

# Property Research Sheet

**Location ID#(s): 257**

As of: 2/11/2016

Researched By: Alex Minnella

Address: 1400 Mitchell Road;

School District: SD 131 - East Aurora School District

Parcel Number(s): 15-10-401-063;

Park District: FVPD - Fox Valley Park District

Size: 4.536 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: 197588.16 sq. ft.

Building Built In: 1985

Parking Spaces: 24

Total Building Area: 24,000 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:

**O66-3800 approved on 12/27/1966:ANNEXATION O66-3800**

**O67-3824 approved on 3/27/1967: AN ORDINANCE AMENDING ORDINANCE NUMBER 3100 BEING THE AURORA ZONING ORDINANCE AND THE ZONING MAP ATTACHED THERETO**

**O68-3939 approved on 5/7/1968:ANNEXATION O68-3939**

**O70-4132 approved on 8/25/1970:AN ORDINANCE AMENDING ORDINANCE NUMBER 3100, BEING THE AURORA ZONING ORDINANCE AND THE ZONING MAP ATTACHED THERETO**

**O70-4148 approved on 11/24/1970:AN ORDINANCE AMENDING ORDINANCE NUMBER 3100, BEING THE AURORA ZONING ORDINANCE AND THE ZONING MAP ATTACHED THERETO**

**Location Maps Attached:**

---

Aerial Overview

Location Map

Zoning Map

Comprehensive Plan Map