

Property Research Sheet

Location ID#(s): 65943

As of: 7/25/2019

Researched By: Jacob Sodaro

Address: 701 Bilter Rd

Current Zoning: ORI(S) Office, Research, and Light Industrial District with a Special Use

Parcel Number(s): 15-02-102-003

1929 Zoning: Not Applicable

Subdivision: Lot 1 of West Ridge Corporate Center Phase III

1957 Zoning: Not Applicable

Size: 10.382 Acres / 452,240 Sq. Ft.

Comp Plan Designation: Office / Research / Light Industrial and Conservation / Open Space / Recreation / Drainage

School District: SD 101 - Batavia School District

ANPI Neighborhood: Big Woods Marmion

Park District: FVPD - Fox Valley Park District

TIF District: N/A

Ward: 1

Historic District: None

Overall Development Name: Ridge Property Trust

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 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

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.

Miscellaneous Notes on History

None

Legislative History

The known legislative history for this Property is as follows:

O1986-5609 approved on 12/30/1986: AN ORDINANCE PROVIDING FOR THE EXECUTION OF AN ANNEXATION AGREEMENT WITH THE OWNERS OF RECORD OF TERRITORY WHICH MAY BE ANNEXED TO THE CITY OF AURORA AND WHICH IS LOCATED ON THE EAST SIDE OF MITCHELL ROAD BETWEEN BUTTERFIELD ROAD (ROUTE 56), AND THE EAST-WEST TOLLWAY (I-5).

O1986-5610 approved on 12/30/1986: AN ORDINANCE ANNEXING CERTAIN PROPERTY LOCATED ON THE EAST SIDE OF MITCHELL ROAD BETWEEN BUTTERFIELD ROAD (ROUTE 56) AND THE EAST-WEST TOLLWAY (I-5) TO THE CITY OF AURORA PURSUANT TO AN APPROVED ANNEXATION AGREEMENT.

O2001-048 approved on 6/12/2001: AN ORDINANCE PROVIDING FOR THE EXECUTION OF AN ANNEXATION AGREEMENT REVISION PROVIDING FOR ORI OFFICE, RESEARCH, AND LIGHT INDUSTRIAL WITH THE OWNERS OF RECORD OF TERRITORY LOCATED NORTH OF I-88 AND SOUTH OF BUTTERFIELD ON MITCHELL ROAD IN KANE COUNTY ILLINOIS.

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.

R2004-105 approved on 3/9/2004: A RESOLUTION APPROVING A PRELIMINARY PLAT AND PLAN FOR PROPERTY LOCATED EAST OF MITCHELL ROAD, SOUTH OF BUTTERFIELD ROAD.

PDFNL2004-037 approved on 10/14/2004: A RESOLUTION APPROVING THE FINAL PLAT FOR A 7 LOT SUBDIVISION FOR PHASE III SOUTH OF WEST RIDGE CORPORATE CENTER LOCATED AT THE SOUTHEAST CORNER OF MITCHELL ROAD AND BUTTERFIELD IN THE CITY OF AURORA, ILLINOIS.

PDFNL2006-029 approved on 6/15/2006: A RESOLUTION APPROVING THE FINAL PLAN ON LOT 1 OF THE WEST RIDGE CORPORATE CENTER, PHASE III SUBDIVISION FOR A WAREHOUSE AND DISTRIBUTION USE LOCATED SOUTH OF BILTER ROAD AND EAST OF MITCHELL ROAD.

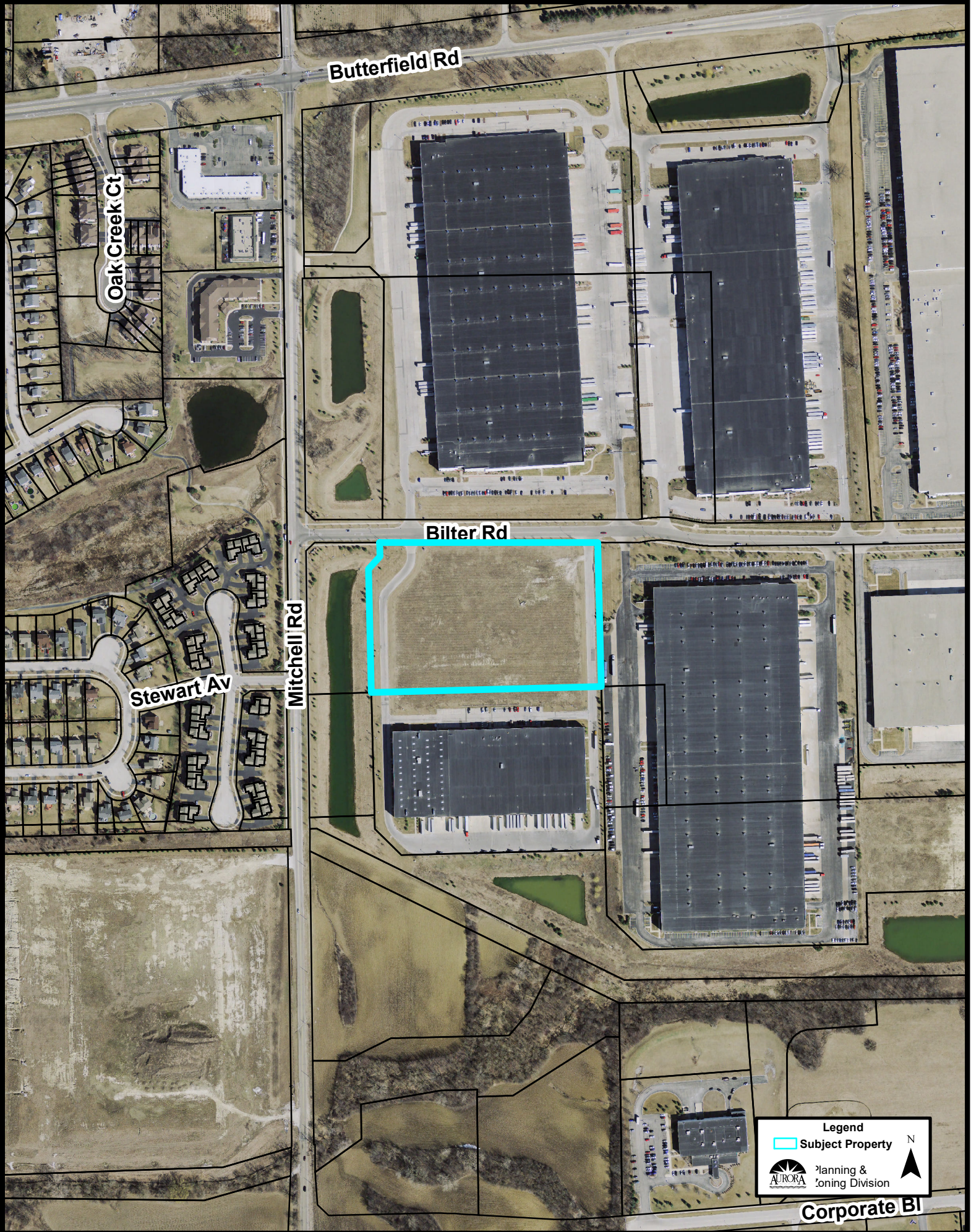
Location Maps Attached:

Aerial Overview

Location Map

Zoning Map

Comprehensive Plan Map



Butterfield Rd

Oak Creek Ct

Bilter Rd

Stewart Av

Mitchell Rd

Legend
Subject Property

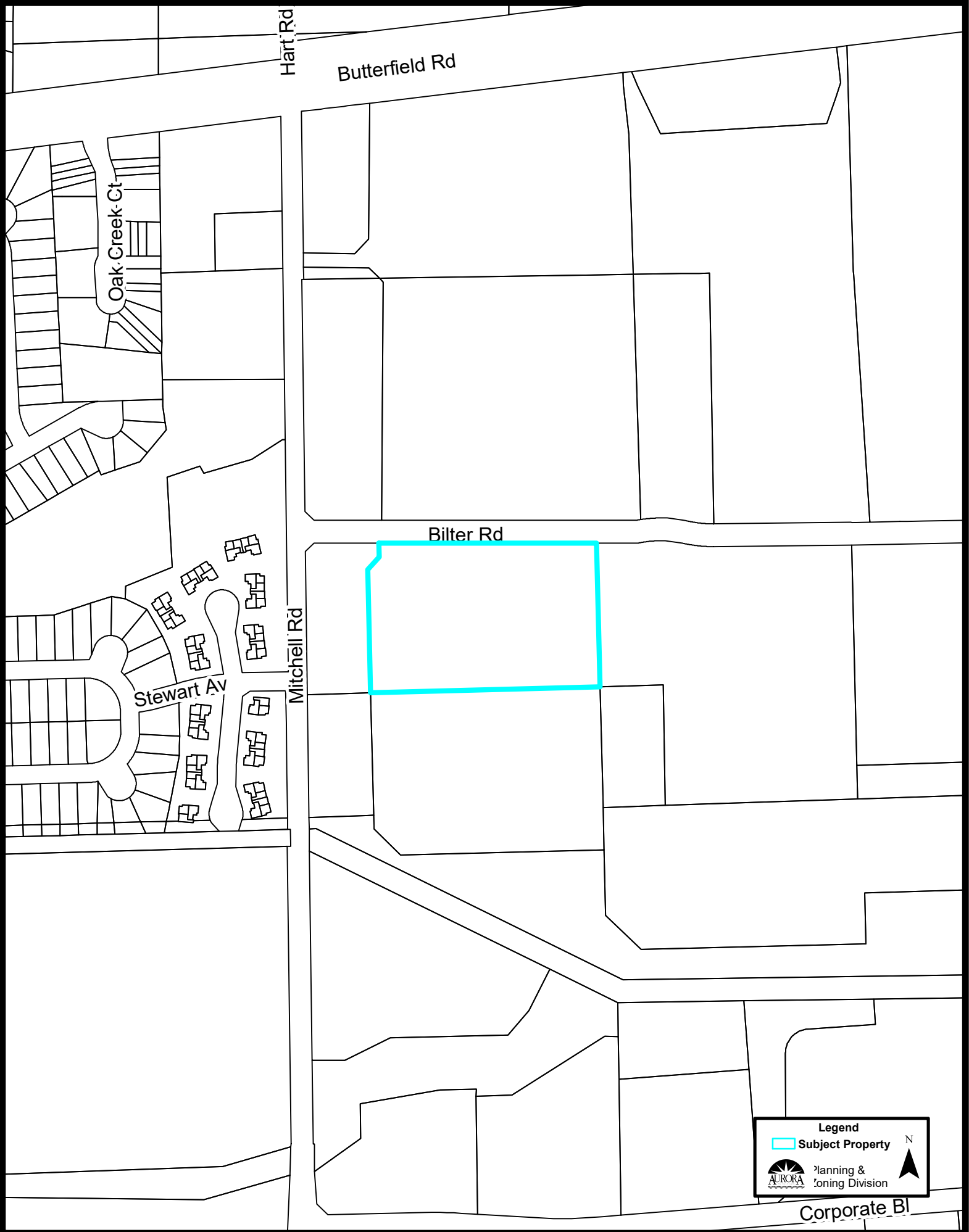


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Location Map (1:10,000):



Legend
Subject Property

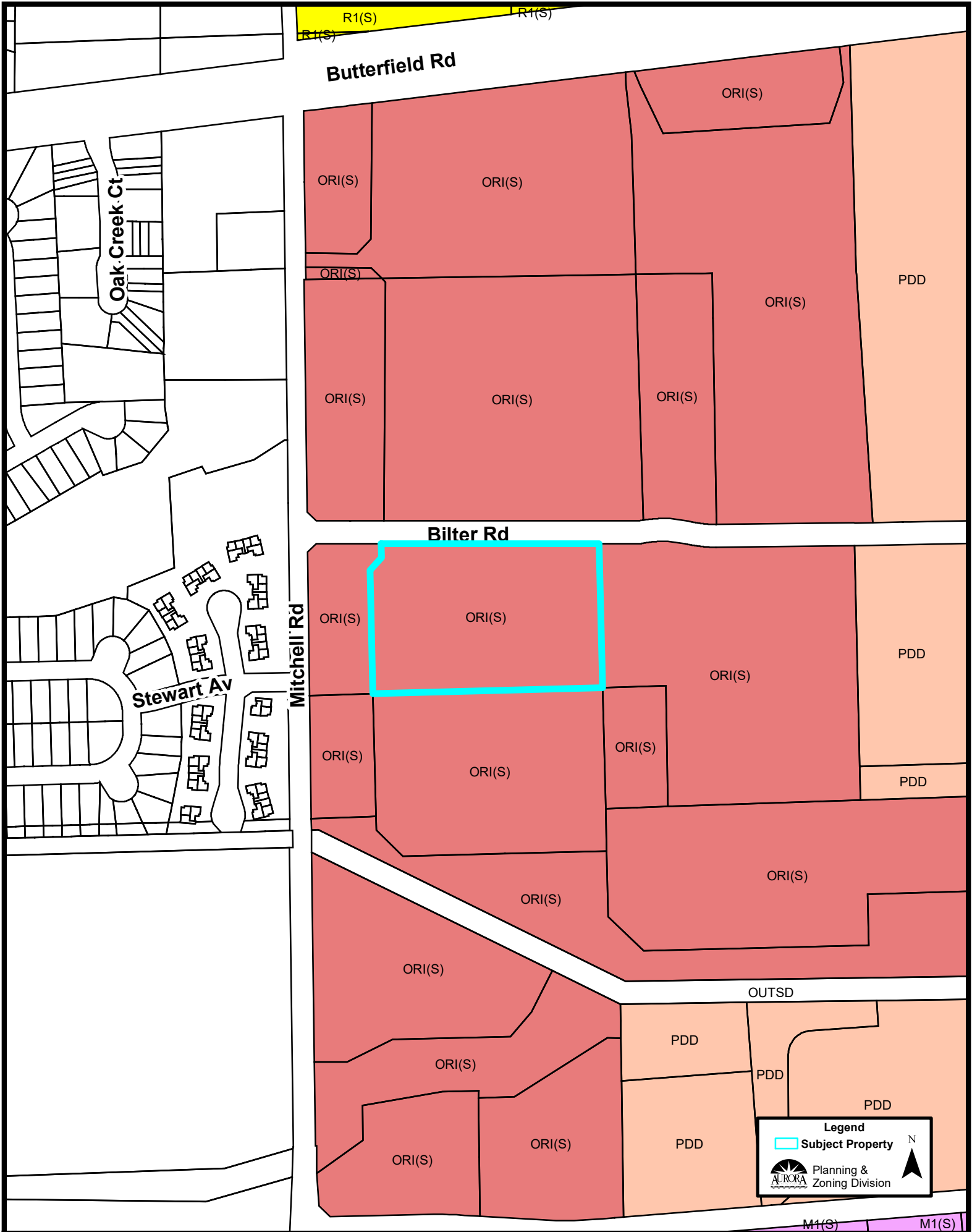


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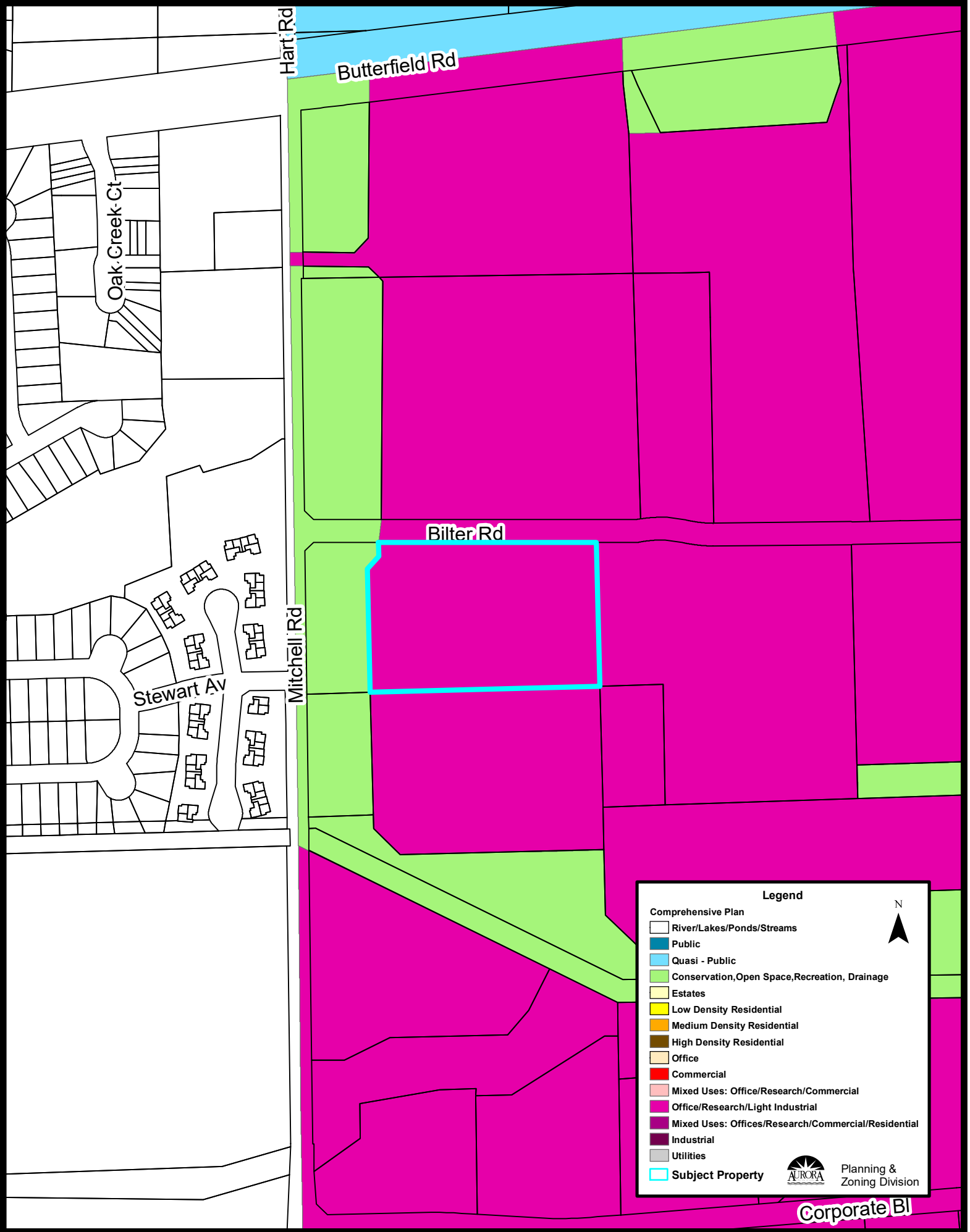


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Zoning Map (1:5,000):



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

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