

Property Research Sheet

Location ID#(s): 10824-49393

As of: 10/6/2016

Researched By: Alex Minnella

Address: 2435 Church Road

Current Zoning: M-1 Manufacturing - Limited

Parcel Number(s): 15-02-200-023; 15-02-427-003

1929 Zoning: Not Applicable

Subdivision: of

1957 Zoning: Not Applicable

Size: 10.01 Acres / 436,036 Sq. Ft.

Comp Plan Designation: Office / Research / Light Industrial

School District: SD 101 - Batavia School District

ANPI Neighborhood: Big Woods Marmion

Park District: FVPD - Fox Valley Park District

TIF District: TIF #7

Ward: 1

Historic District: None

Overall Development Name: Gonnella Baking Co.

Current Land Use

Current Land Use: Industry .. AZO Land Use Category: Wholesale trade establishment (3130)

Number of Buildings: 1

Number of Stories: 2

Building Built In: 1971

Parking Spaces: 77

Total Building Area: 218,911 sq. ft.

Non-Residential Area: 439,956 sq. ft.

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

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

The known legislative history for this Property is as follows:

O1967-3839 approved on 6/6/1967: An Ordinance Annexing Certain Territory to the City Of Aurora, County Of Kane, State Of Illinois

O1976-4540 approved on 7/27/1976: An Ordinance Amending Ordinance Number 3100, Bening the Aurora Zoning Ordinance and the Zoning Map Attached Thereto.

O2014-029 approved on 6/10/2014: An Ordinance Granting a Variance to Reduce the North Side Yard Setback From 15 Feet to 5.6 Feet for the Expansion to the Existing Facility Located at 2435 Church Road, Aurora, Illinois 60502.

Location Maps Attached:

Aerial Overview

Location Map

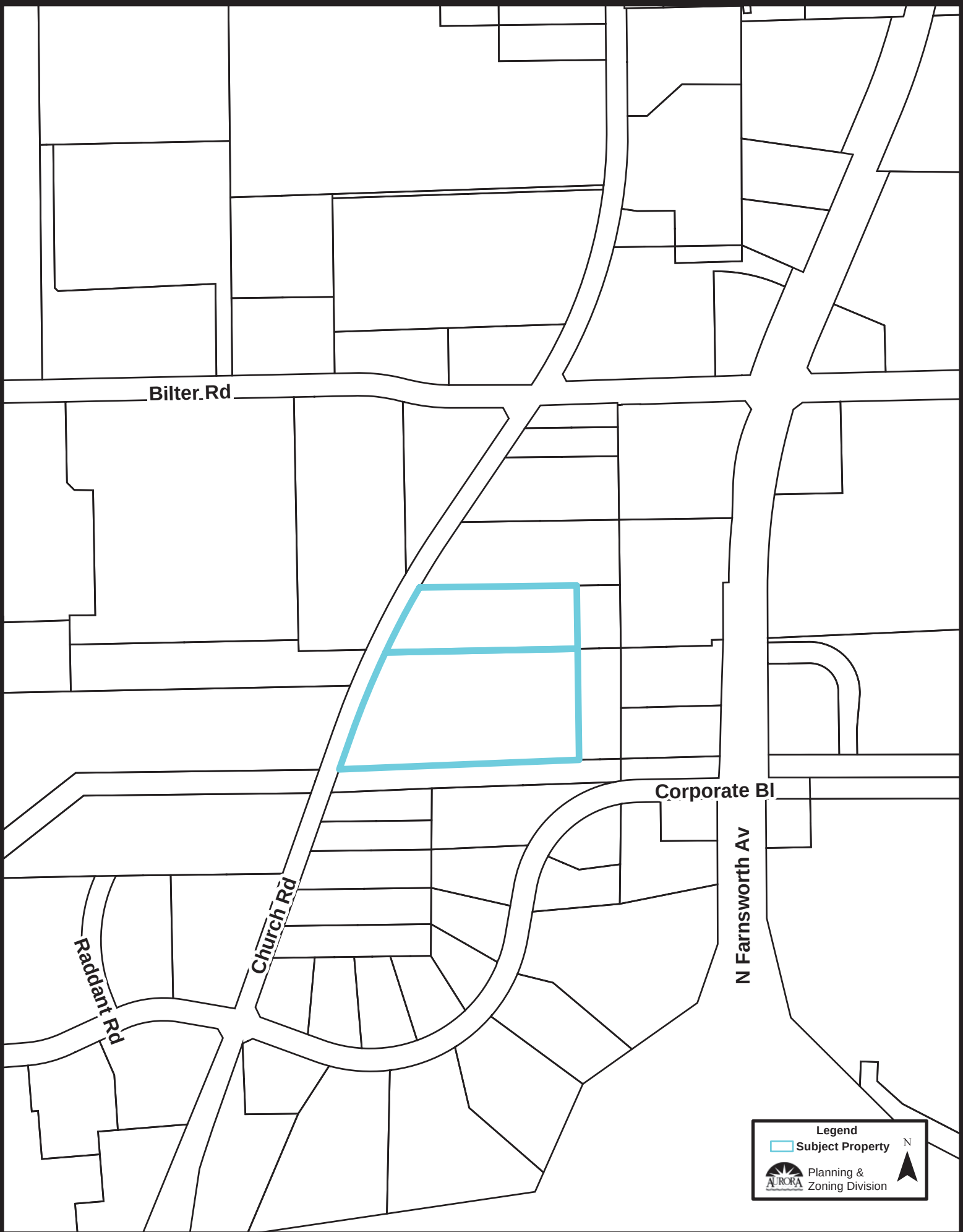
Zoning Map

Comprehensive Plan Map

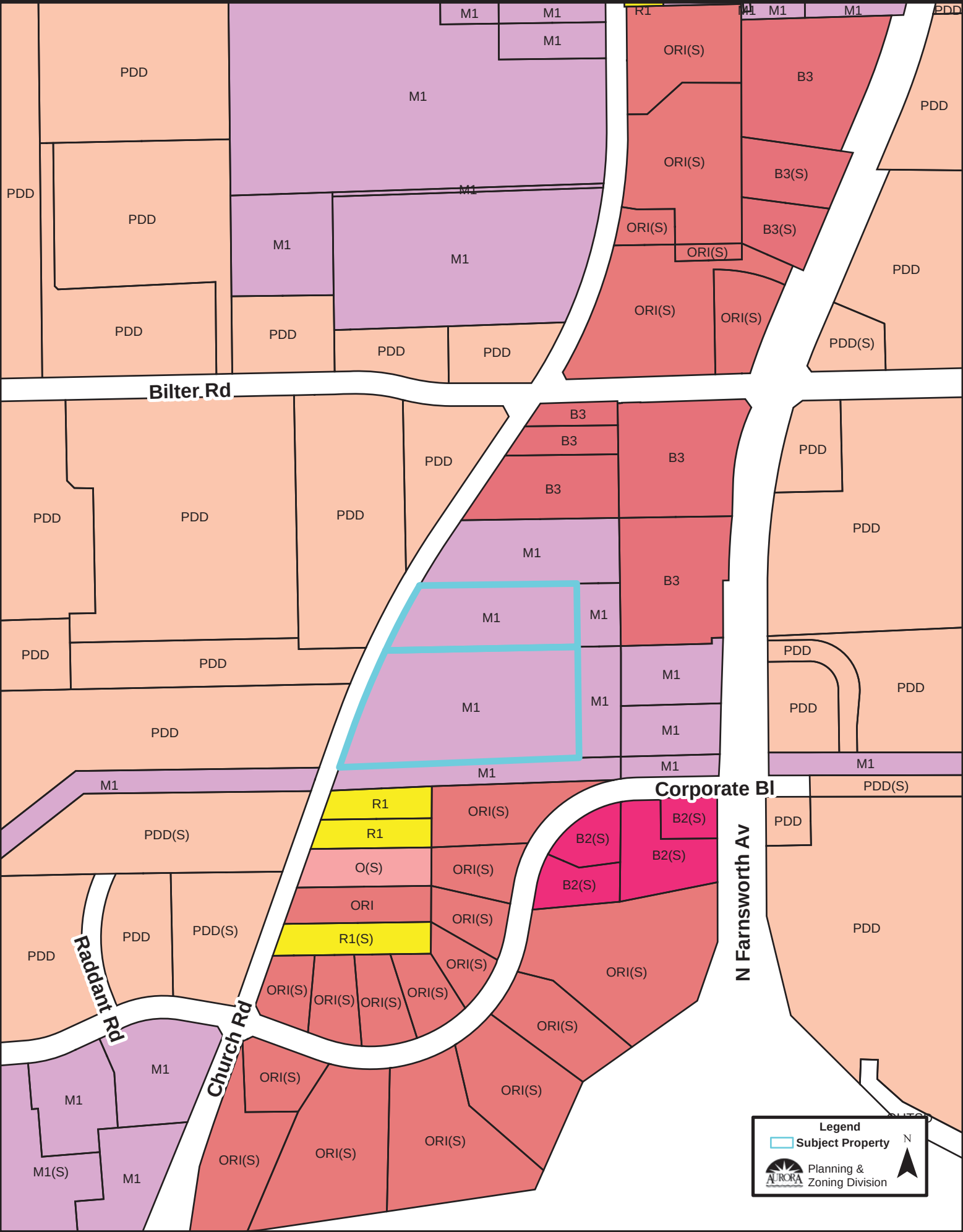
Aerial Photo (1:5,000):



Location Map (1:5,000):



Zoning Map (1:5,000):



Comprehensive Plan (1:5,000):

