

Property Research Sheet

Location ID#(s): 03740

As of: 9/26/2017

Researched By: Alex Minnella

Address: 2110 Mitchell Road

Current Zoning: M-1 Manufacturing - Limited District with a Special Use

Parcel Number(s): 15-02-300-021

1929 Zoning: Not Applicable

Size: 12.71 Acres / 553,648 Sq. Ft.

1957 Zoning: Not Applicable

School District: SD 101 - Batavia School

Comp Plan Designation: Office / Research / Light Industrial

District Park District: FVPD - Fox Valley Park

District

ANPI Neighborhood: Big Woods Marmion

Ward: 1

TIF District: TIF #7

Historic District: None

Current Land Use

Current Land Use: Vacant Land/Open Space AZO Land Use Category: Industrial Arts, manufacture and sales (2130)

Non-Residential Area: 553,648 sq. ft.

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 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 other 15 feet.
Exterior Rear Yard Setback: From Tollway - 75 feet;
from Arterial - 30 feet; from other - 25 feet

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: Planned Development District

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:

O1957-3100 approved on 11/4/1957: AURORA ZONING ORDINANCE AND MAP.

O1978-4745 approved on 7/18/1978: AN ORDINANCE PROVIDING FOR THE EXECUTION OF AN ANNEXATION AGREEMENT WITH OWNERS OF RECORD OF CERTAIN TERRITORY.

O1980-4892 approved on 4/1/1980: AN ORDINANCE ANNEXING CERTAIN TERRITORY TO THE CITY OF AURORA, KANE AND DUPAGE COUNTIES, ILLINOIS.

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

O2011-060 approved on 11/22/2011: AN 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.

O2011-065 approved on 11/22/2011: AN ORDINANCE OF THE CITY OF AURORA, DUPAGE, KANE, KENDALL, AND WILL COUNTIES, ILLINOIS, AMENDING THE REDEVELOPMENT PLAN AND PROJECT FOR THE FARNSWORTH TAX INCREMENT FINANCE DISTRICT.

R2011-331 approved on 11/22/2011: A RESOLUTION AUTHORIZING THE EXECUTION OF AN INTERGOVERNMENTAL AGREEMENT BETWEEN THE CITY OF AURORA AND BATAVIA SCHOOL DISTRICT 101 CONCERNING THE FARNSWORTH TIF NUMBER 2, THE WEST FARNSWORTH TIF NUMBER 7 AND EAST FARNSWORTH TIF 8.

Location Maps Attached:

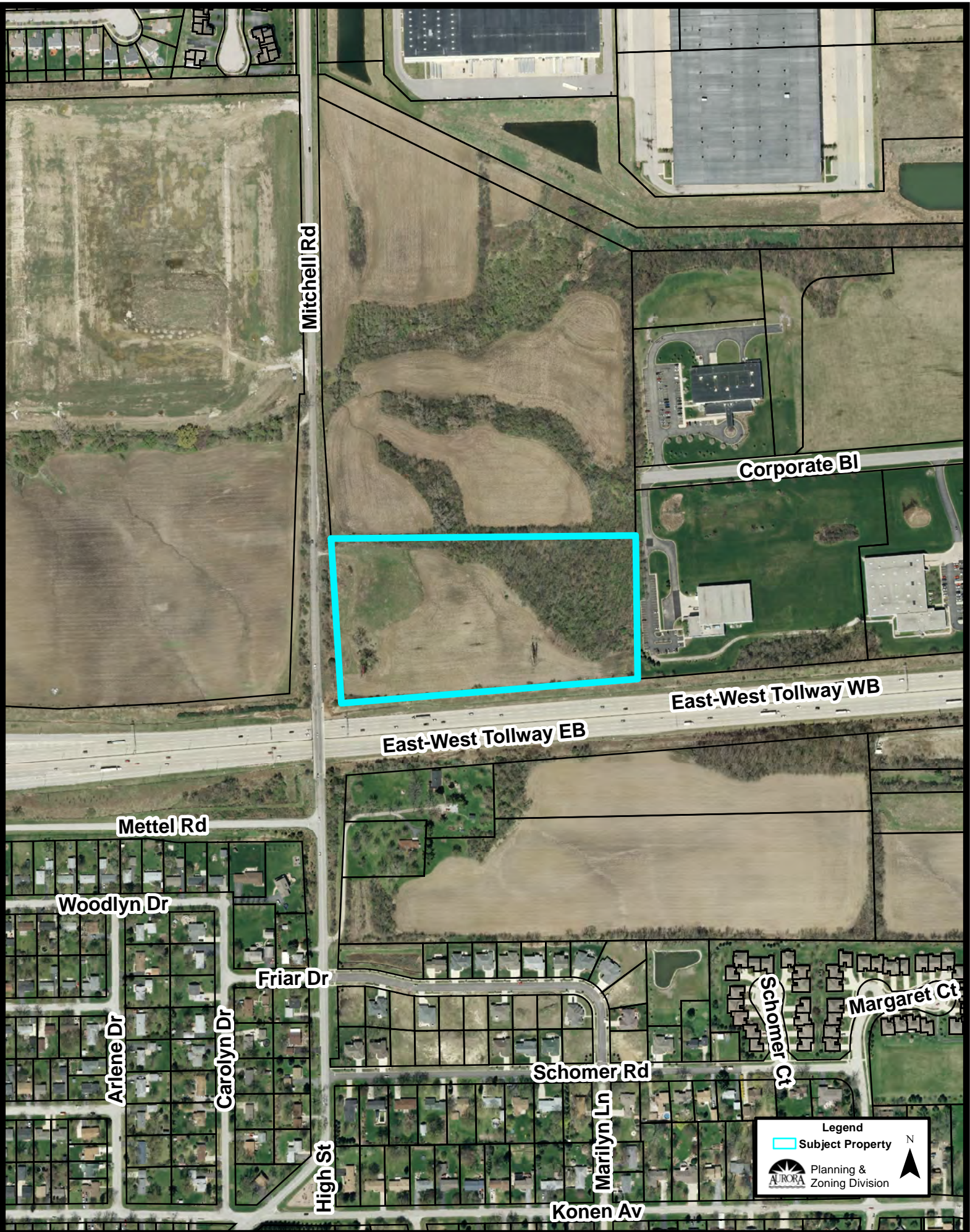
Aerial Overview

Location Map

Zoning Map

Comprehensive Plan Map

Aerial Photo (1:5,000):



Mitchell Rd

Corporate Bl

East-West Tollway WB

East-West Tollway EB

Mettel Rd

Woodlyn Dr

Friar Dr

Arlene Dr

Carolyn Dr

High St

Schomer Rd

Marilyn Ln

Konen Av

Schomer Ct

Margaret Ct

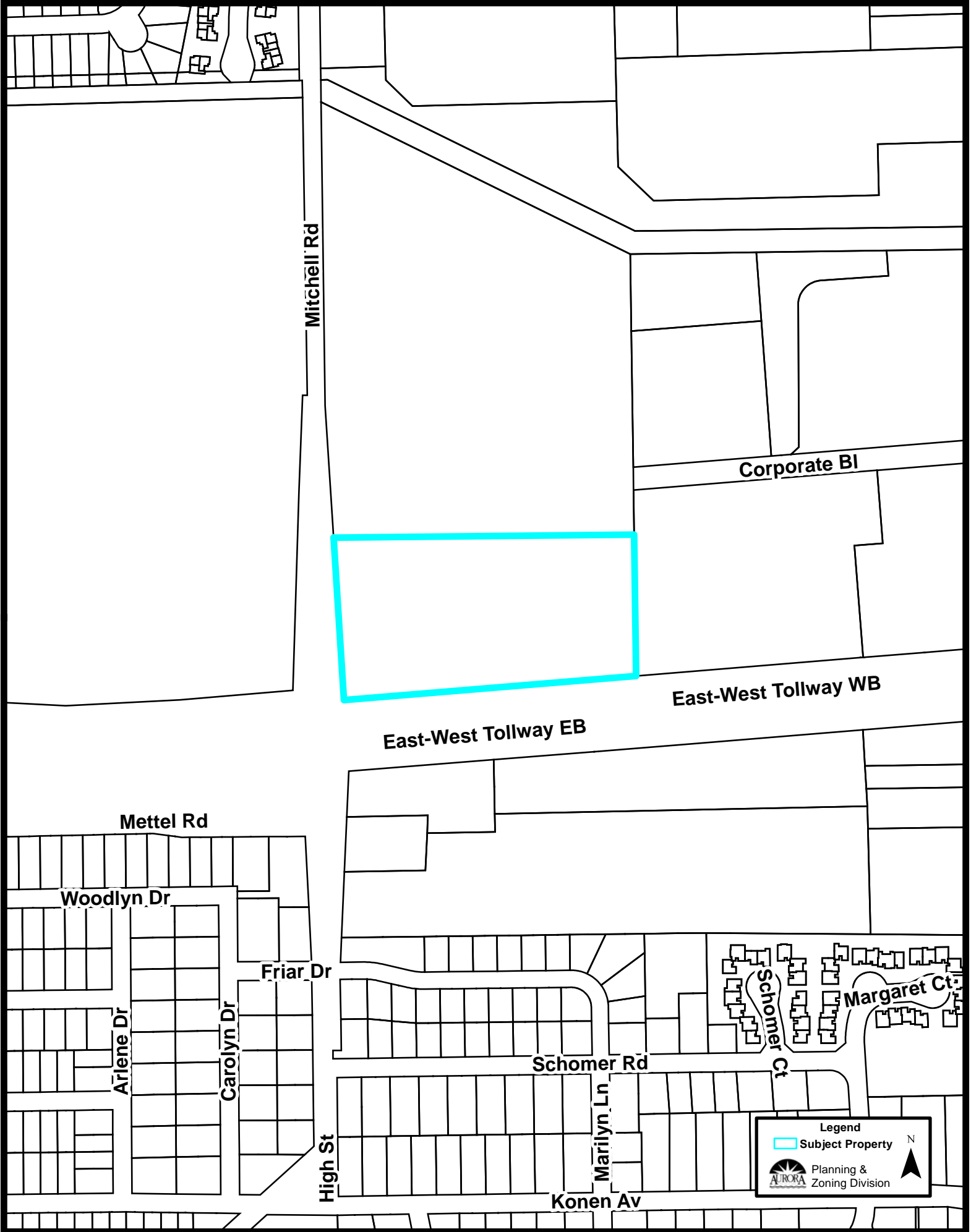
Legend

- Subject Property

Planning & Zoning Division



Location Map (1:5,000):



Mitchell Rd

Corporate Bl

East-West Tollway WB

East-West Tollway EB

Mettel Rd

Woodlyn Dr

Friar Dr

Schomer Ct

Margaret Ct

Arlene Dr

Carolyn Dr

Schomer Rd

High St

Marilyn Ln

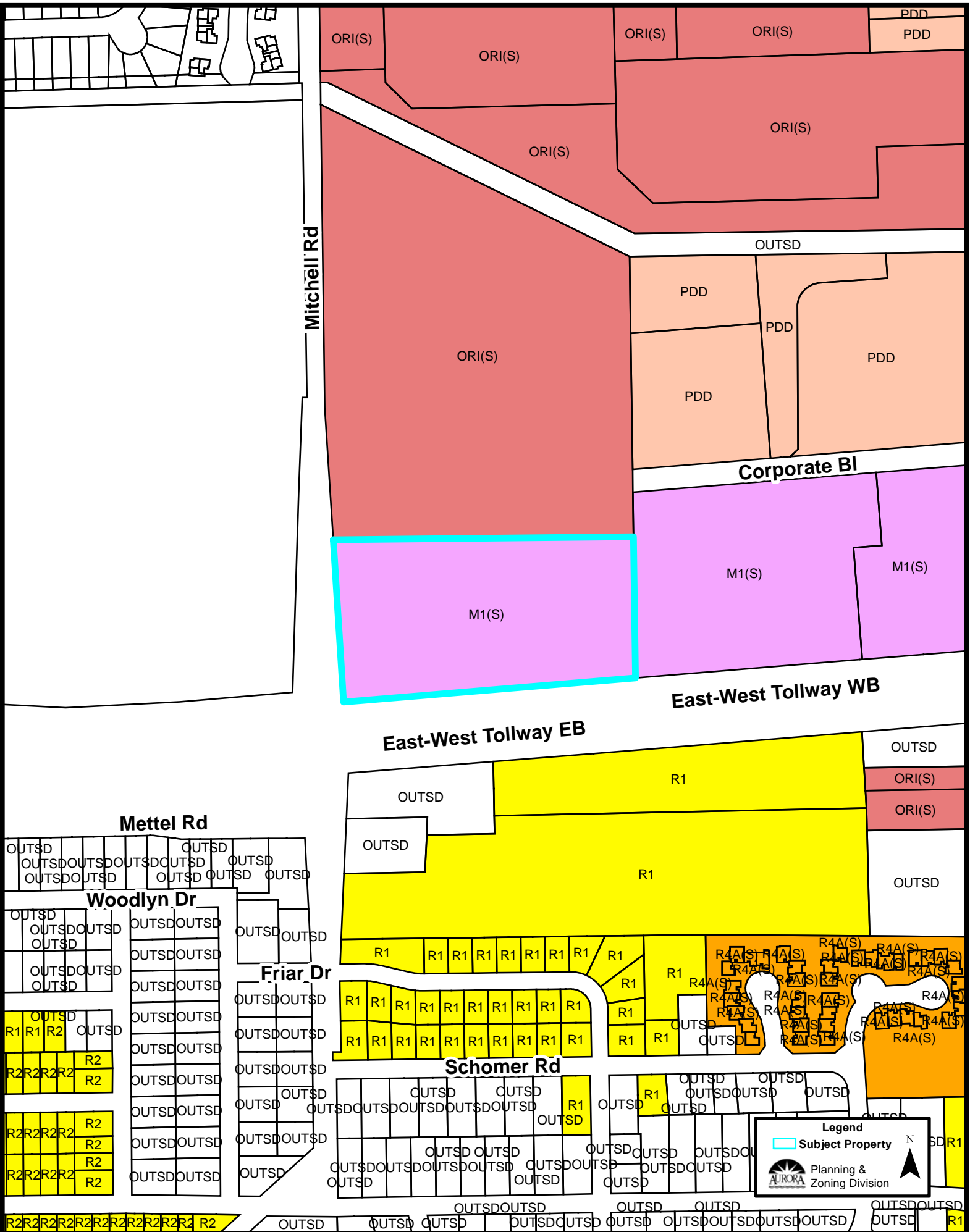
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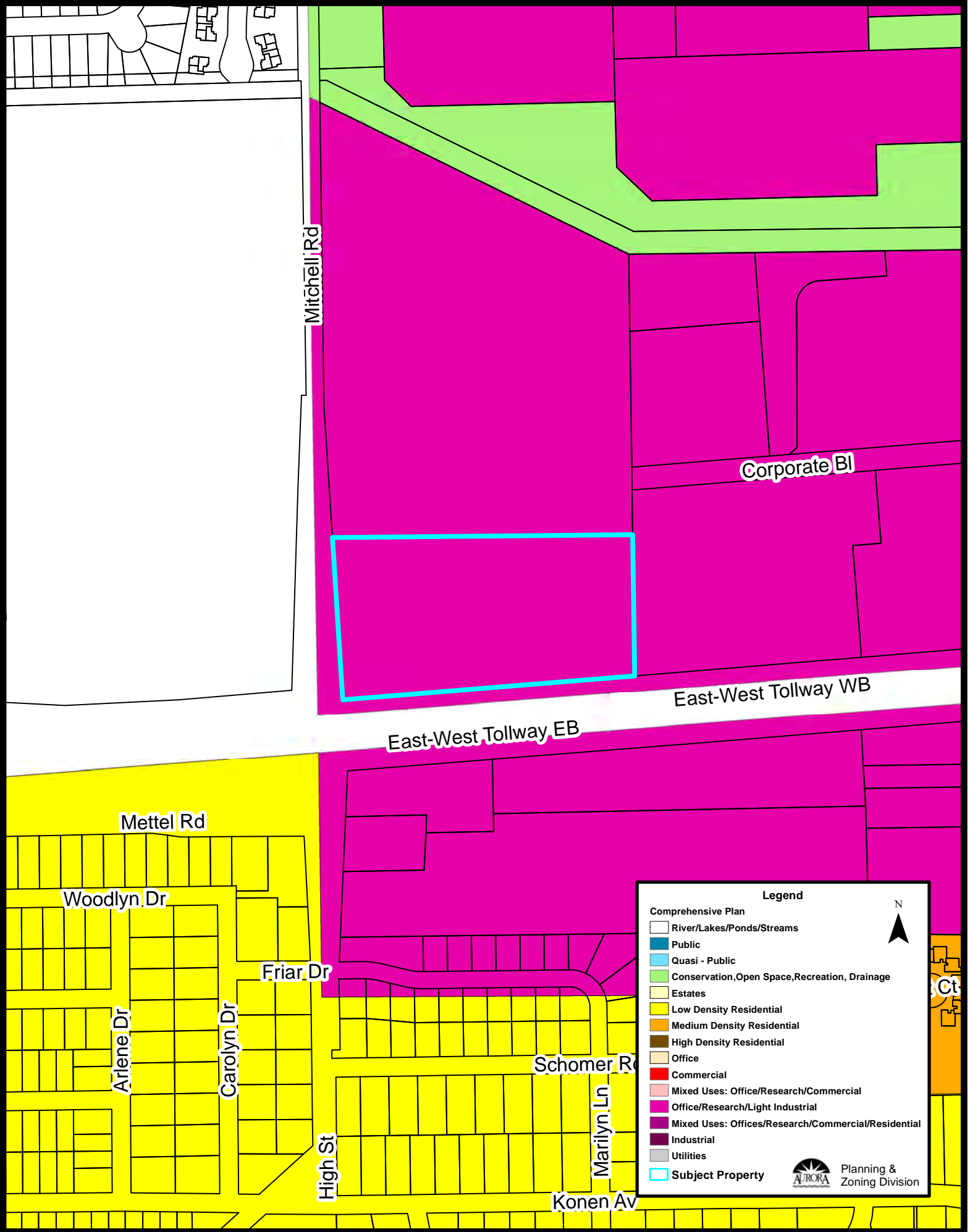
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Zoning Map (1:5,000):



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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