

Property Research Sheet

Location ID#(s): 2991

As of: 7/11/2017

Researched By: Jill Morgan

Address: 659 S. Elmwood Drive

Current Zoning: M-2 Manufacturing - General / R-1 One Family Dwelling

Parcel Number(s): 15-29-231-034

Comp Plan Designation: Industrial / Low Density Residential

Subdivision: Pt Lt 1 & All 2 thru 5 of Mckee's Subdivision & /Lots 1 thru 18 of Robinson's Addition

Size: 4.434 Acres / 193,145 Sq. Ft.

School District: SD 129 - West Aurora School District

Park District: FVPD - Fox Valley Park District

Ward: 4

Current Land Use

Current Land Use: Industry .. AZO Land Use Category: Industrial Arts, manufacture and sales (2130)

Number of Buildings: 1

Number of Stories: 1

Building Built In: 2001

Parking Spaces: 121

Total Building Area: 59,229 sq ft

Non-Residential Area: 59,229 sq ft

Zoning Provisions

Setbacks and Other Bulk Standards: M-2

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.

Setbacks and Other Bulk Standards: R-1

Requirements are pursuant to the Aurora Zoning Ordinance Section(s) 5 and 7.5.

Setbacks are typically as follows:

Front Yard Setback: 30 feet

Side Yard Setback: 6 feet on lots less than 60 feet wide or less or 8 feet on lots greater than 60 feet

Exterior Side Yard Setback: 10 feet **Exterior**

Side Yard Reverse Corner Setback: 15 feet

Rear Yard Setback: 30 feet

Setback Exceptions: Front setback exception for an infill lot. On infill lots the public street elevation of the structure shall be located at the average established setback line of the Impact Area. For additional regulations on infill lots refer

to Infill Housing Standards located in the Residential District Specific Regulations of the zoning ordinance. Side setback exception for religious institutions: On lots upon which a religious institution is constructed or extensions made to an existing religious institution, there shall be a side setback line of not less than ten (10) feet on each side of the main structure and a combined total of side setback of not less than twenty-five (25) feet.

Other bulk standards are typically as follows:

Building Separations: None

Minimum Lot Width and Area: Typically 75 feet and 10,000 sq ft

Maximum Lot Coverage: 40%

Maximum Structure Height: Typically 35 feet and not over 2 ½ stories.

Floor Area Ratio: None

Minimum Primary Structure Size: Typically 1,450 sq ft

Minimum Dwelling Unit Size: See minimum Primary Structure /Building 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 7.5.

Permitted Uses:

Permitted Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.2 and 7.5 Permitted Exceptions:

Special Uses:

Special Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.3 and 7.5.

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 7.5.

Miscellaneous Notes on History

Historically, the property contained a parcel zoned M-2 and a parcel zoned R-1. The parcels were consolidated as on tax parcel but the zoning was never amended. Therefore, the property retains two zoning.

Legislative History

The known legislative history for this Property is as follows:

O1962-3440 approved on 11/26/1962: AN ORDINANCE ANNEXING CERTAIN TERRITORY TO THE CITY OF AURORA, COUNTY OF KANE, STATE OF ILLINOIS

O1970-4125 approved on 7/14/1970: AN ORDINANCE ANNEXING CERTAIN TERRITORY TO THE CITY OF AURORA, KANE COUNTY, ILLINOIS

Location Maps Attached:

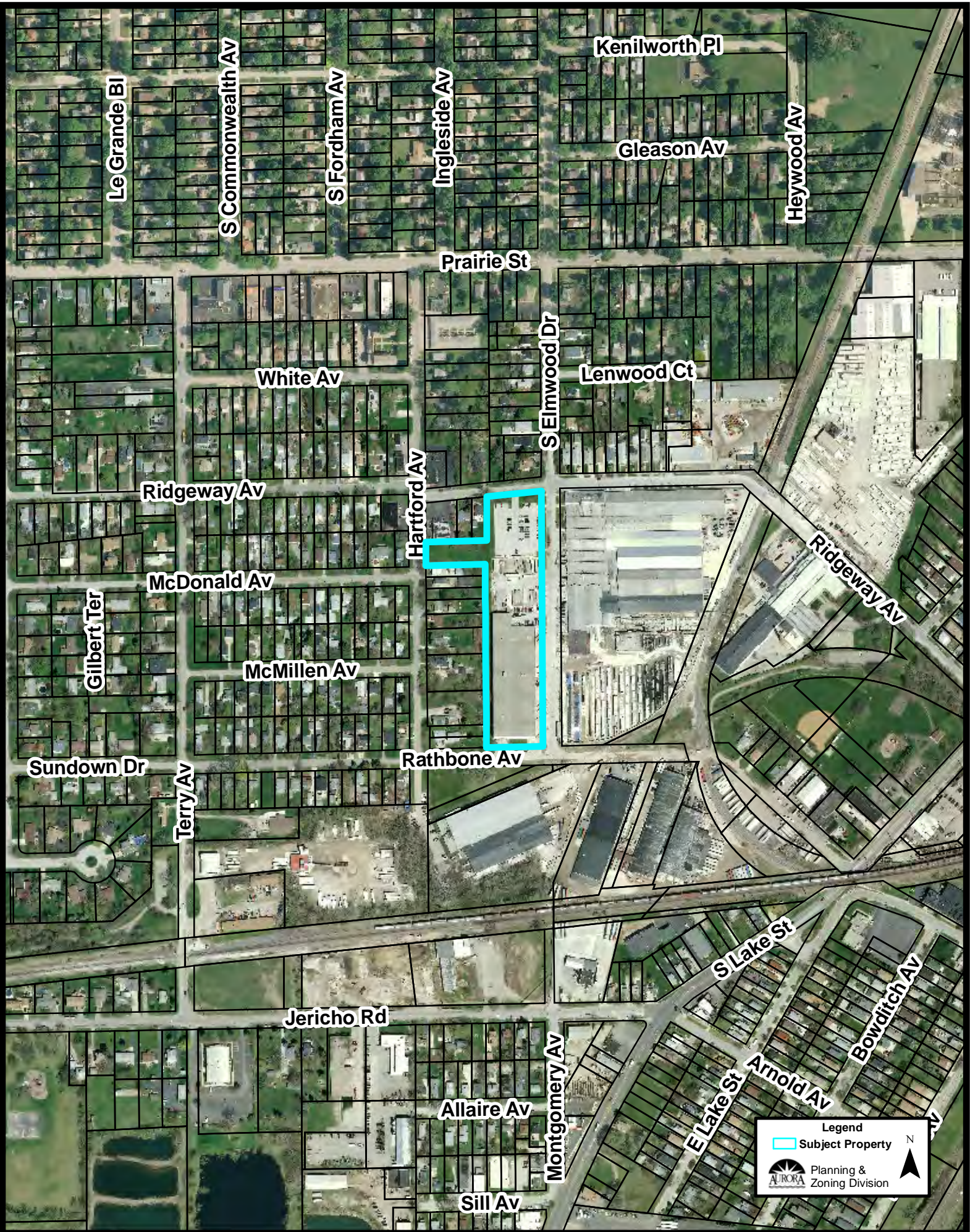
Aerial Overview

Location Map

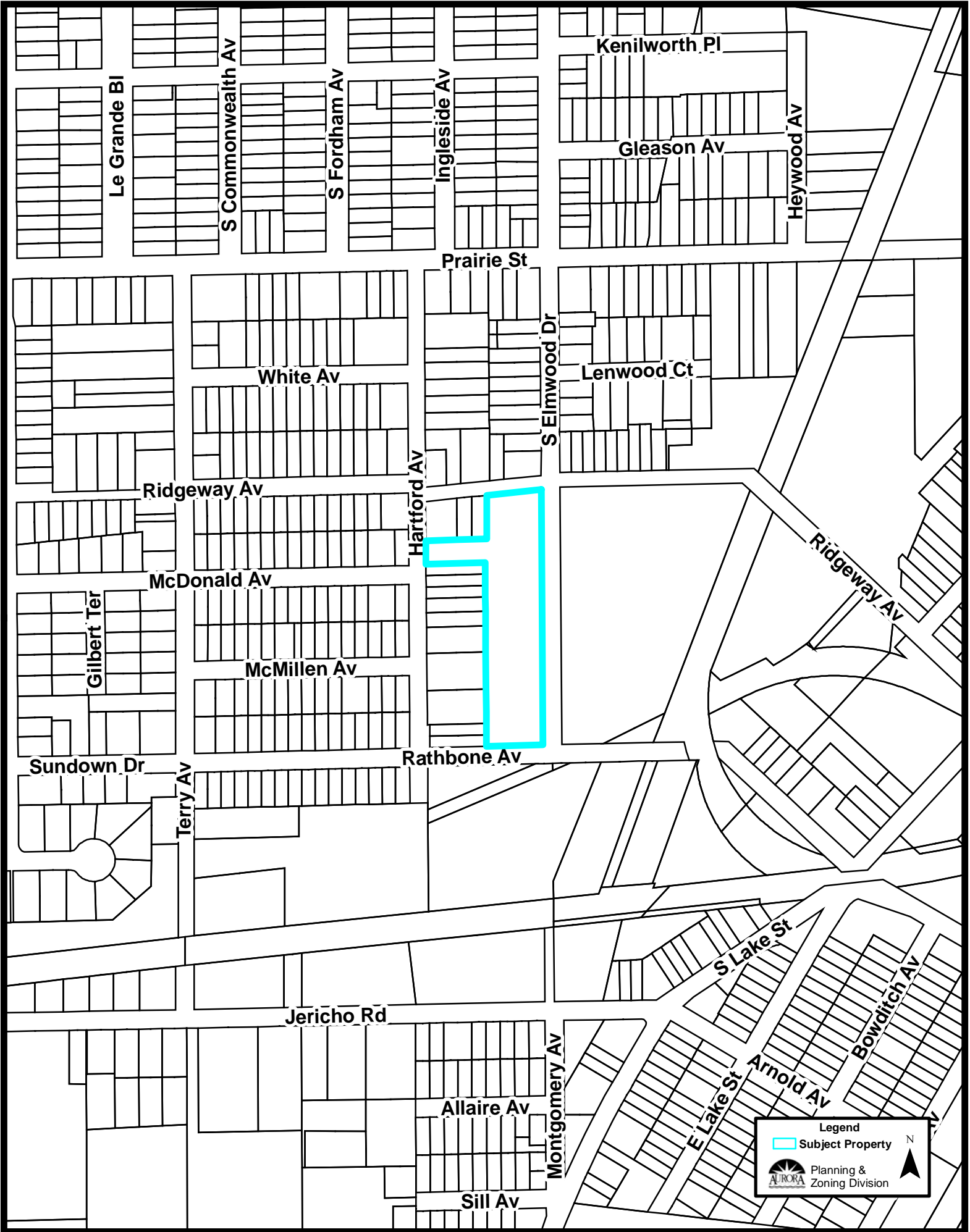
Zoning Map

Comprehensive Plan Map

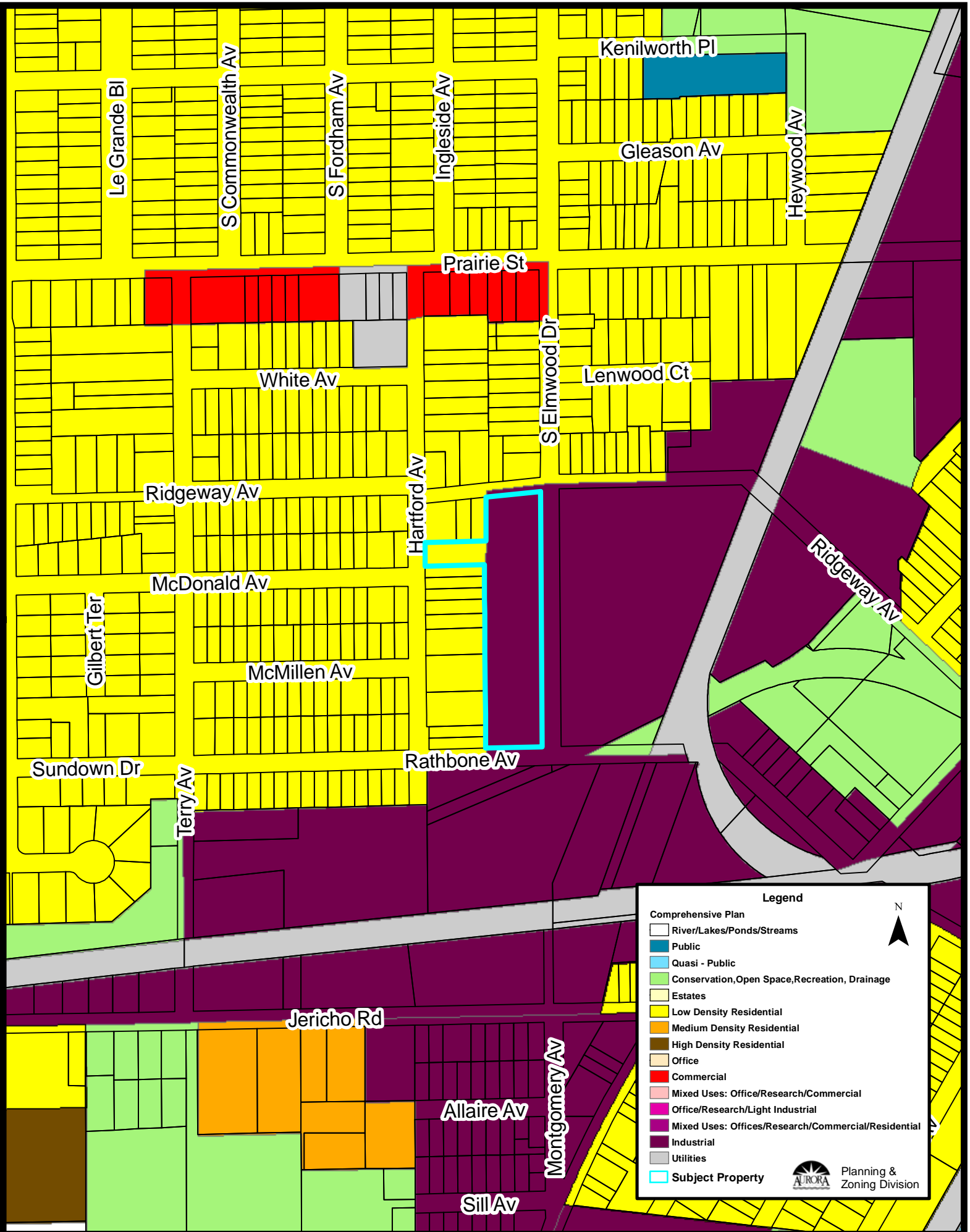
Aerial Photo (1:5,000):



Location 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

Planning & Zoning Division


Zoning Plan (1:5,000):

