

Property Research Sheet

Location ID#(s): 70880-70881

As of: 3/14/2017

Researched By: Steve Broadwell

Address: 985 Corporate Boulevard

Current Zoning: M-1 Manufacturing - Limited

Parcel Number(s): 15-02-401-024

Comp Plan Designation: Office / Research / Light Industrial

Subdivision: Lot 2 of Church Corporate Park
Resubdivision Number 1

TIF District: TIF #7

Size: 2.74 Acres / 119,354 Sq. Ft.

School District: SD 101 - Batavia School District

Park District: FVPD - Fox Valley Park District

Ward: 1

Overall Development Name: Church Corporate Park Resubdivision

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:

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:

O1967-3885 approved on 9/12/1967: An Ordinance Annexing Certain Territory to the City Of Aurora, County Of Kane, State Of Illinois

O1967-3900 approved on 11/14/1967: An Ordinance Amending Ordinance Number 3100 Being the Aurora Zoning Ordinance and the Zoning Map Attached Thereto

R1980-117 approved on 4/1/1980: APPROVING THE PRELIMINARY AND FINAL SITE PLAN OF THE LOCTITE CORPORATION FOR CERTAIN PROPERTY LOCATED WITHIN THE CITY OF AURORA AND AURORA TOWNSHIP

PDFNL2007-040 approved on 9/27/2007: RESOLUTION APPROVING THE FINAL PLAT FOR CHURCH CORPORATE PARK, BEING 15 ACRES LOCATED SOUTH OF CORPORATE BOULEVARD, NORTH OF INTERSTATE 88 AND WEST OF CHURCH ROAD IN THE CITY OF AURORA, IL.

PDFNL2010-009 approved on 5/13/2010: RESOLUTION APPROVING RESUBDIVISION NUMBER 1 OF CHURCH CORPORATE PARK, LOTS 2 AND 3 OF THE CHURCH CORPORATE PARK SUBDIVISION AND A FINAL PLAN FOR THE NEW LOT 1, OF THE CHURCH CORPORATE PARK RESUBDIVISION NUMBER 1 FOR ADDITIONAL PARKING LOCATED IN THE CITY OF AURORA, IL

O2011-042 approved on 9/13/2011: 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

O2011-060 approved on 11/22/2011: ORDINANCE OF THE CITY OF AURORA, DUPAGE, KANE, KENDALL, AND WILL COUNTIES, ILLINOIS, DESIGNATING WEST FARNSWORTH TIF DISTRICT NO. 7 REDEVELOPMENT PROJECT AREA OF SAID CITY A REDEVELOPMENT PROJECT AREA PURSUANT TO THE TAX INCREMENT ALLOCATION REDEVELOPMENT

O2011-061 approved on 11/22/2011: ORDINANCE OF THE CITY OF AURORA, DUPAGE, KANE, KENDALL, AND WILL COUNTIES, ILLINOIS, ADOPTING TAX INCREMENT ALLOCATION FINANCING FOR WEST FARNSWORTH TIF DISTRICT NO. 7 REDEVELOPMENT PROJECT AREA

Location Maps Attached:

Aerial Overview

Location Map

Zoning Map

Comprehensive Plan Map

Property Research Sheet

Location ID#(s): 70880-70881

As of: 3/14/2017

Researched By: Steve Broadwell

Address: 975 Corporate Boulevard

Current Zoning: M-1 Manufacturing - Limited

Parcel Number(s): 15-02-401-023

Comp Plan Designation: Office / Research / Light Industrial

Subdivision: Lot 1 of Church Corporate Park
Resubdivision Number 1

TIF District: TIF #7

Size: 2.23 Acres / 97,139 Sq. Ft.

School District: SD 101 - Batavia School District

Park District: FVPD - Fox Valley Park District

Ward: 1

Overall Development Name: Church Corporate Park Resubdivision

Current Land Use

Current Land Use: Office

AZO Land Use Category: Business and professional, office (2400) / Warehouse, Distribution and storage services (3300)

Number of Buildings: 1

Number of Stories: 2

Building Built In: 1981

Parking Spaces: 34

Total Building Area: 18,672

Non-Residential Area: 18,672

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:

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:

O1967-3885 approved on 9/12/1967: An Ordinance Annexing Certain Territory to the City Of Aurora, County Of Kane, State Of Illinois

O1967-3900 approved on 11/14/1967: An Ordinance Amending Ordinance Number 3100 Being the Aurora Zoning Ordinance and the Zoning Map Attached Thereto

R1980-117 approved on 4/1/1980: APPROVING THE PRELIMINARY AND FINAL SITE PLAN OF THE LOCTITE CORPORATION FOR CERTAIN PROPERTY LOCATED WITHIN THE CITY OF AURORA AND AURORA TOWNSHIP

PDFNL2007-040 approved on 9/27/2007: RESOLUTION APPROVING THE FINAL PLAT FOR CHURCH CORPORATE PARK, BEING 15 ACRES LOCATED SOUTH OF CORPORATE BOULEVARD, NORTH OF INTERSTATE 88 AND WEST OF CHURCH ROAD IN THE CITY OF AURORA, IL.

PDFNL2010-009 approved on 5/13/2010: RESOLUTION APPROVING RESUBDIVISION NUMBER 1 OF CHURCH CORPORATE PARK, LOTS 2 AND 3 OF THE CHURCH CORPORATE PARK SUBDIVISION AND A FINAL PLAN FOR THE NEW LOT 1, OF THE CHURCH CORPORATE PARK RESUBDISION NUBER 1 FOR ADDITIONAL PARKING LOCATED IN THE CITY OF AURORA, IL

O2011-042 approved on 9/13/2011: 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

O2011-060 approved on 11/22/2011: ORDINANCE OF THE CITY OF AURORA, DUPAGE, KANE, KENDALL, AND WILL COUNTIES, ILLINOIS, DESIGNATING WEST FARNSWORTH TIF DISTRICT NO. 7 REDEVELOPMENT PROJECT AREA OF SAID CITY A REDEVELOPMENT PROJECT AREA PURSUANT TO THE TAX INCREMENT ALLOCATION REDEVELOPMENT

O2011-061 approved on 11/22/2011: ORDINANCE OF THE CITY OF AURORA, DUPAGE, KANE, KENDALL, AND WILL COUNTIES, ILLINOIS, ADOPTING TAX INCREMENT ALLOCATION FINANCING FOR 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):



Source: Esri, DigitalGlobe, GeoEye, Earthstar
USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS
User Community

This is a zoning map of Aurora, Illinois, showing various zoning districts and the subject property highlighted in red. The map includes the following features:

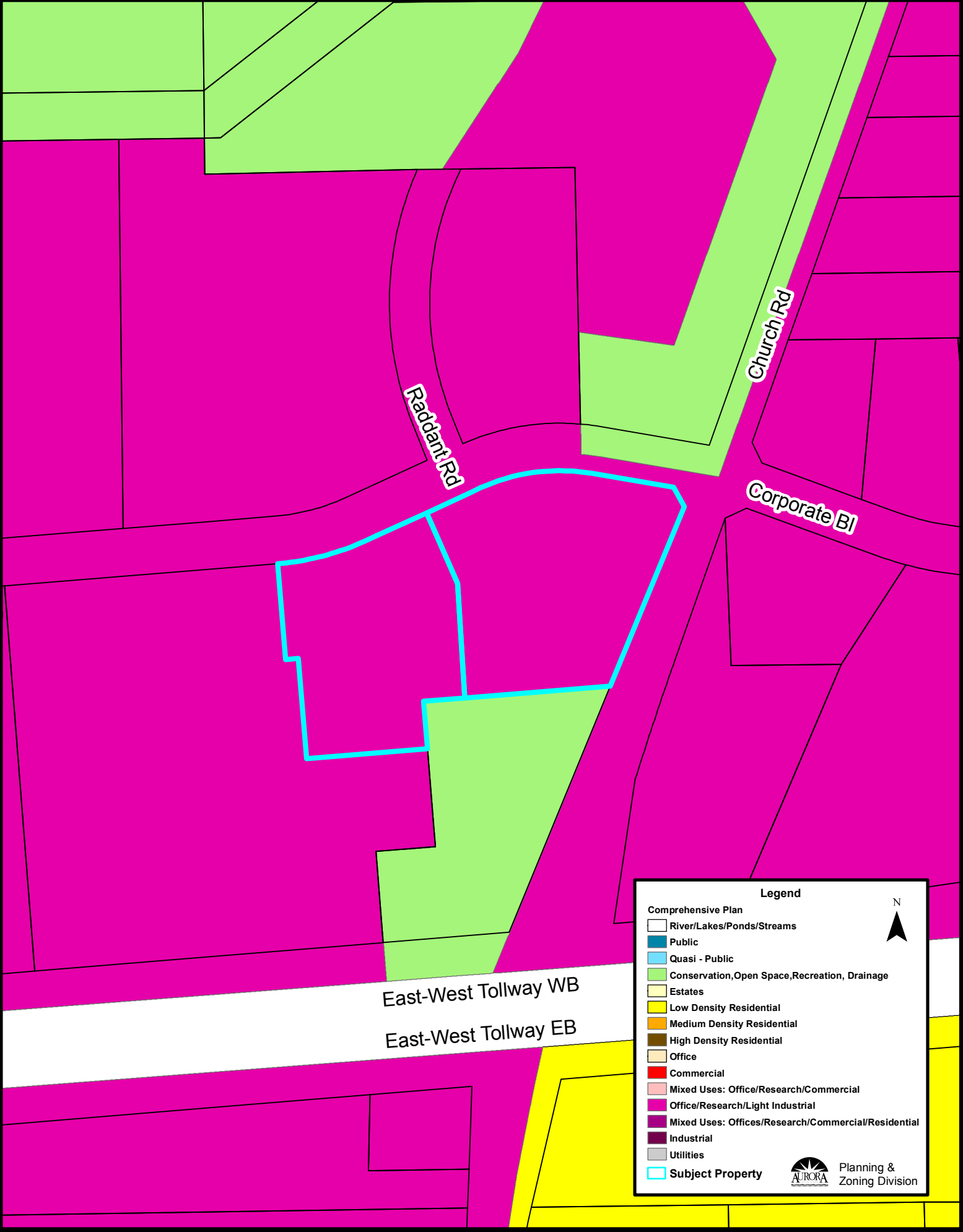
- Zoning Districts:**
 - ORI(S)** (Orange Residential Intensive Single-Family): Located in the top left and bottom right.
 - OUTSD** (Office, Urban, Single-Family Detached): Located in the top left, bottom left, and bottom right.
 - PDD** (Professional Office, Detached): Located in the top left, top center, and bottom center.
 - PDD(S)** (Professional Office, Detached, Single-Family): Located in the top center.
 - M1** (Medium Density Residential): Located in the center and bottom center.
 - M1(S)** (Medium Density Residential, Single-Family): Located in the center and bottom center.
 - R1** (Residential Single-Family): Located in the top right.
 - R1(S)** (Residential Single-Family, Single-Family): Located in the top right.
 - O(S)** (Office, Single-Family): Located in the top right.
- Streets:**
 - Church Rd** (Running diagonally from the top right to the center).
 - Corporate Bl** (Running horizontally across the center).
 - East-West Tollway WB** (Running horizontally across the bottom).
 - East-West Tollway EB** (Running horizontally across the bottom).
- Subject Property:** A large, irregularly shaped area in the center, outlined in red, containing M1 and M1(S) zoning districts.
- Legend:** Located in the bottom right corner, showing the red outline for the Subject Property and the Aurora Planning & Zoning Division logo.
- North Arrow:** Located in the bottom right corner, pointing towards the top right.



Planning &
Zoning Division



Comprehensive Plan (1:5,000):



Location Map (1:5,000):

