

# 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**

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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:**

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Aerial Overview

Location Map

Zoning Map

Comprehensive Plan Map

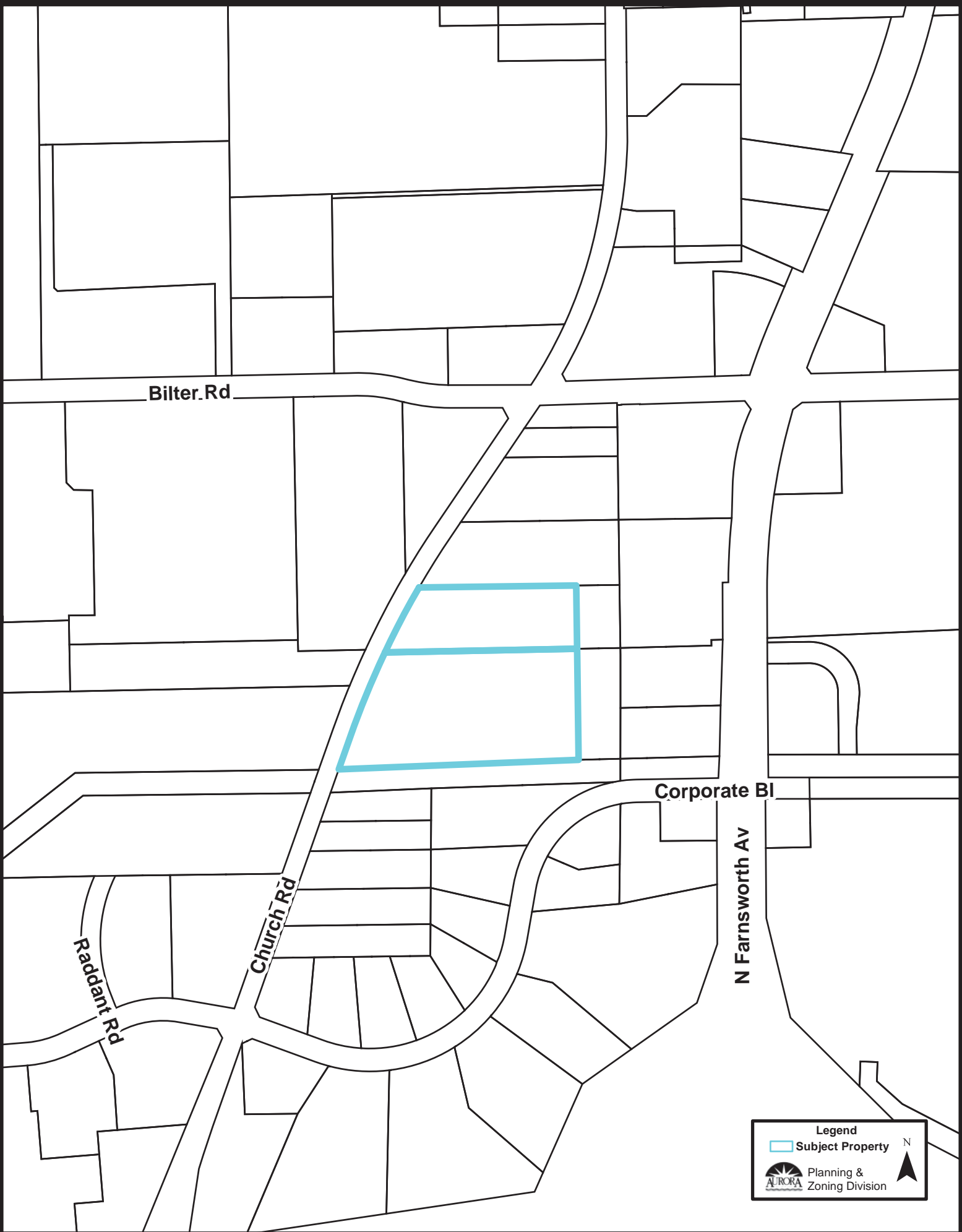


Aerial Photo (1:5,000):





Location Map (1:5,000):



Zoning Map (1:5,000):

