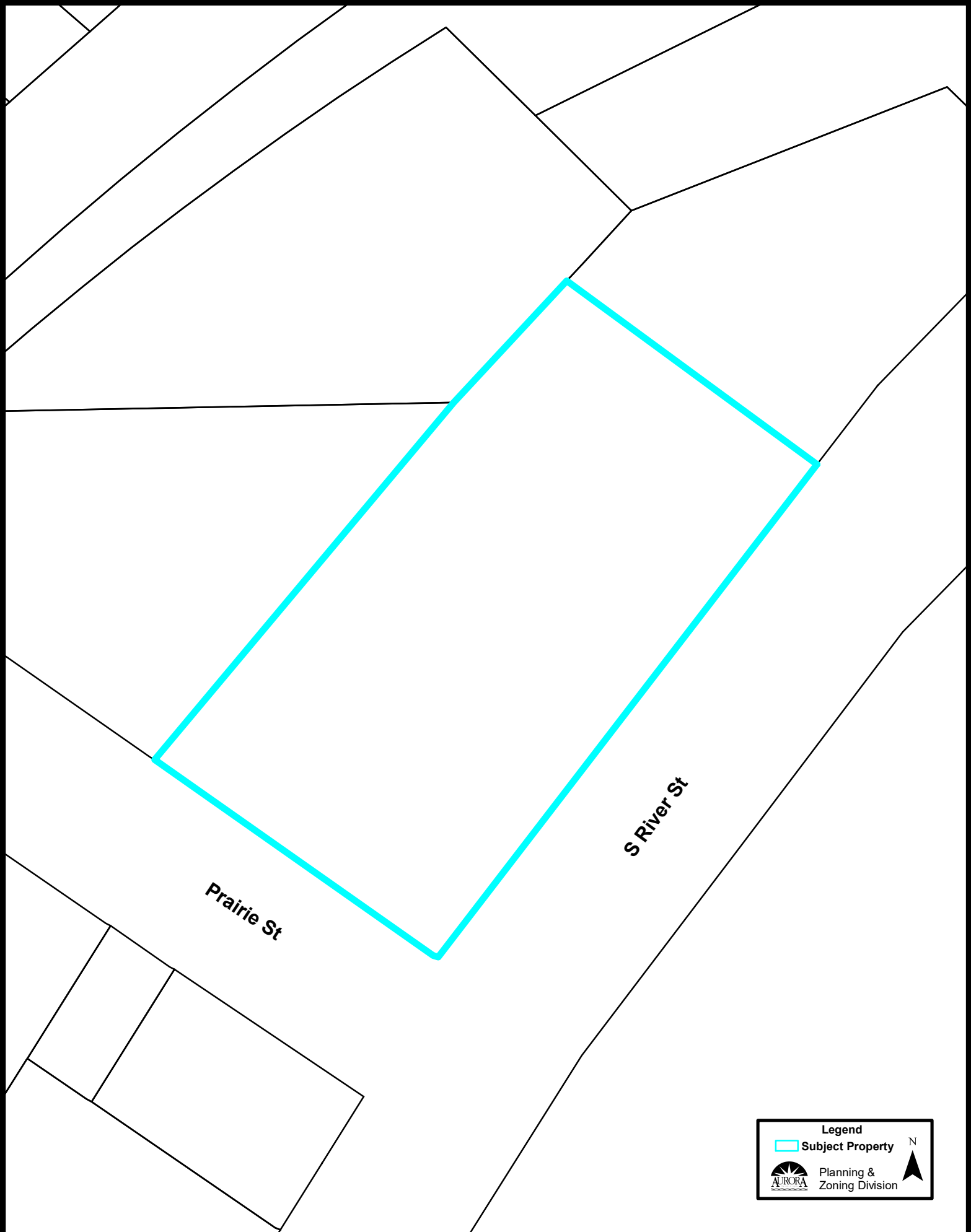
**Legend**

 Subject Property

 Planning & Zoning Division

N 


**Aerial Map (1:1,500):**





Prairie St

S River St

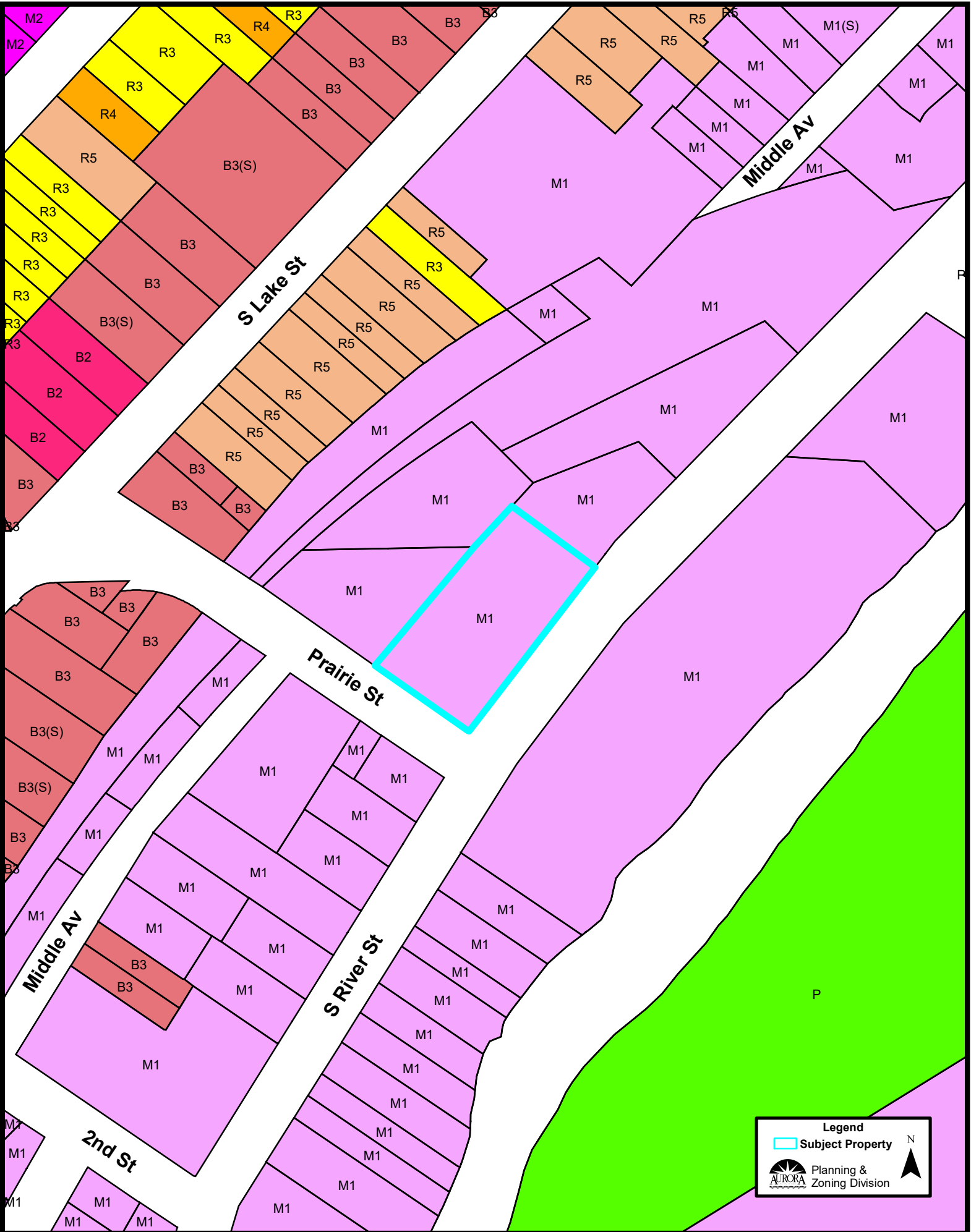
**Legend**

 Subject Property

 Planning & Zoning Division

 N

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



**Legend**

- Subject Property

Planning & Zoning Division

Comprehensive Plan (1:5,000):

