

Property Research Sheet

Location ID#(s): 11065-53350

As of: 1/29/2019

Researched By: Steve Broadwell

Address: 361 CLEVELAND AV PART

Current Zoning: M-2 Manufacturing - General District

Parcel Number(s): 15-21-377-024, 15-21-377-025, 15-21-377-026

1929 Zoning: F Industrial Districts

Subdivision: of Triggs Addition Lot 8 Block 2; Trigg's Addition Lot 7 Block 2; Triggs Addition Lot 6 Block 2

1957 Zoning: M-2 Manufacturing District, General

Comp Plan Designation: Industrial

Size: 0.667 Acres / 29,055 Sq. Ft.

ANPI Neighborhood: University Neighbors

School District: SD 129 - West Aurora School District

Park District: FVPD - Fox Valley Park District

Ward: 4

Current Land Use

Current Land Use: Light Industry

AZO Land Use Category: Warehouse, Distribution and storage services (3300)

Number of Buildings: 1

Number of Stories: 1

Building Built In: 1924; 1965

Parking Spaces: 12

Total Building Area: 10,333 sq ft

Non-Residential Area: 29,054.52

Zoning Provisions

Setbacks and Other Bulk Standards:

Requirements are pursuant to the Aurora Zoning Ordinance Section(s) 5 and 9.3.

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 60 feet; from other 15 feet.

Exterior Side Yard Setback: From Tollway - 75 feet; from Arterial - 30 feet; from other - 25 feet

Exterior Side Yard Reverse Corner Setback: From Tollway - 75 feet; from Arterial - 30 feet; from other - 25 feet

Rear Yard Setback: From Fox River - 30 Feet; from residential 60 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: None

Maximum Structure Height: Typically 75 feet and not over 6 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 9.3.

Permitted Uses:

Permitted Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.2 and 9.3 Permitted Exceptions:

Special Uses:

Special Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.3 and 9.3.

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 9.3.

Legislative History

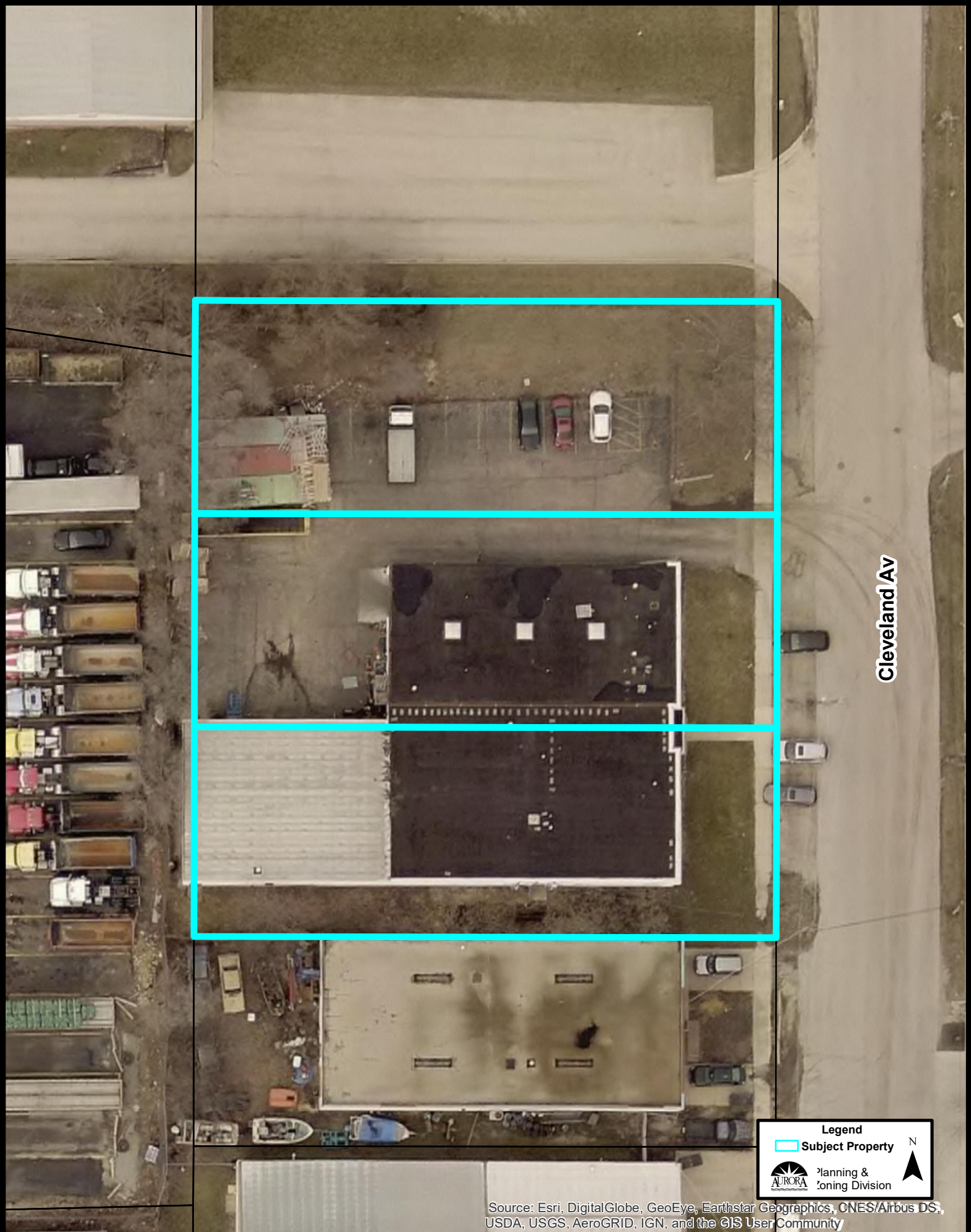
The known legislative history for this Property is as follows:

R2015-031 approved on 2/10/2015: A RESOLUTION ADOPTING THE UNIVERSITY NEIGHBORS NEIGHBORHOOD PLAN CREATED AS PART OF THE AURORA NEIGHBORHOOD PLANNING INITIATIVE (WARDS 4, 5).

Location Maps Attached:

Aerial Overview
Location Map
Zoning Map
Comprehensive Plan Map

Aerial Map (1:1,500):



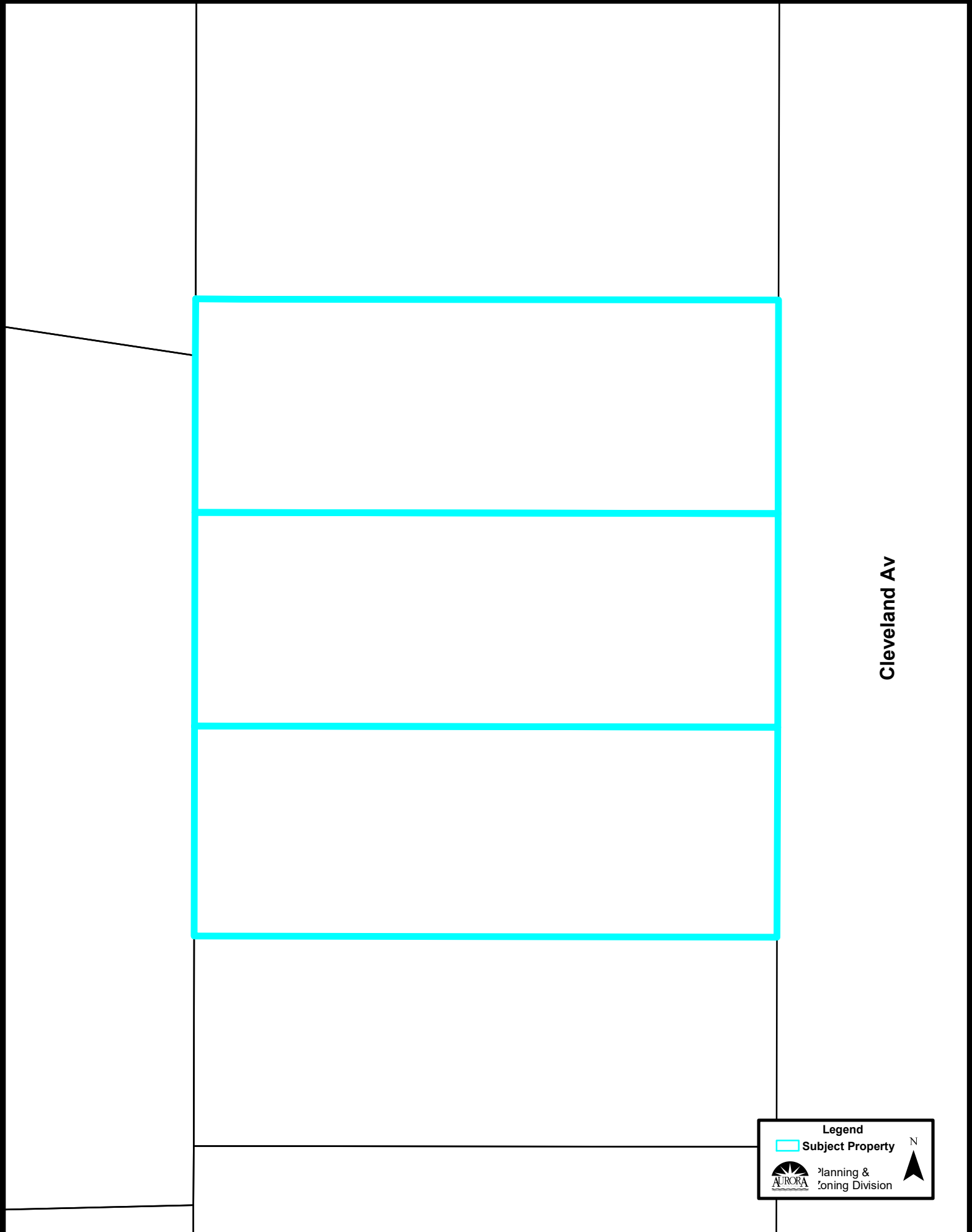
Cleveland Av

Legend
[Cyan Box] Subject Property



 Planning & Zoning Division

Aerial Map (1:1,500):



Cleveland Av

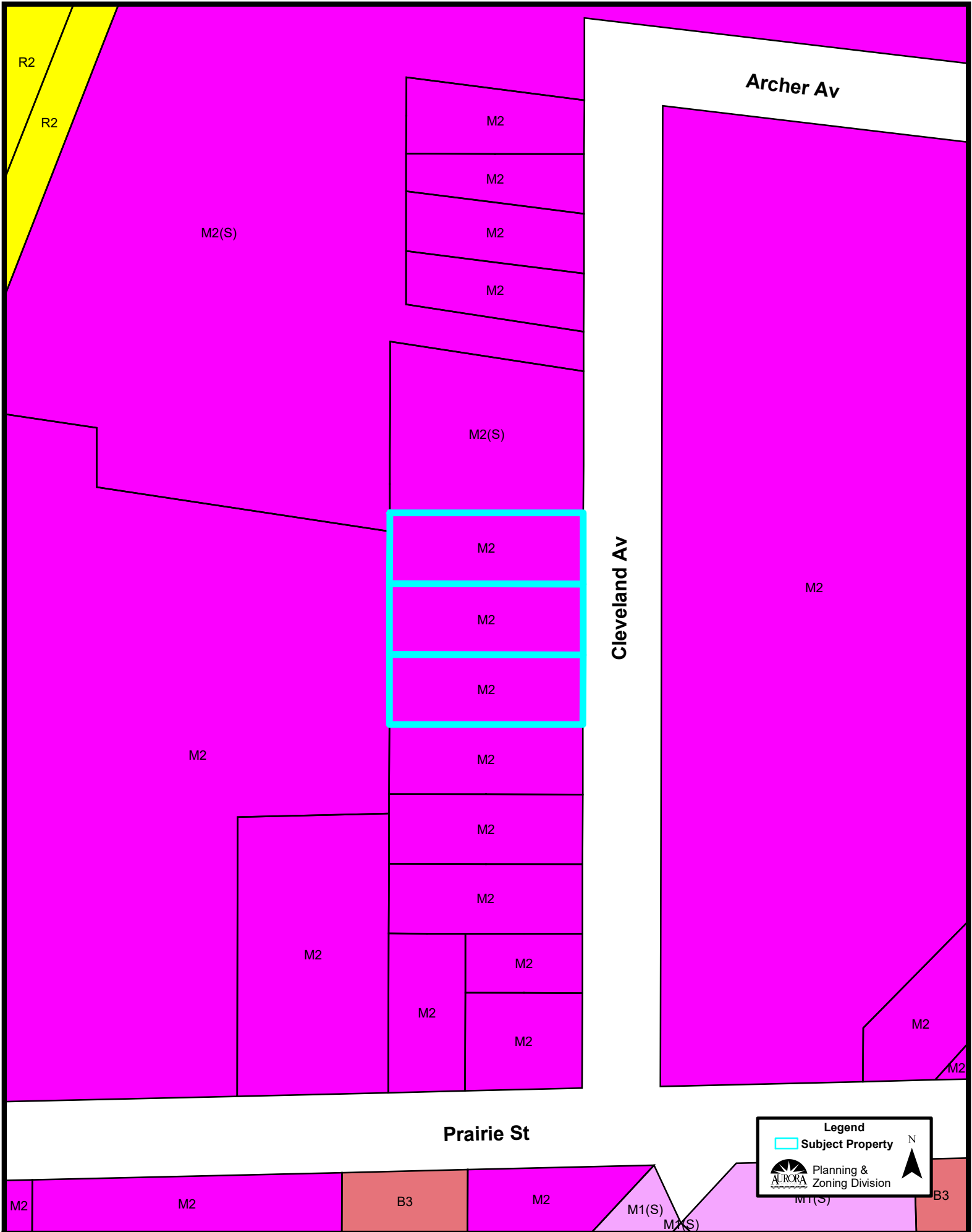
Legend

 Subject Property

 Planning & Zoning Division

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Zoning Map (1:5,000):



Comprehensive Plan (1:5,000):

