

Property Research Sheet

Location ID#(s): 27945

As of: 6/21/2019

Researched By: Steve Broadwell

Address: 320 S RIVER ST

Current Zoning: M-1 Manufacturing - Limited District

Parcel Number(s): 15-21-482-001

1929 Zoning: G Heavy Industrial Districts

Subdivision: of Holbrooks Addition Lots 1 Thru 5 Block 1 Wagners Addition Part Lot 1 Block 1

1957 Zoning: M-1 Manufacturing District, Limited

Size: 1.31 Acres / 57,064 Sq. Ft.

Comp Plan Designation: Mixed Uses: Office/Research/Commercial / Conservation/Open Space/Recreation/Drainage

School District: SD 129 - West Aurora School District

Park District: FVPD - Fox Valley Park District

Ward: 4

Current Land Use

Current Land Use: Vacant Land/Open Space

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
Setback Exceptions:
Interior Drive Yard Setback:

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

There is no known legislative history for this Property

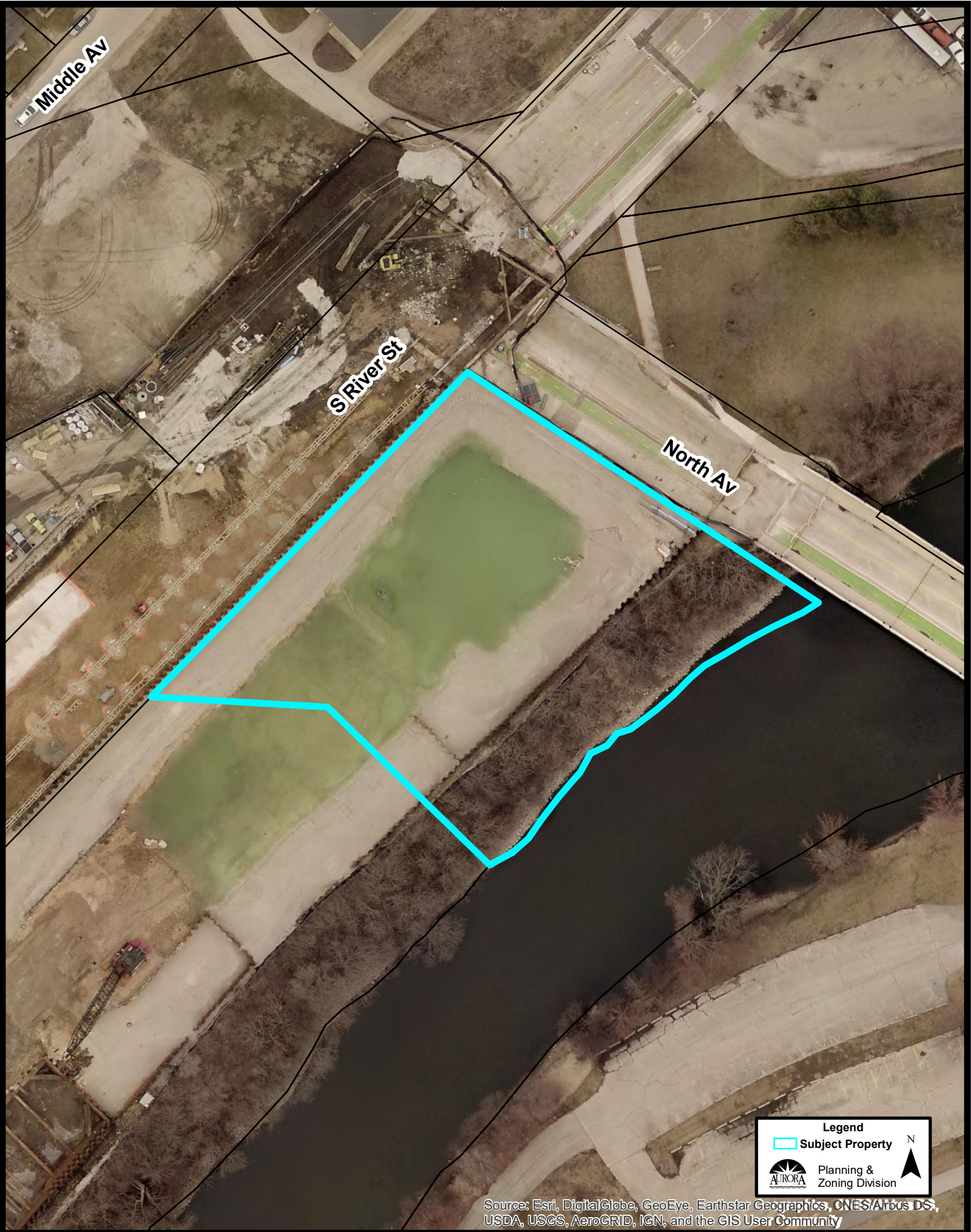
Location Maps Attached:

Aerial Overview

Location Map

Zoning Map

Comprehensive Plan Map



Middle Av

S River St

North Av

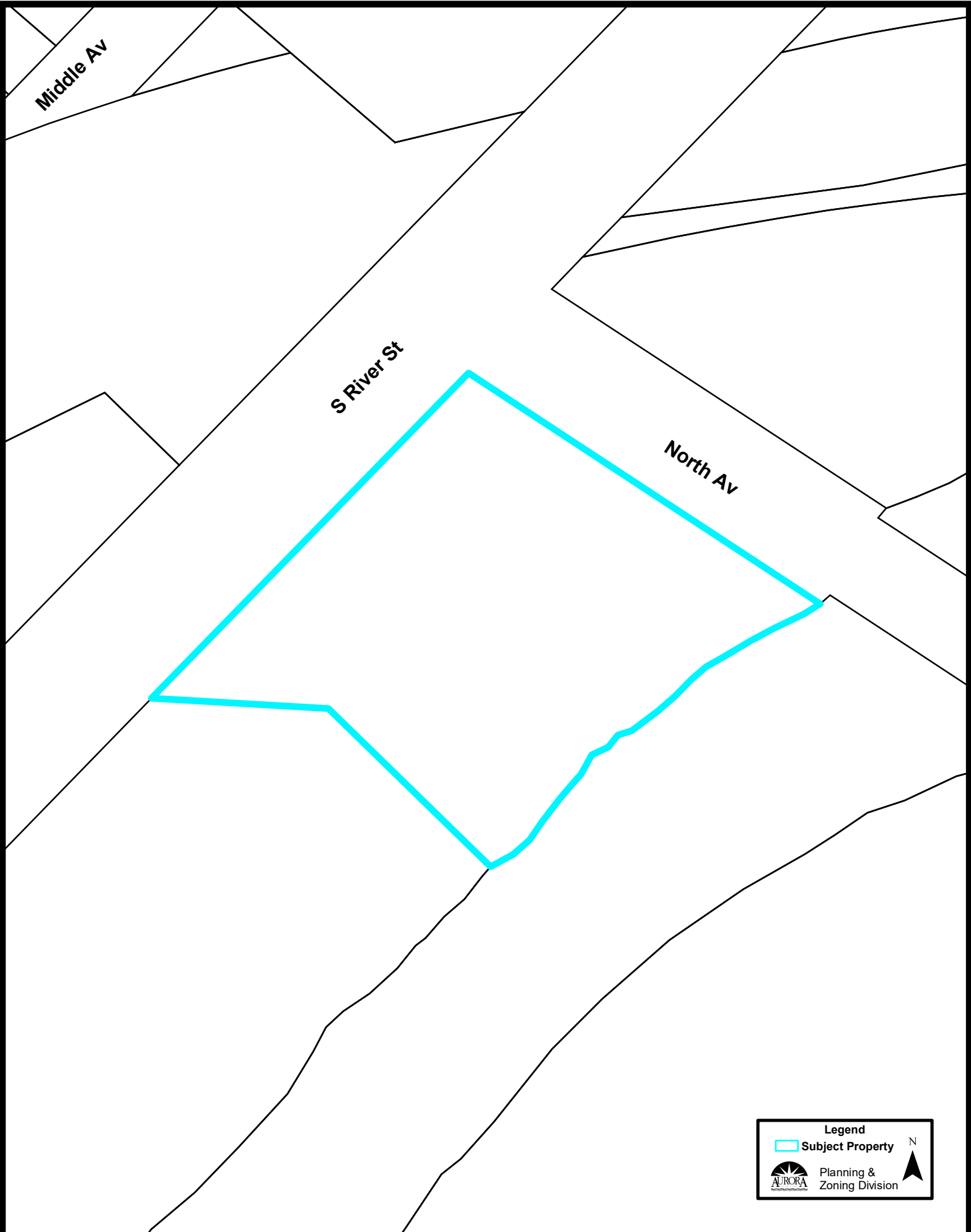
Legend

-  Subject Property

 Planning & Zoning Division

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Aerial Photo (1:5,000):



Middle Av

S River St

North Av

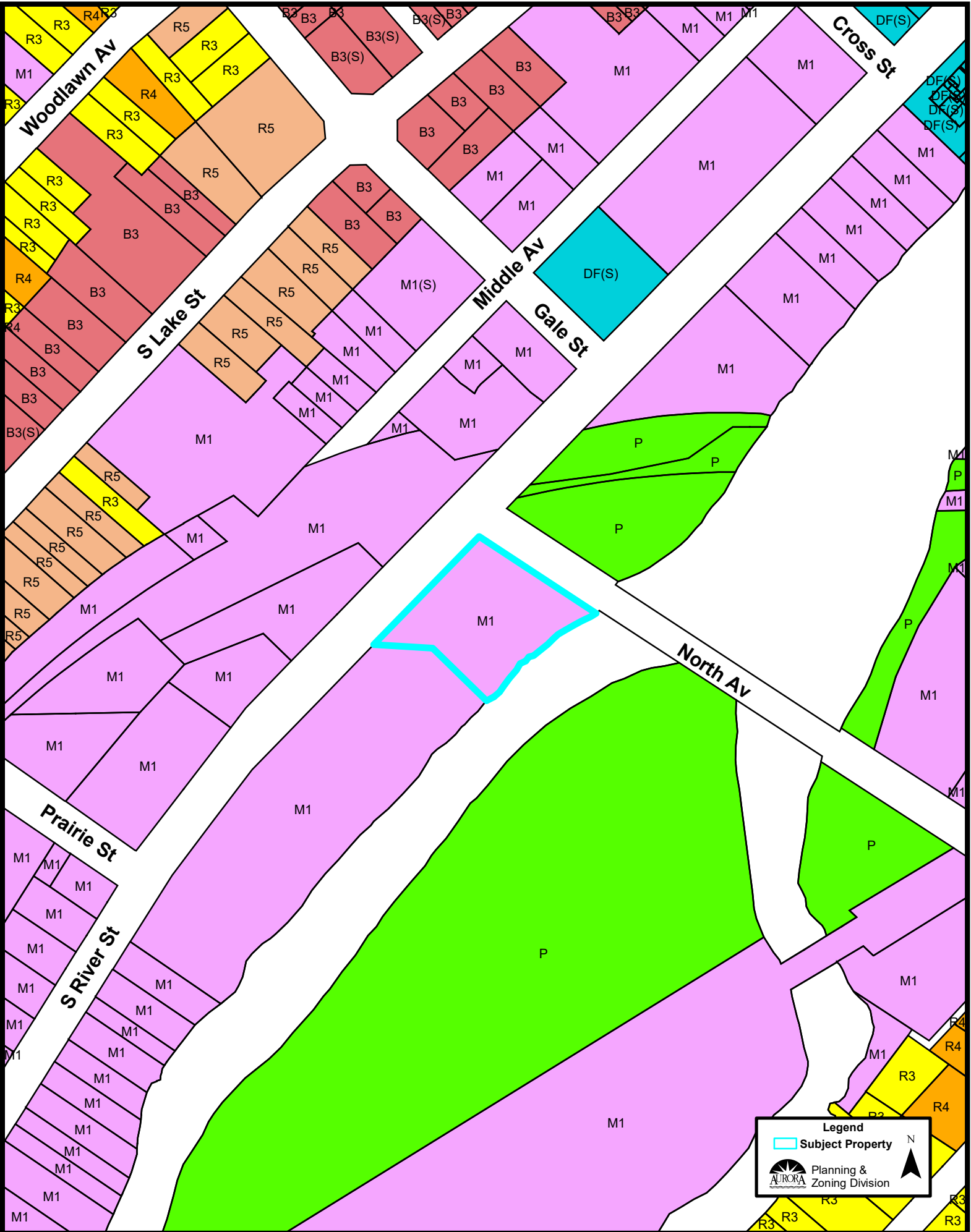
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 Subject Property

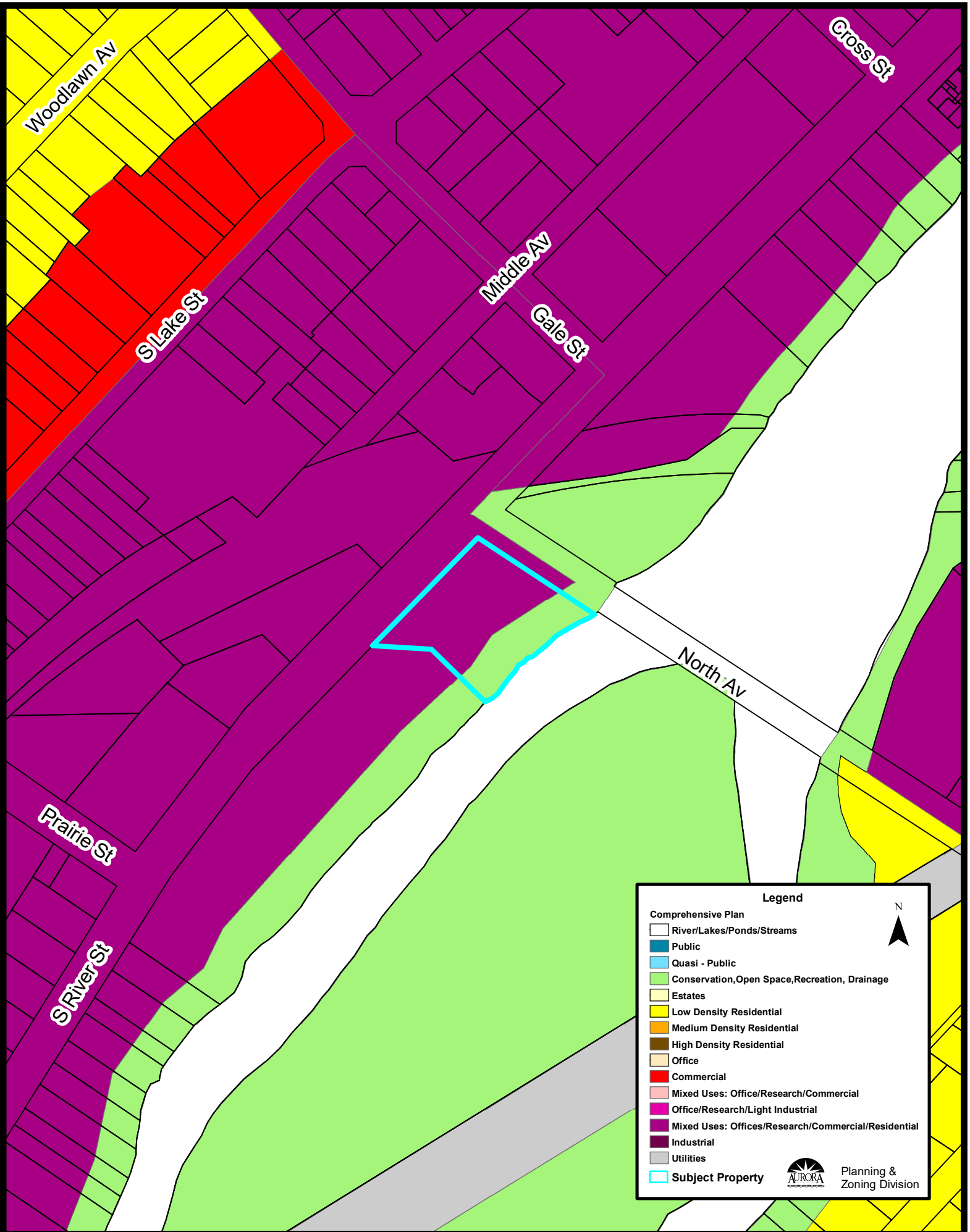
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Zoning Map (1:5,000):



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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