

Property Research Sheet

Location ID#: 24273

As of: 3/24/2015

Researched By: Ty McCarthy

Address: 939 Montgomery Ave

Comp Plan Designation: Industrial

Subdivision: Lot 18 of South End Addition

School District: SD 129 - West Aurora School District

Parcel Number(s): 15-29-427-019

Park District: FVPD - Fox Valley Park District

Size: 0.085556 Acres

Ward: 4

Current Zoning: M-1 Manufacturing District, Limited

Historic District: None

1929 Zoning: F Industrial Districts

ANPI Neighborhood: None

1957 Zoning: M-1 Manufacturing District, Limited

TIF District: N/A

Current Land Use

Current Land Use: Industry

Building Built In: 1963

Number of Buildings: 1

Total Building Area: 1,440 sq. ft.

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

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.

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, 7.109.2.

Permitted Uses:

Permitted Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.2, 7.109.2. Permitted Exceptions:

Special Uses:

Special Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.3, 7.109.2.

Limited But Permitted Uses:

Limited But Permitted Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.3, 7.109.2.

Legislative History

The known legislative history for this Property is as follows:

O25-2003 approved on 10/05/1925: AN ORDINANCE NUMBER 2003 PROVIDING FOR THE ANNEXATION OF A CERTAIN TRACT OF LAND TO THE CITY OF AURORA, AS HEREIN DESCRIBED

Location Maps Attached:

Aerial Overview
Aerial Map
Zoning Map
Comprehensive Plan Map

Aerial Photo (1:5,000):



Allaire Av

Montgomery Av

Sill Av

S Lake St

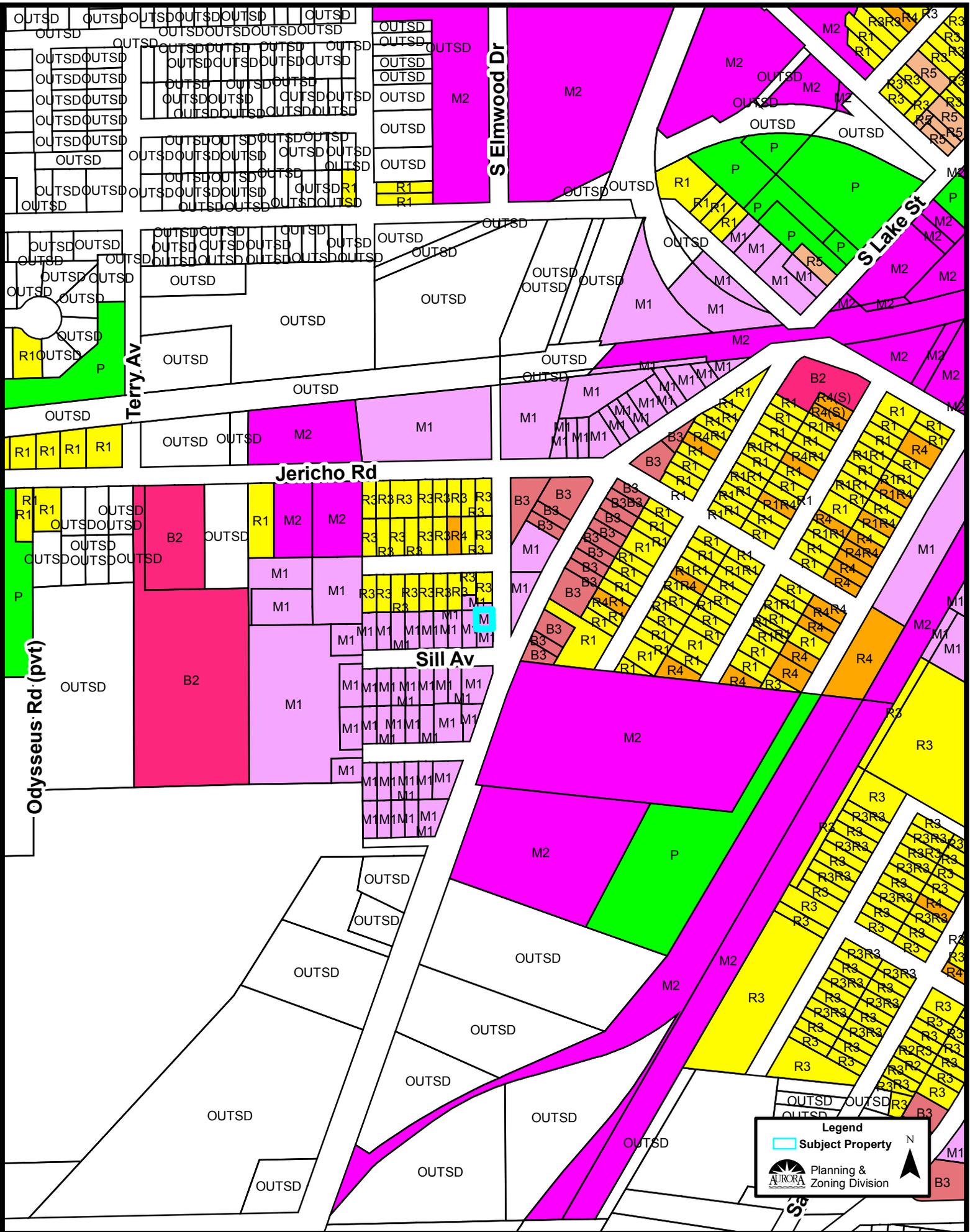
Legend

 Subject Property

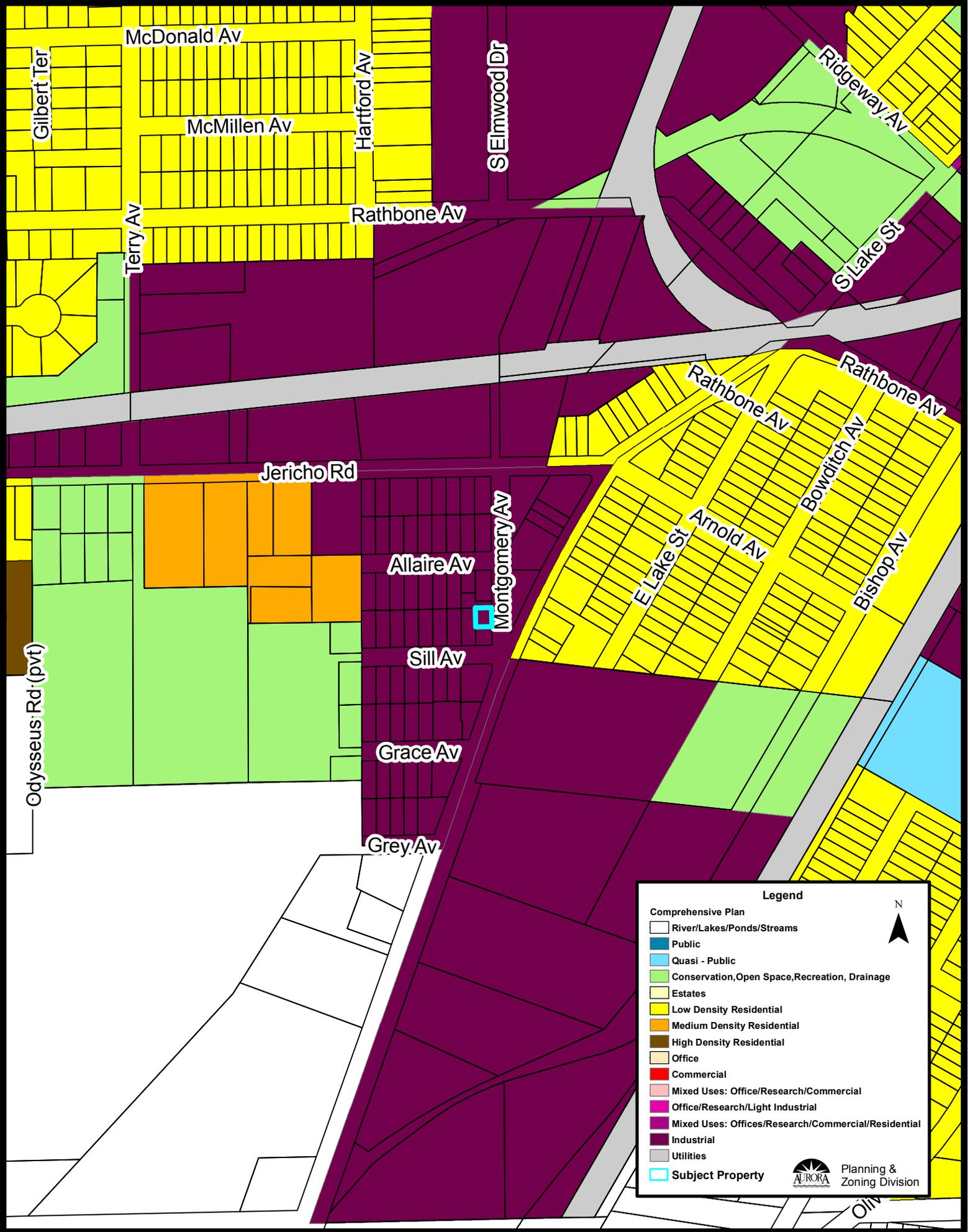
 Planning & Zoning Division

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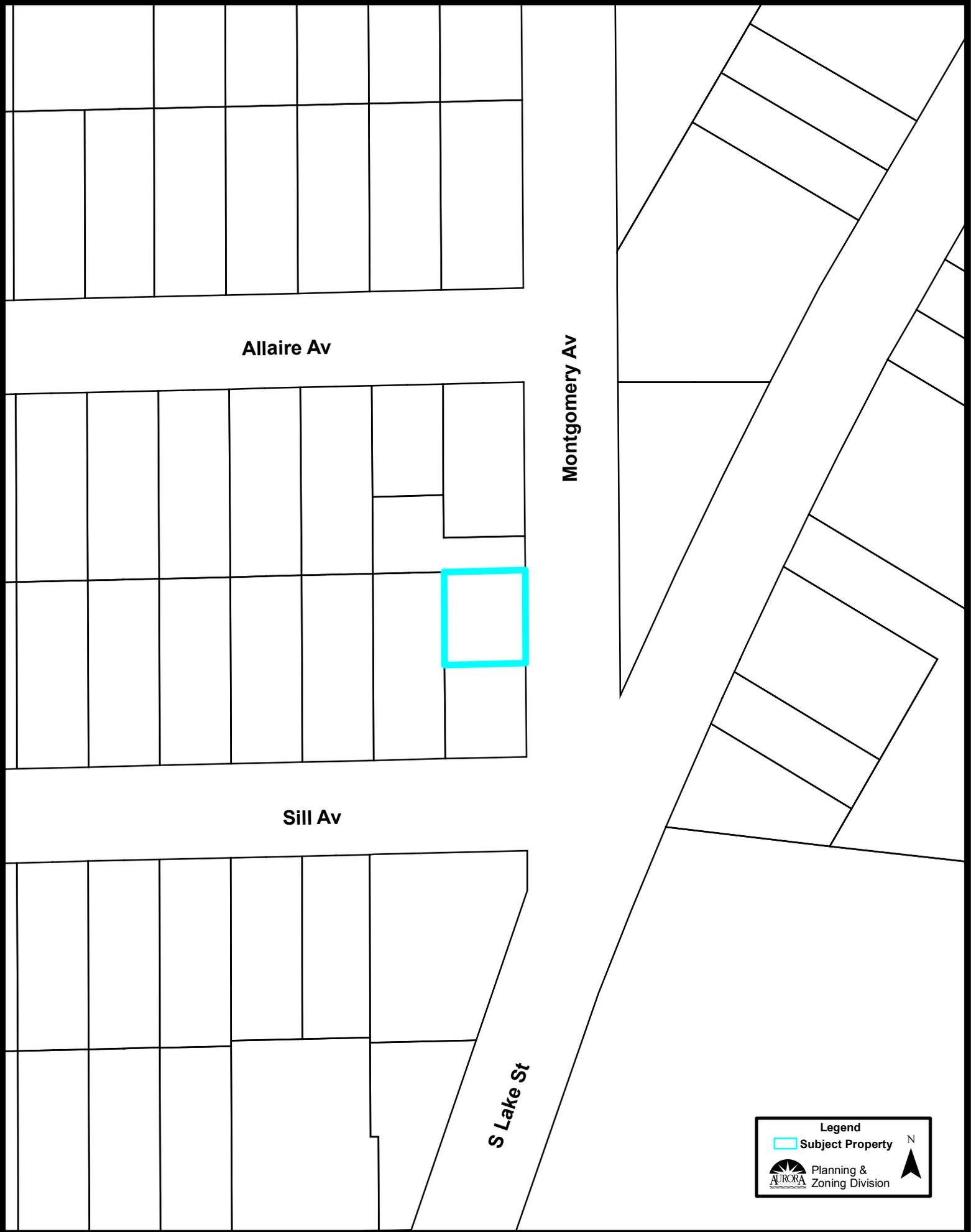
Zoning Plan (1:5,000):



Comprehensive Plan (1:5,000):



Location Map (1:5,000):



Legend

-  Subject Property

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