

Property Research Sheet

Location ID#(s): 27974

As of: 6/25/2018

Researched By: Steve Broadwell

Address: 680 S RIVER ST

Current Zoning: O(S) Office District with a Special Use

Parcel Number(s): 15-28-253-030

1929 Zoning: G Heavy Industrial Districts

Subdivision: of Garden House Subdn Part Lots 5 - 20 Block 6

1957 Zoning: M-1 Manufacturing District, Limited

Size: 2.82 Acres / 122,839 Sq. Ft.

Comp Plan Designation: Low Density Residential

School District: SD 129 - West Aurora School District

Park District: FVPD - Fox Valley Park District

Ward: 4

Current Land Use

Current Land Use: Office

AZO Land Use Category: Social Service Agencies, Charitable Organizations, Health Related Facilities, and similar uses when not operated for pecuniary profit (6630)

Number of Buildings: 1

Number of Stories: 1

Building Built In: 1950

Parking Spaces: 24

Total Building Area: 39,957 sq. ft.

Non-Residential Area: 122,839 sq. ft.

Zoning Provisions

Setbacks and Other Bulk Standards:

Requirements are pursuant to the Aurora Zoning Ordinance Section(s) 5 and 8.5.

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. **Exterior Side Yard Reverse Corner Setback:**

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.

Setback Exceptions:

Interior Drive Yard Setback: 5 feet

Other bulk standards are typically as follows:

Building Separations:

Minimum Lot Width and Area: No minimum except - for each dwelling unit established above the ground floor, at least two thousand

(2,000) square feet of lot area shall be provided.

Maximum Lot Coverage:

Maximum Structure Height:

Floor Area Ratio: 1.6
Minimum Primary Structure Size:

Minimum Dwelling Unit Size:
Maximum Density:

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 8.5.

Permitted Uses:

Permitted Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.2 and 8.5 Permitted Exceptions:

Special Uses:

Special Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.3 and 8.5.

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 8.5.

Legislative History

The known legislative history for this Property is as follows:

O2009-020 approved on 3/10/2009: AN ORDINANCE AMENDING ORDINANCE NUMBER 3100, BEING THE AURORA ZONING ORDINANCE AND THE ZONING MAP ATTACHED THERETO, BY REZONING THE PROPERTY FROM M-1 TO O(S) AND GRANTING A SPECIAL USE FOR SOCIAL SERVICE AGENCY USES LOCATED THE 680 S. RIVER STREET, AURORA

Location Maps Attached:

Aerial Overview
Location Map
Zoning Map
Comprehensive Plan Map


Aerial Photo (1:5,000):




S River St

Legend

- Subject Property



Planning & Zoning Division



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

S River St

Legend

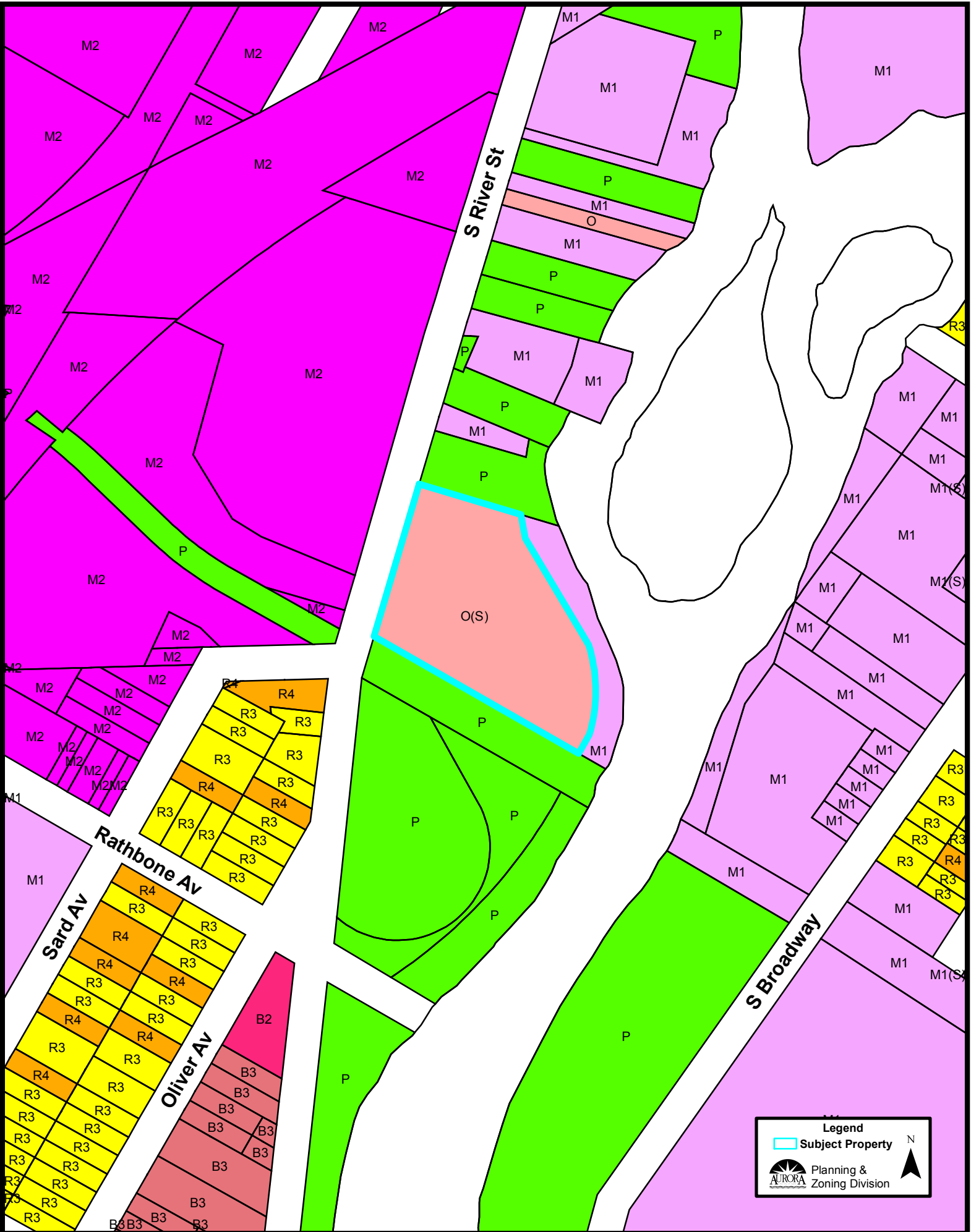
- Subject Property



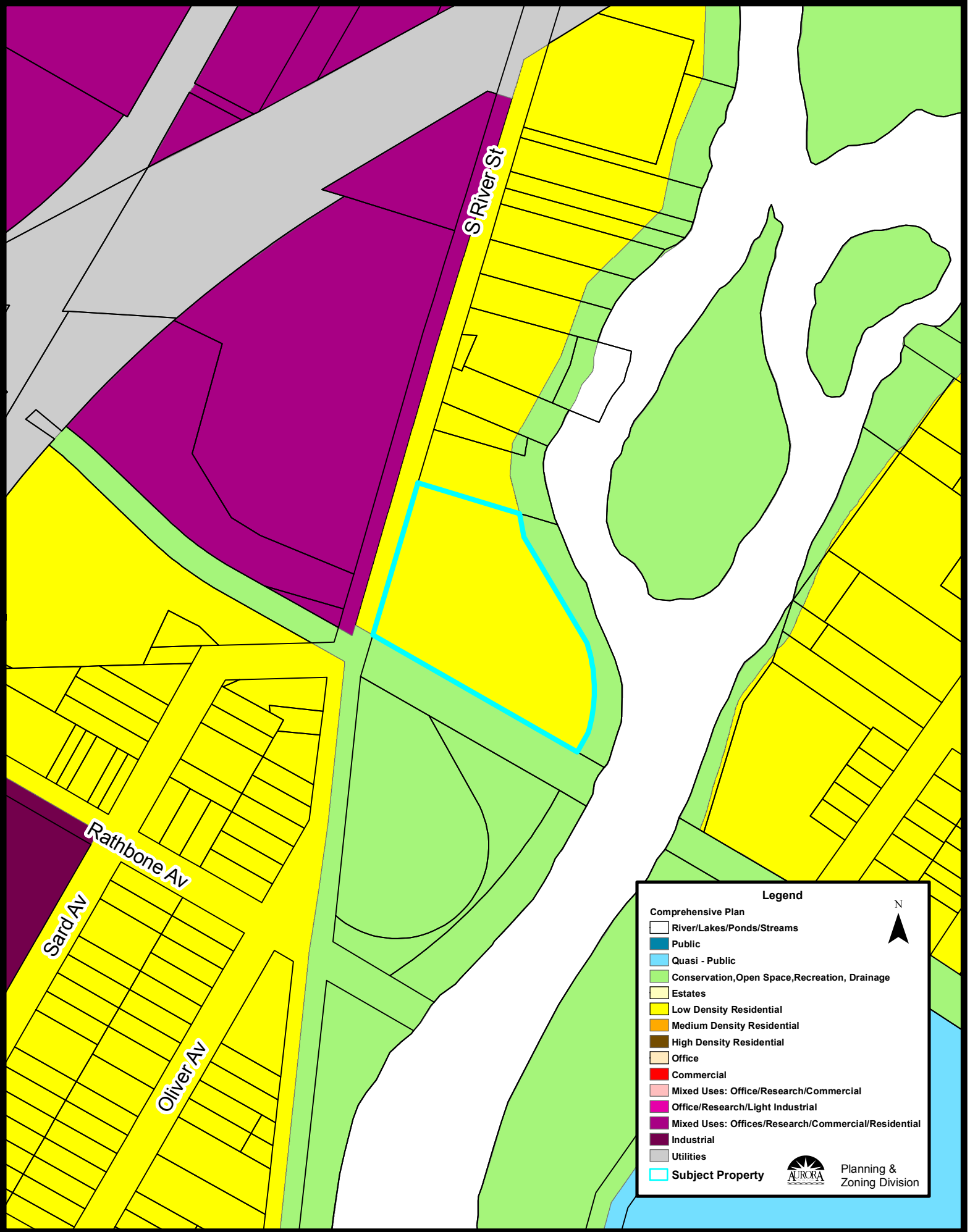
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Zoning Map (1:5,000):



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

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