

# Property Research Sheet

**Location ID#(s): 69068**

As of: 9/26/2017

Researched By: Alex Minnella

Address: 0 Vacant

1929 Zoning: Not Applicable

Parcel Number(s): 15-02-300-029

1957 Zoning: Not Applicable

Size: 30.97 Acres / 1,349,053 Sq. Ft.

Comp Plan Designation: Office / Research / Light Industrial

School District: SD 101 - Batavia School District

Park District: FVPD - Fox Valley Park District

ANPI Neighborhood: Big Woods Marmion

Ward: 1

TIF District: TIF #7

Current Zoning: ORI(S) Office, Research, and Light Industrial

Historic District: None

## Current Land Use

Current Land Use: Vacant Land

AZO Land Use Category: Light Industrial (3100)

Total Building Area: 0 sq. ft.

Non-Residential Area: 1,349,053 sq. ft.

## Zoning Provisions

### Setbacks and Other Bulk Standards:

Requirements are pursuant to the Aurora Zoning Ordinance Section(s) 5 and 8.10.

Setbacks are typically as follows:

**Front Yard Setback:** 30 feet to 70 feet when across from non-residential based on building height; 100 feet to 150 feet when across from residential based on building height; buildings 75 feet from Tollway; pavement 50 feet from Tollway; min of 50 feet from limited access highway. 20' if off a local public road; 10' if off a local private road.

**Side Yard Setback:** 20 feet to 60 feet from non-residential based on building height; 100 feet to 150 feet from residential based on building height; buildings 75 feet from Tollway; pavement 50 feet from Tollway; min of 50 feet from limited access highway.

**Exterior Side Yard Setback:** 30 feet to 70 feet when across from non-residential based on building height; 100 feet to 150 feet when across from residential based on building height; buildings 75 feet from Tollway; pavement 50 feet from Tollway; min of 50 feet from limited access

highway. Parking setback 20' if off a local public road; 10' if off a local private road.

**Rear Yard Setback:** 20 feet to 60 feet from non-residential based on building height; 100 feet to 150 feet from residential based on building height; buildings 75 feet from Tollway; pavement 50 feet from Tollway; min of 50 feet from limited access highway.

**Exterior Rear Yard Setback:** 30 feet to 70 feet when across from non-residential based on building height; 100 feet to 150 feet when across from residential based on building height; buildings 75 feet from Tollway; pavement 50 feet from Tollway; min of 50 feet from limited access highway. 20' if off a local public road; 10' if off a local private road.

**Setback Exceptions:** Yard variations in the ORI shall comply with Site Plan Review.

**Interior Drive Yard Setback:** 40 feet from centerline.

Other bulk standards are typically as follows:

**Minimum Lot Width and Area:** 150 feet and 2.0 acres

**Maximum Lot Coverage:** None.

**Maximum Structure Height:** 100 feet. (150 feet if special permit is issued).

**Floor Area Ratio:** .70 with allowances in Section 8.10-5.2

**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 8.10.

Permitted Uses:

Permitted Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.2 and 8.10 Permitted Exceptions: Planned Development District

Special Uses:

Special Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.3 and 8.10.

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 8.10.

**Legislative History**

---

The known legislative history for this Property is as follows:

**O2004-020 approved on 3/9/2004:** AN ORDINANCE PROVIDING FOR THE EXECUTION OF AN ANNEXATION AGREEMENT PROVIDING FOR ORI OFFICE, RESEARCH, AND LIGHT INDUSTRIAL SPECIAL USE PLANNED DEVELOPMENT ZONING WITH THE OWNERS OF RECORD OF TERRITORY WHICH MAY BE ANNEXED TO THE CITY OF AURORA AND WHICH IS LOCATED EAST OF MITCHELL ROAD, SOUTH OF BUTTERFIELD ROAD BEING VACANT LAND IN KANE COUNTY ILLINOIS

**O2004-021 approved on 3/9/2004:** AN ORDINANCE ESTABLISHING A SPECIAL USE PLANNED DEVELOPMENT AND APPROVING A PLAN DESCRIPTION FOR 98.34 ACRES LOCATED EAST OF MITCHELL ROAD, SOUTH OF BUTTERFIELD ROAD.

**O2004-022 approved on 3/9/2004:** AN ORDINANCE ANNEXING CERTAIN PROPERTY BEING VACANT LAND LOCATED EAST OF MITCHELL ROAD, SOUTH OF BUTTERFIELD ROAD TO THE CITY OF AURORA, ILLINOIS 60563 PURSUANT TO AN APPROVED ANNEXATION AGREEMENT.

**O2004-044 approved on 5/11/2004:** ORDINANCE APPROVING THE EXCLUSION AND ANNEXATION OF UNOCCUPIED TERRITORY ALONG THE BOUNDARY LINE OF THE CITY OF AURORA AND THE VILLAGE OF NORTH AURORA

**R2008-236 approved on 5/27/2008:** A RESOLUTION ACCEPTING THE DEDICATION OF A CITY EASEMENT LOCATED EAST OF MITCHELL ROAD, NORTH OF I-88, AND SOUTH OF BILTER ROAD, AURORA, ILLINOIS.

**O2008-093 approved on 10/14/2008:** ORDINANCE FOR THE EXCLUSION AND ANNEXATION OF UNOCCUPIED TERRITORY ALONG THE BOUNDARY LINE OF THE CITY OF AURORA AND THE VILLAGE OF NORTH AURORA

**O2011-042 approved on 9/13/2011:** AN ORDINANCE OF THE CITY OF AURORA, CONVENING A JOINT REVIEW BOARD, CALLING FOR A PUBLIC HEARING, CREATING AN INTERESTED PARTIES REGISTRY, AUTHORIZING REIMBURSEMENT OF CERTAIN EXPENSES AND OTHER MATTERS WITH RESPECT TO THE REDEVELOPMENT OF WEST FARNSWORTH AREA PROPERTY IN THE CITY OF AURORA (TIF #7 WEST FARNSWORTH).

**O2011-059 approved on 11/22/2011:** ORDINANCE OF THE CITY OF AURORA, DUPAGE, KANE, KENDALL, AND WILL COUNTIES, ILLINOIS, APPROVING A TAX INCREMENT DEVELOPMENT PLAN AND REDEVELOPMENT PROJECT FOR THE WEST FARNSWORTH TIF DISTRICT NO. 7 REDEVELOPMENT PROJECT AREA

**Location Maps Attached:**

---

Aerial Overview

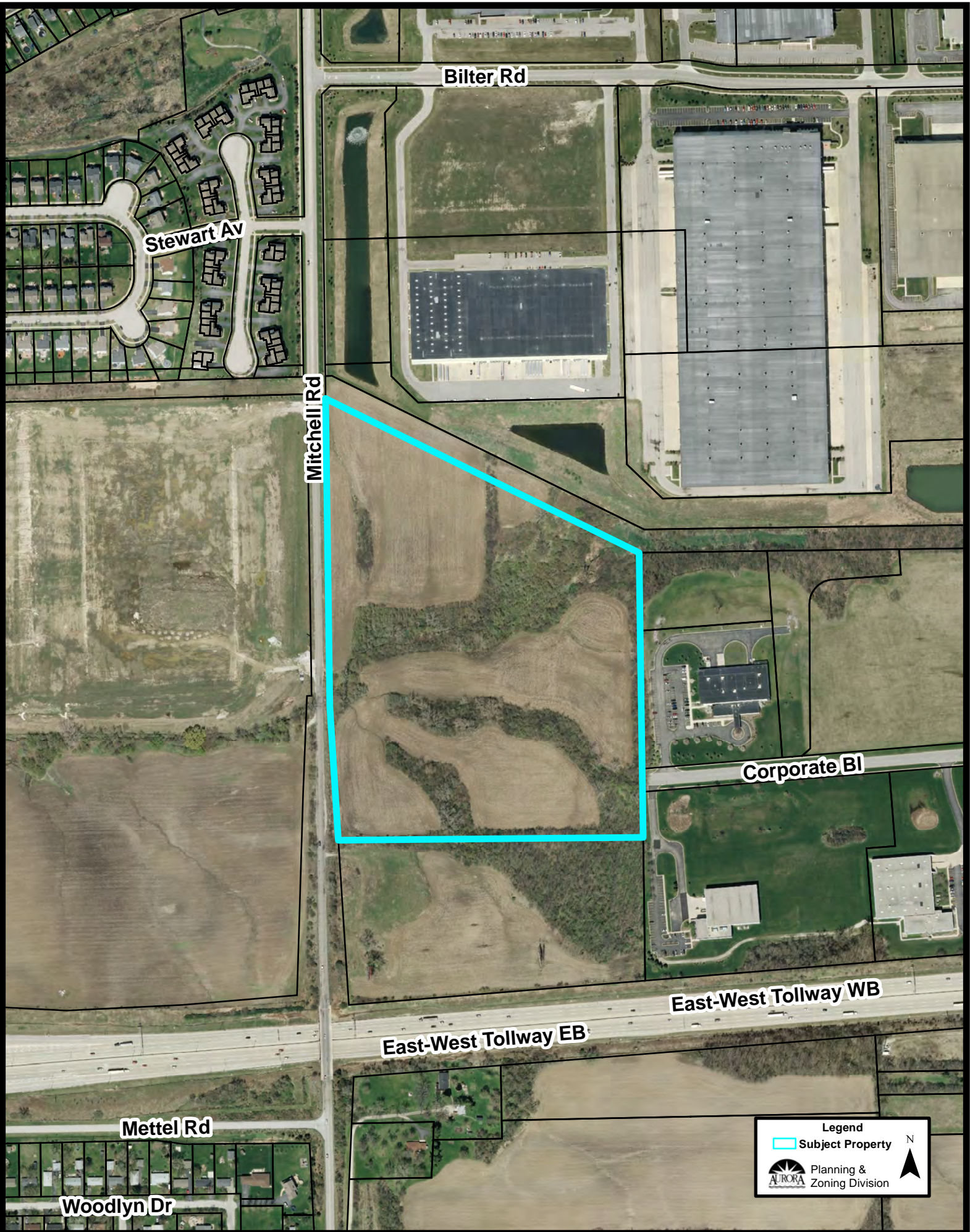
Location Map

Zoning Map

Comprehensive Plan Map



Aerial Photo (1:5,000):



Bilter Rd

Stewart Av

Mitchell Rd

Corporate Bl

East-West Tollway EB

East-West Tollway WB

Mettel Rd

Woodlyn Dr

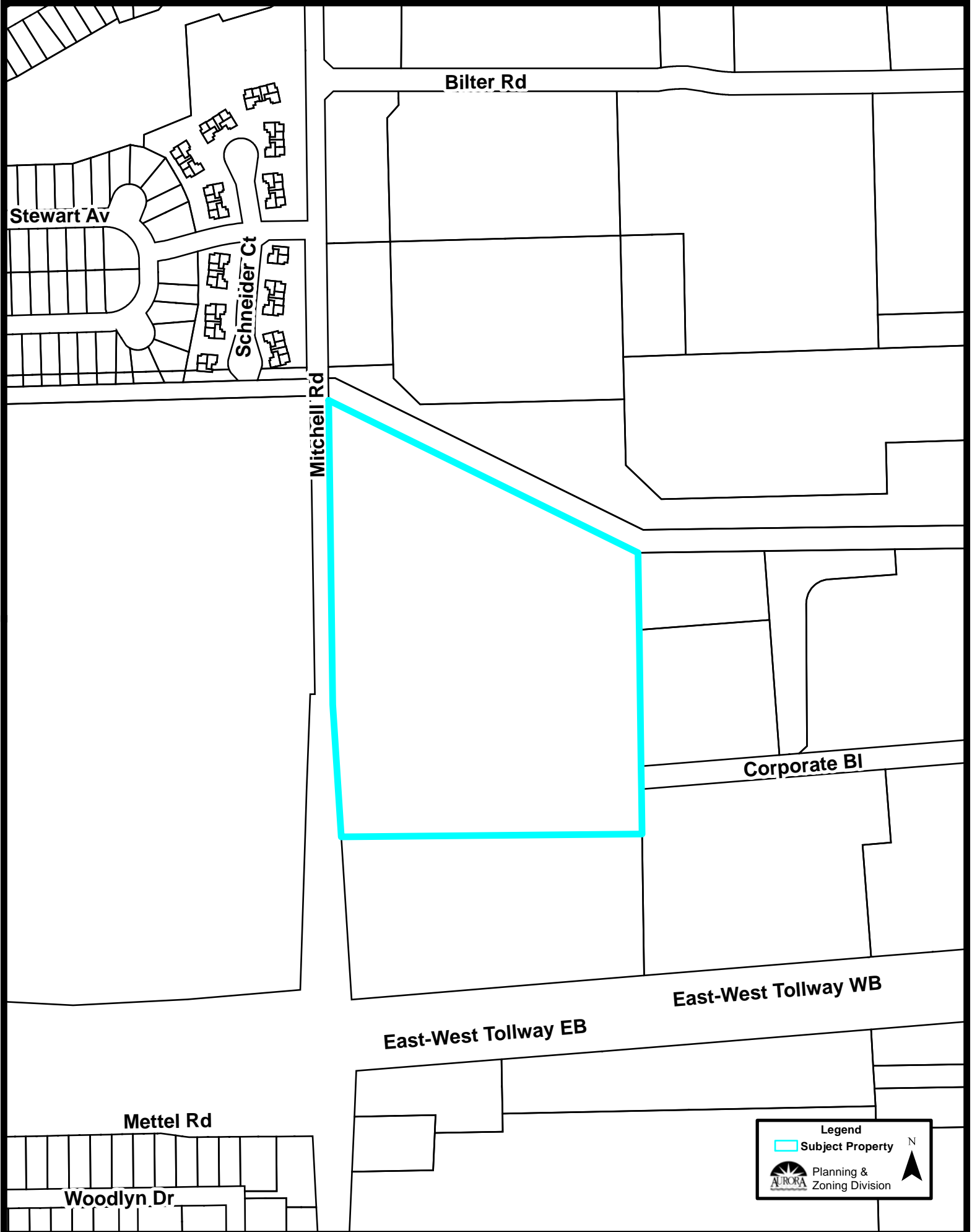
Legend

- Subject Property

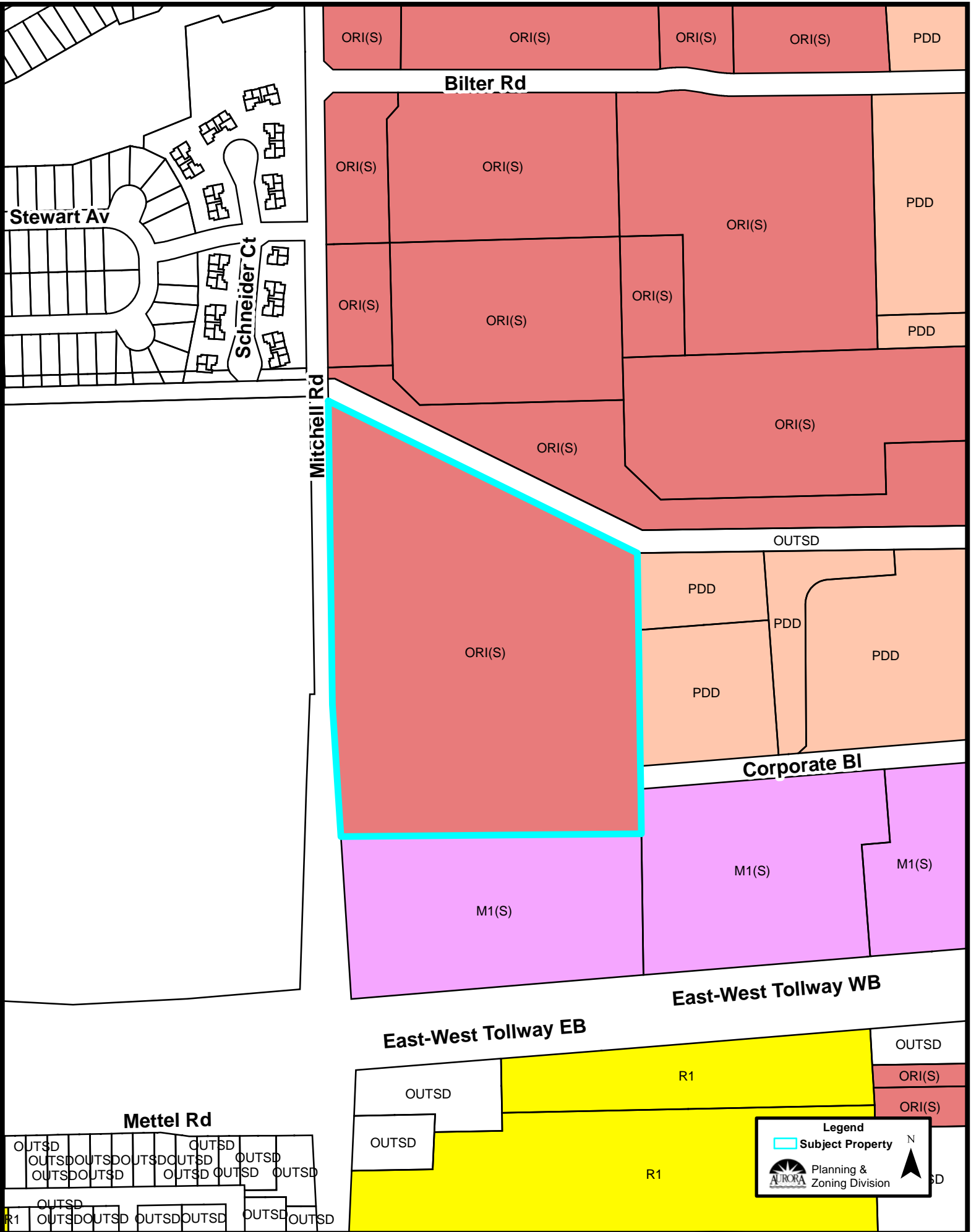
Planning & Zoning Division



Location Map (1:5,000):



Zoning Map (1:5,000):



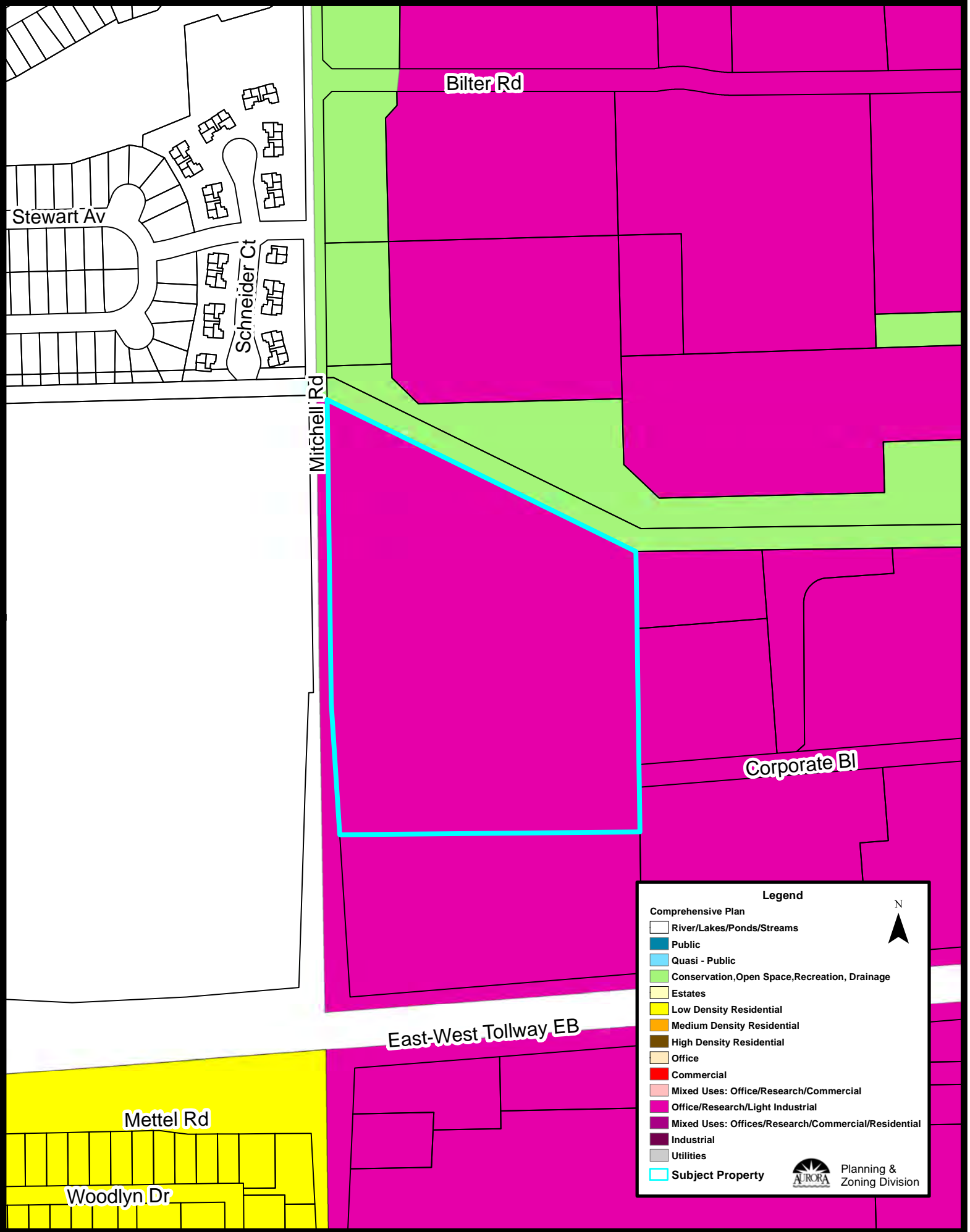
**Legend**

-  Subject Property

 Planning & Zoning Division

 N

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  
▲

Planning & Zoning Division