

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

Rear Yard Setback: From Fox River - 30 Feet;
from residential 25 feet; from other 15 feet.

Side 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

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

Other bulk standards are typically as follows:

Building Separations: None

Floor Area Ratio: None

Minimum Lot Width and Area: None

Minimum Primary Structure Size: None

Maximum Lot Coverage: 60%

Minimum Dwelling Unit Size: None

Maximum Structure Height: Typically 45 feet
and not over 4 stories.

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:

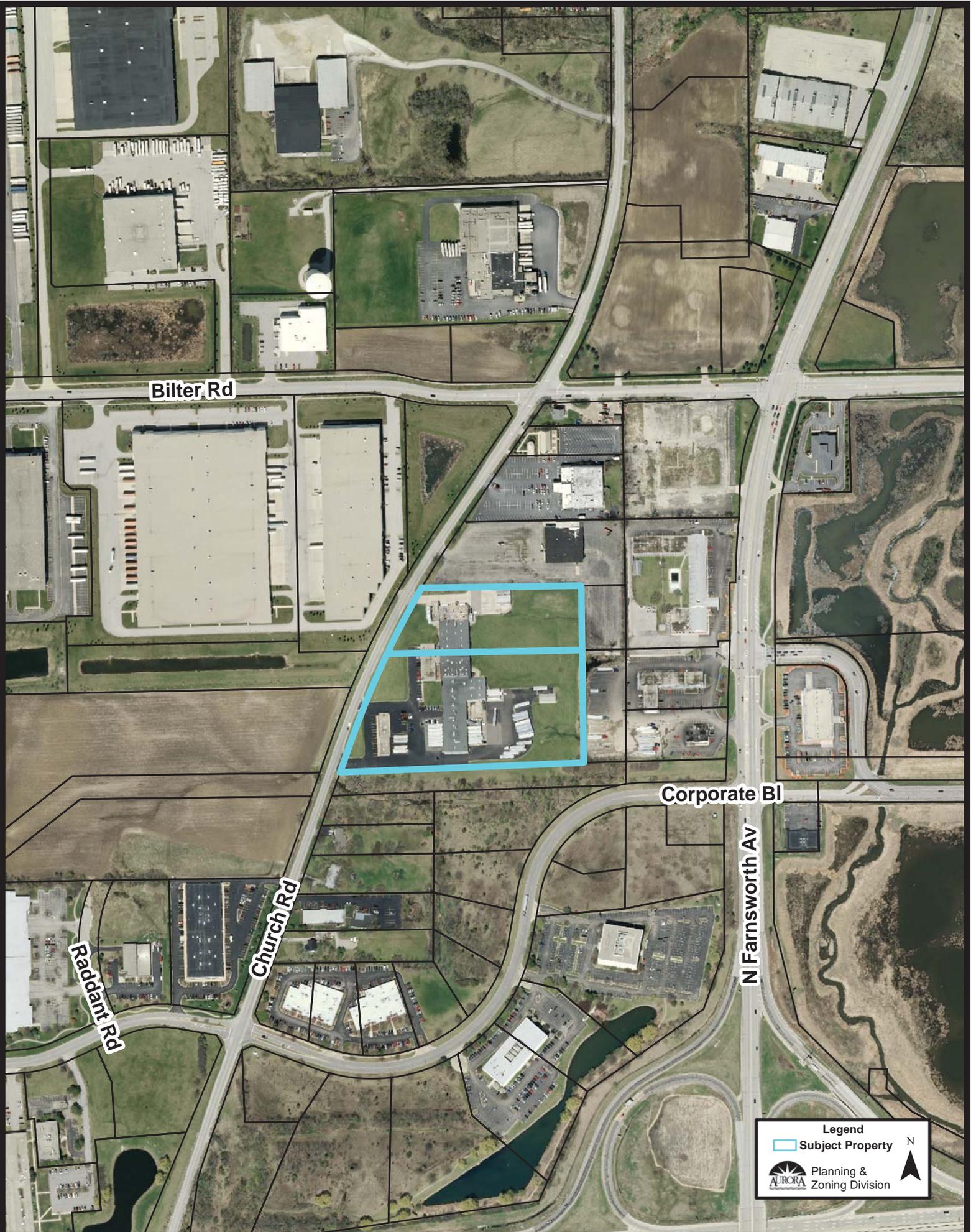
Aerial Overview

Location Map

Zoning Map

Comprehensive Plan Map

Aerial Photo (1:5,000):



Bilter Rd

Corporate Bl

N Farnsworth Av

Church Rd

Radent Rd

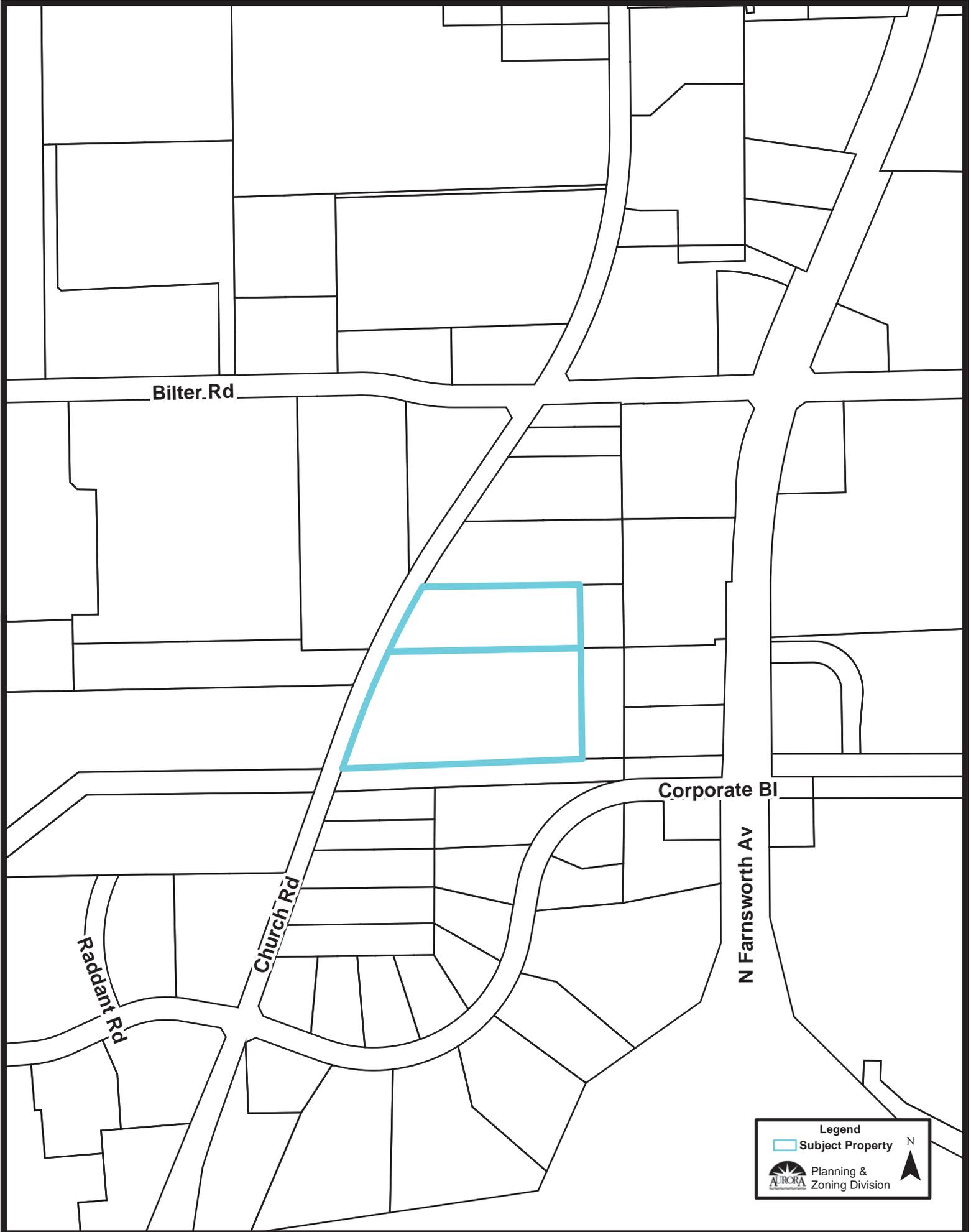
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- Subject Property

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Location Map (1:5,000):



Bilter Rd

Corporate Bl

N Farnsworth Av

Church Rd

Rappant Rd

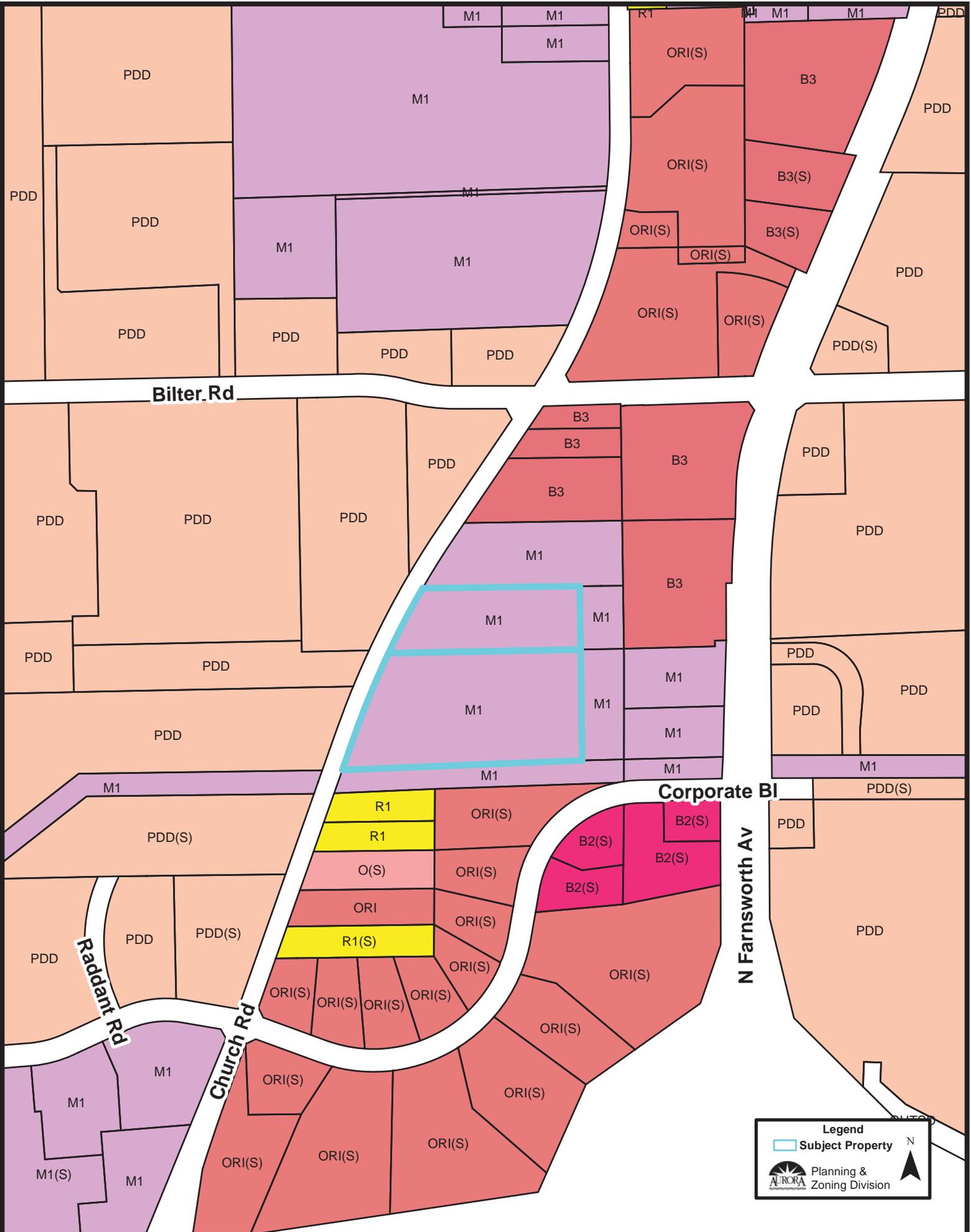
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Subject Property



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Zoning Map (1:5,000):



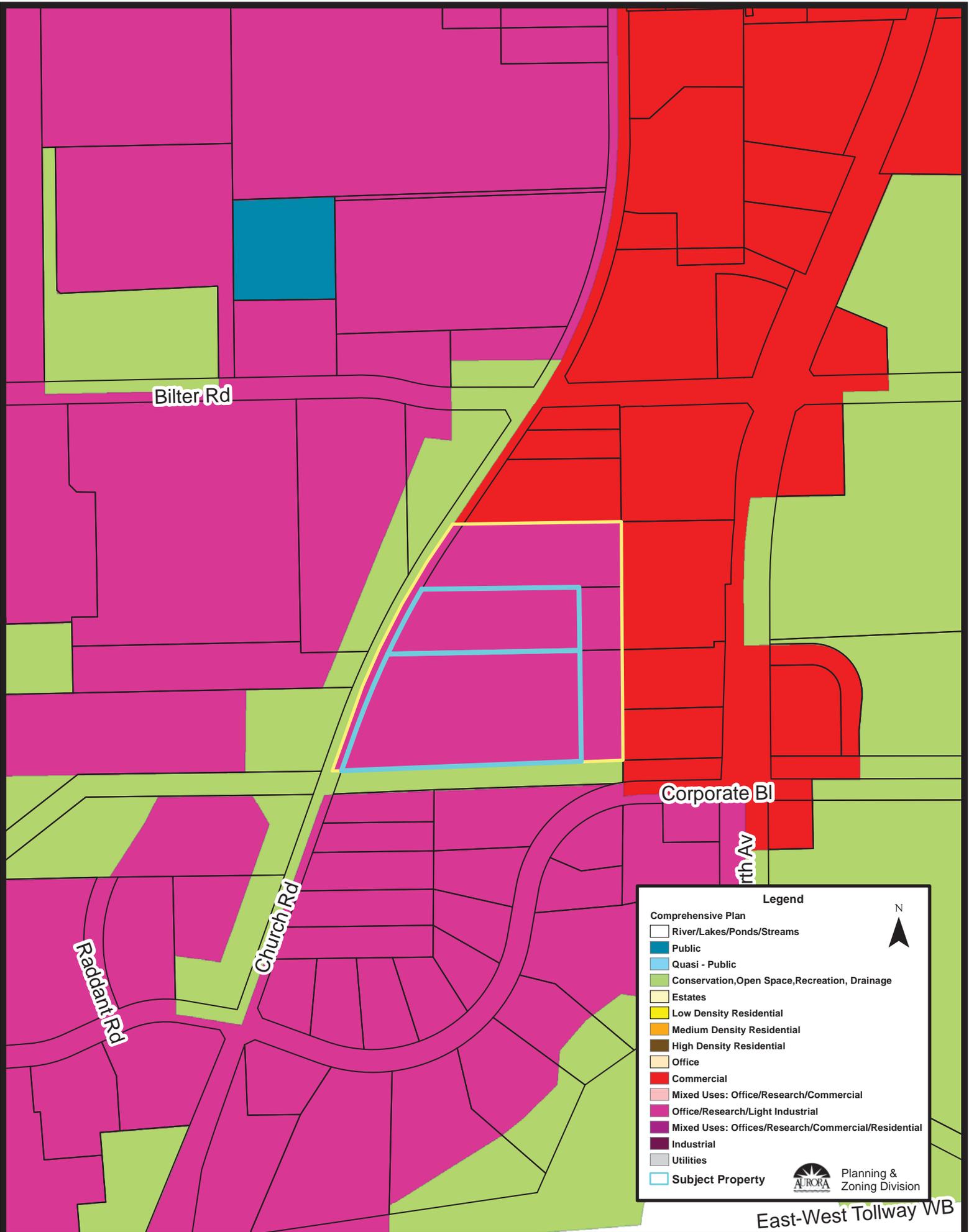
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Comprehensive Plan (1:5,000):



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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