

# Property Research Sheet

**Location ID#(s): 13506**

As of: 7/28/2017

Researched By: Tracey Vacek

Address: 645 N Elmwood Dr

Current Zoning: B-2 General Retail

Parcel Number(s): 15-16-351-001

1929 Zoning: Not Applicable

Subdivision: Lot 2, Lot 3, Lot 6, and Lot 7 of West Park Addition

1957 Zoning: R-3 One-Family Dwelling District

Size: 0.49 Acres / 21,344 Sq. Ft.

Comp Plan Designation: Commercial

School District: SD 129 - West Aurora School District

ANPI Neighborhood: None

Park District: FVPD - Fox Valley Park District

TIF District: N/A

Ward: 4

Historic District: None

## 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 Section 8.3.

Setbacks are typically as follows:

**Front Yard Setback:** From Tollway - 75 feet; from Arterial - 30 feet; from other - 15 feet to 20 feet based on building height.

**Side Yard Setback:** From Fox River - 30 Feet; from residential 20 feet to 30 feet based on building height; from other 5 feet.

**Exterior Side Yard Setback:** From Tollway - 75 feet; from Arterial - 30 feet; from other 15 feet to 20 feet based on building height.

**Rear Yard Setback:** From Fox River - 30 Feet; from residential 20 feet to 30 feet based on building height; from other - 8 feet.

**Exterior Rear Yard Setback:** From Tollway - 75 feet; from Arterial - 30 feet; from other 15 feet to 20 feet based on building height.

**Interior Drive Yard Setback:** 5 feet

Other bulk standards are typically as follows:

**Minimum Lot Width and Area:** None

**Maximum Lot Coverage:** None

**Maximum Structure Height:** None

**Floor Area Ratio:** None

**Minimum Primary Structure Size:** None

**Minimum Dwelling Unit Size:** The total square footage permitted for the residential use shall not exceed the total first floor square footage that is utilized for the office or business use.

### 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 Section 8.3.

### Permitted Uses:

Permitted Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.2 and Section 8.3 Permitted Exceptions:

Special Uses:

Special Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.3 and Section 8.3.

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 Section 8.3.

**Miscellaneous Notes on History**

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None

**Legislative History**

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The known legislative history for this Property is as follows:

**01957-3085 approved on 8/5/1957:** AN ORDINANCE ANNEXING CERTAIN PROPERTY TO THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

**01961-3295 approved on 4/10/1961:** AN ORDINANCE AMENDING ORDINANCE NO. 3100 BEING THE AURORA ZONING ORDINANCE, AND THE ZONING MAP CONTAINED THEREIN

**Location Maps Attached:**

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Aerial Overview

Location Map

Zoning Map

Comprehensive Plan Map

Aerial Photo (1:1,000):



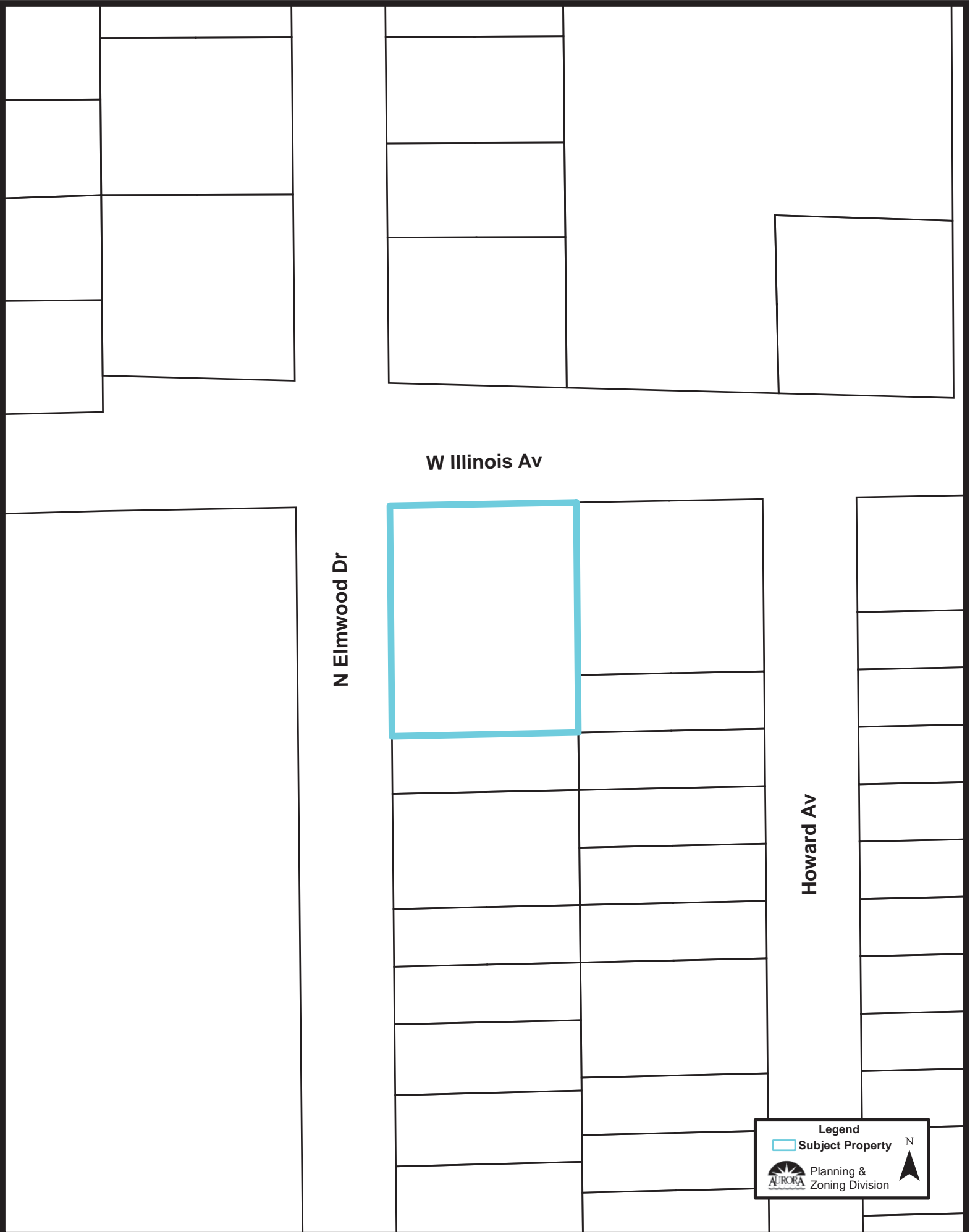
W Illinois Av

N Elmwood Dr

Howard Av

Legend  
Subject Property  
AURORA Planning & Zoning Division  
N

**Location Map (1:1,000):**




**W Illinois Av**


**N Elmwood Dr**

**Howard Av**

**Legend**  
Subject Property

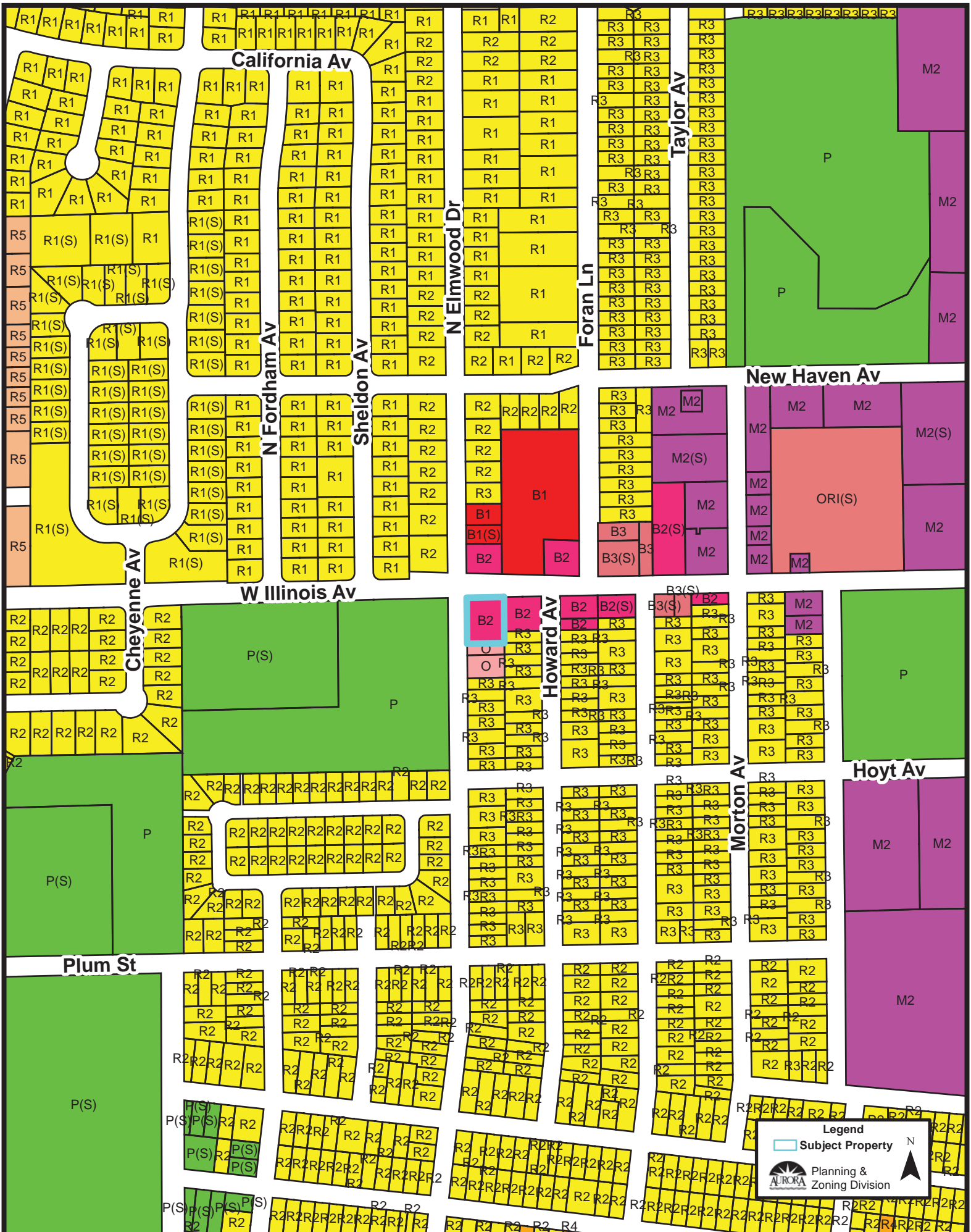


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**Zoning Map (1:5,000):**

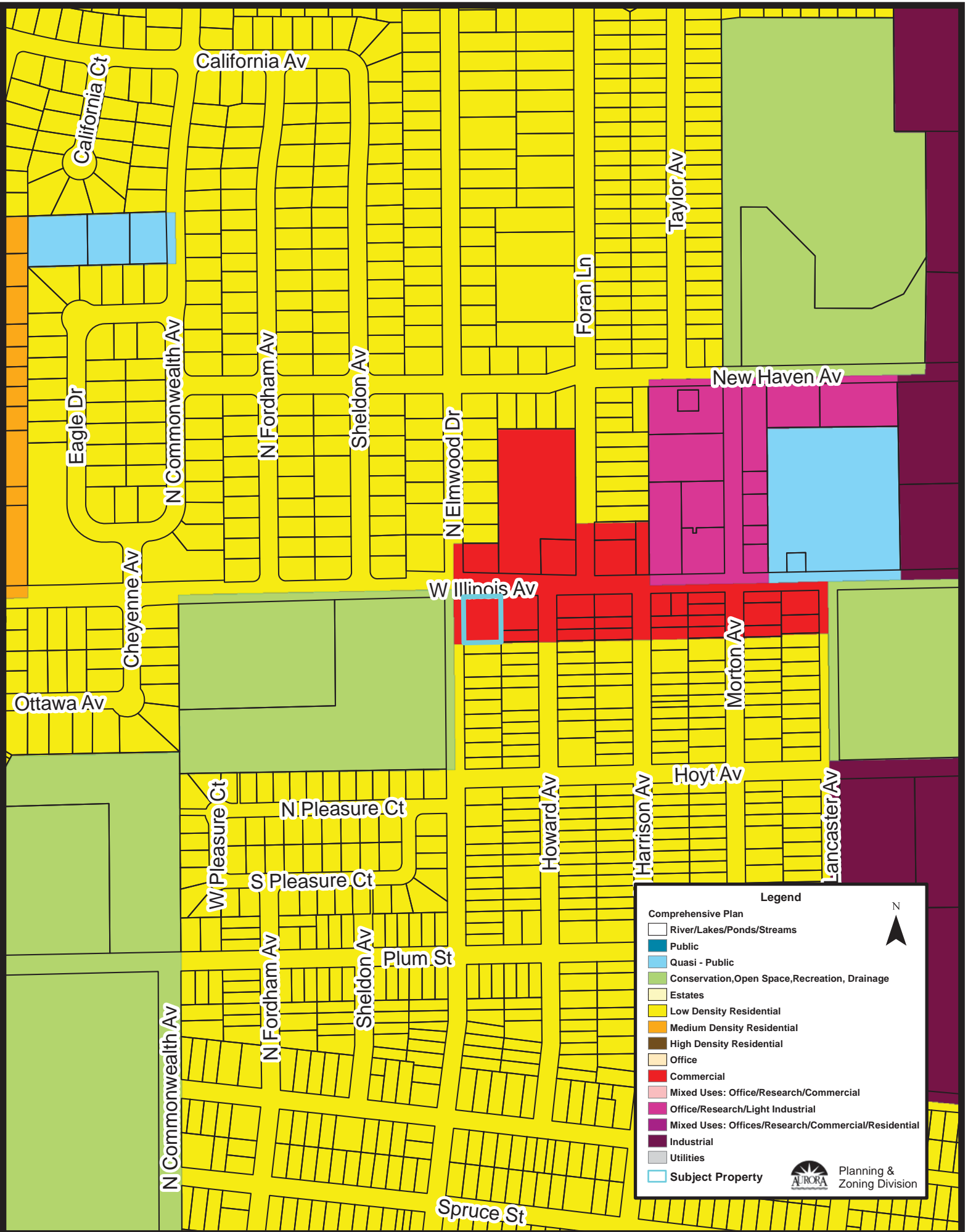


**Legend**

- 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

N  
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