

# 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

**Rear Yard Setback:** From Fox River - 30 Feet; from residential 25 feet; from other 15 feet.

**Side 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

**Exterior Side Yard Setback:** From Tollway - 75 feet; from Arterial - 30 feet; from other - 15 feet

**Setback Exceptions:**  
**Interior Drive Yard Setback:**

**Exterior Side Yard Reverse Corner Setback:**  
From Tollway - 75 feet; from Arterial - 30 feet; from other - 15 feet

Other bulk standards are typically as follows:

**Building Separations:** None

**Floor Area Ratio:** None

**Minimum Lot Width and Area:** None

**Minimum Primary Structure Size:** None

**Maximum Lot Coverage:** 60%

**Minimum Dwelling Unit Size:** None

**Maximum Structure Height:** Typically 45 feet and not over 4 stories.

**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

**Rear Yard Setback:** From Fox River - 30 Feet; from residential 25 feet; from other 15 feet.

**Side 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

**Exterior Side Yard Setback:** From Tollway - 75 feet; from Arterial - 30 feet; from other - 15 feet

**Setback Exceptions:**

**Exterior Side Yard Reverse Corner Setback:** From Tollway - 75 feet; from Arterial - 30 feet; from other - 15 feet

**Interior Drive Yard Setback:**

Other bulk standards are typically as follows:

**Building Separations:** None

**Floor Area Ratio:** None

**Minimum Lot Width and Area:** None

**Minimum Primary Structure Size:** None

**Maximum Lot Coverage:** 60%

**Minimum Dwelling Unit Size:** None

**Maximum Structure Height:** Typically 45 feet and not over 4 stories.

**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

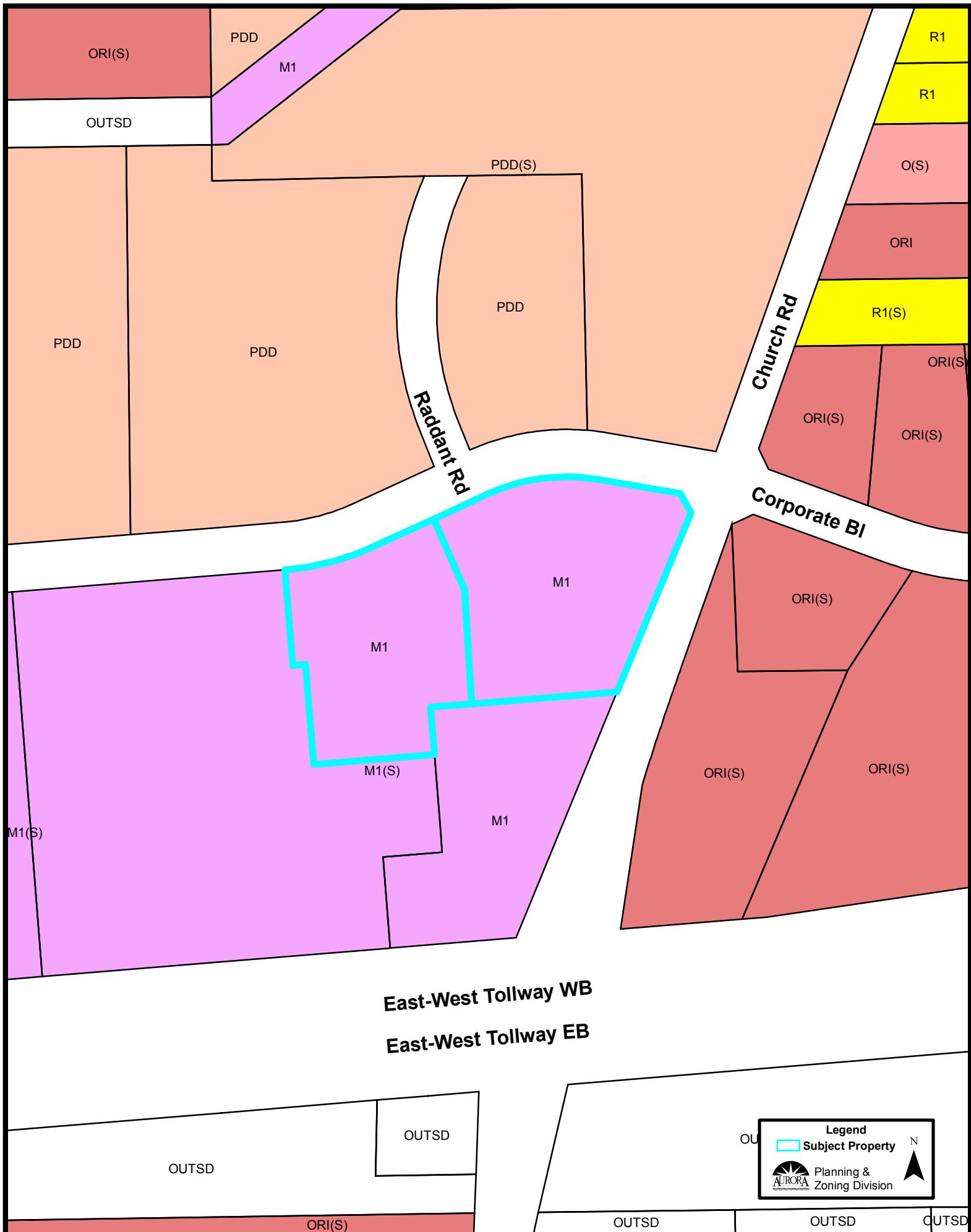
Zoning Map

Comprehensive Plan Map

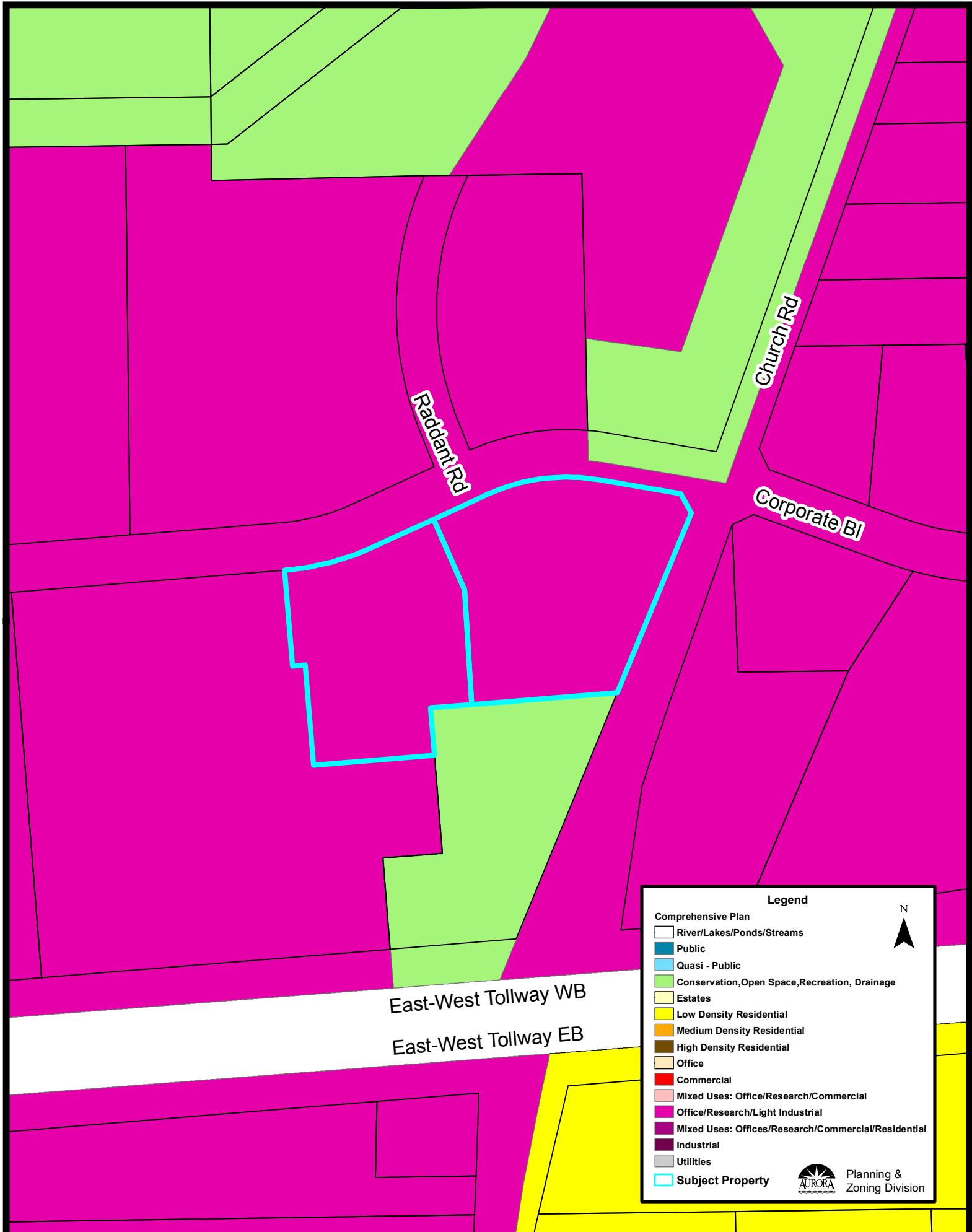
## Aerial Photo (1:5,000):



## Zoning Map (1:5,000):



## Comprehensive Plan (1:5,000):



**Location Map (1:5,000):**

