

# 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

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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:

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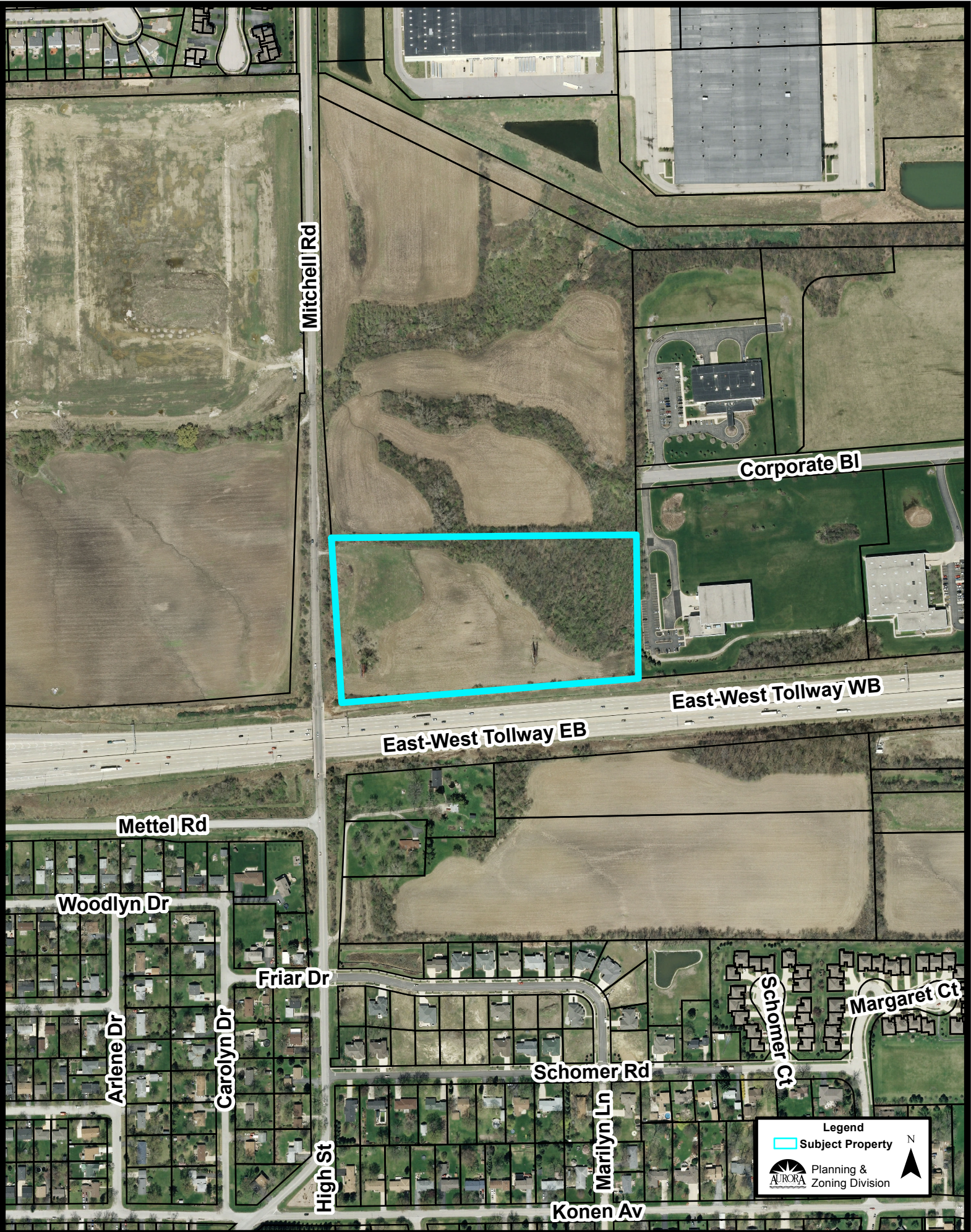
Aerial Overview

Location Map

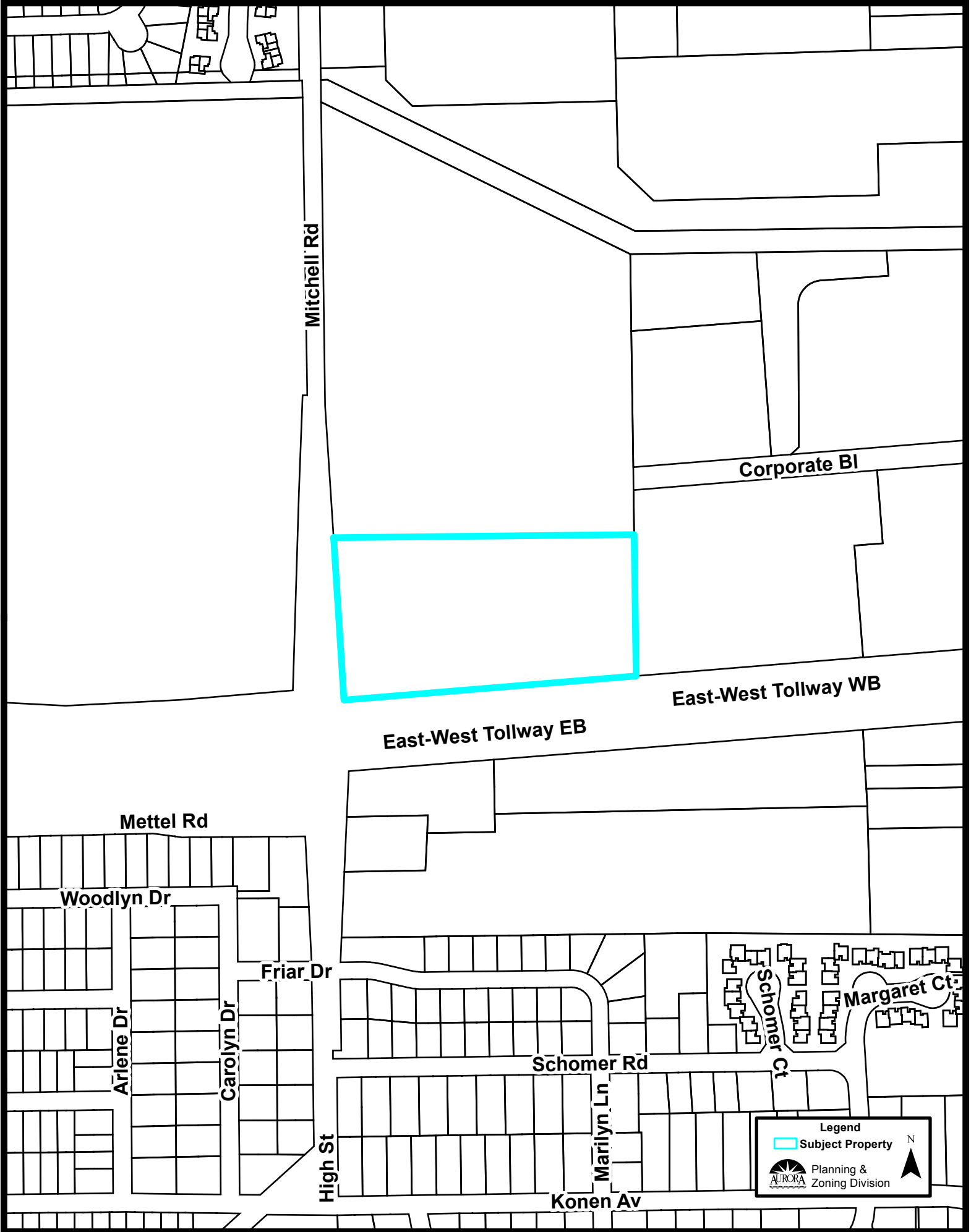
Zoning Map

Comprehensive Plan Map


Aerial Photo (1:5,000):





Location Map (1:5,000):



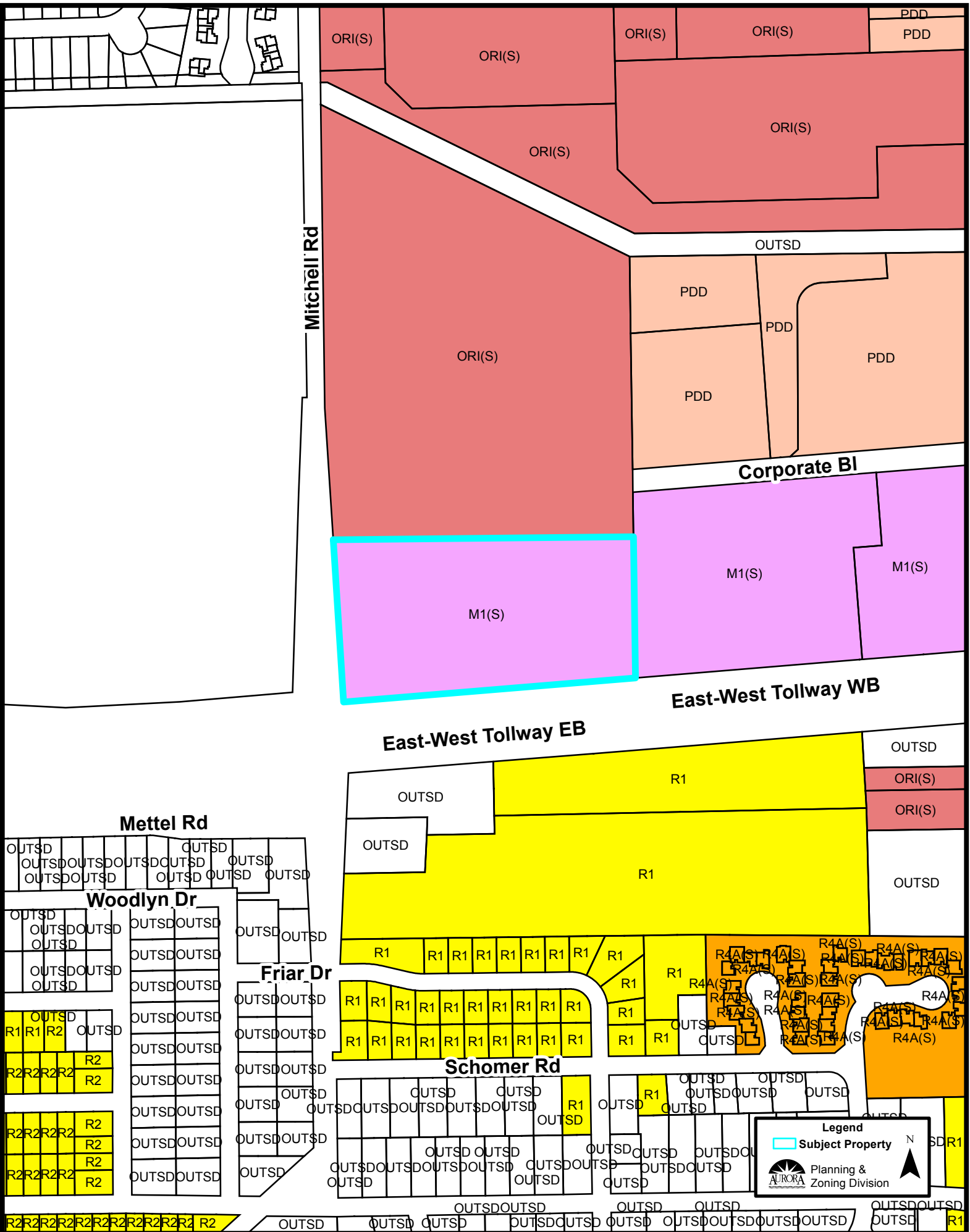
**Legend**

-  Subject Property

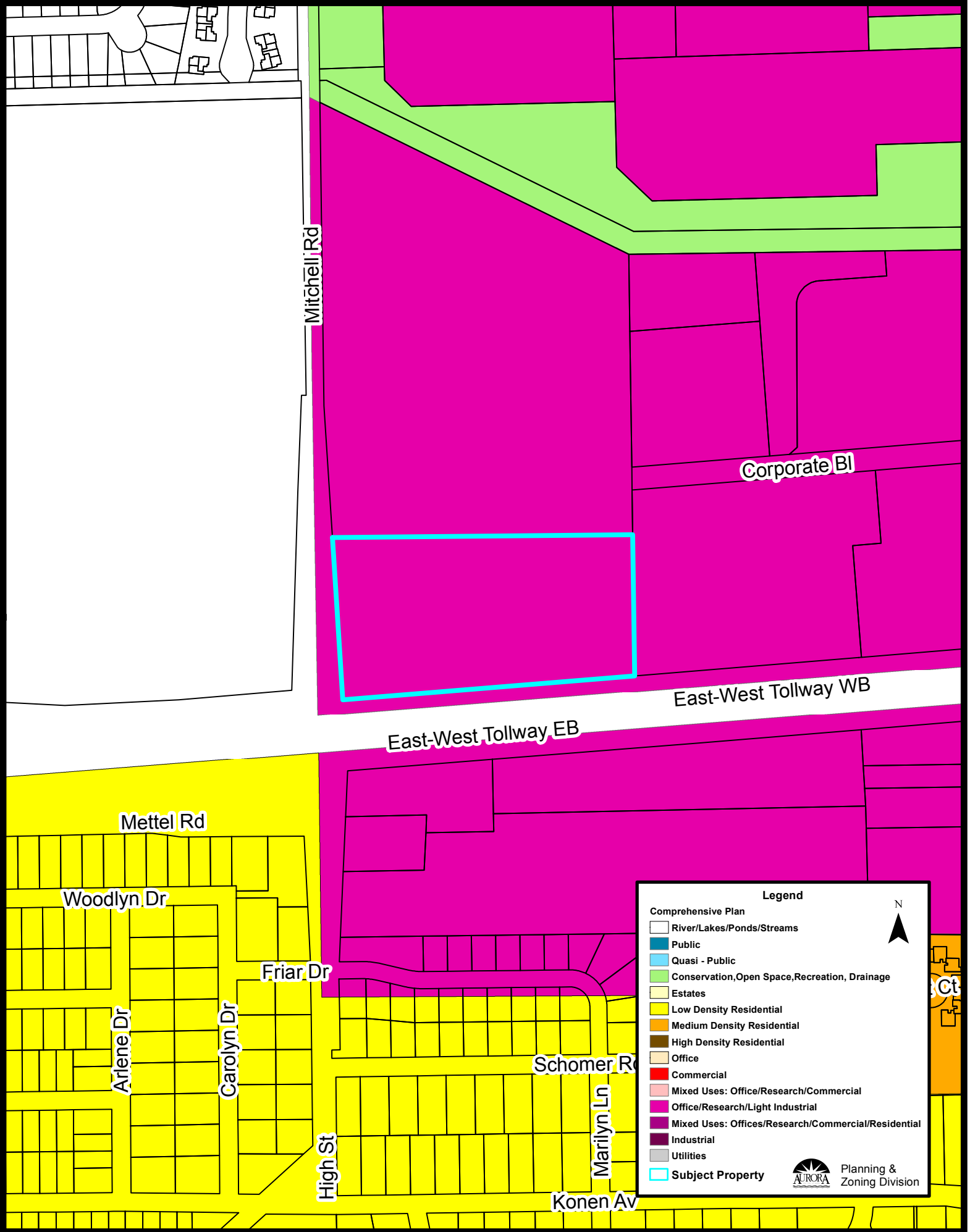
 Planning & Zoning Division

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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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