

Property Research Sheet

Location ID#(s): 71814-81816

As of: 11/8/2018

Researched By: Jill Morgan

Address: 965 Corporate Bl

Current Zoning: M1(S)

Parcel Number(s): 15-02-376-001, 15-02-376-002

1929 Zoning: Not Applicable

Subdivision: Lot 1 and 2 of Mitutoyo Subdivision

1957 Zoning: Not Applicable

Size: 18.06 Acres / 786,694 Sq. Ft.

Comp Plan Designation: Office / Research / Light Industrial

School District: SD 101 - Batavia School District

ANPI Neighborhood: Big Woods Marmion

Park District: FVPD - Fox Valley Park District

TIF District: TIF #7

Ward: 1

Historic District: None

Overall Development Name: Mitutoyo

Current Land Use

Current Land Use: Light Industry/Parking Lot AZO Land Use Category:

Number of Buildings: 1

Number of Stories: 1

Building Built In: 1990

Parking Spaces: 254

Total Building Area: 160,326 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 Arterial - 30 feet; from other - 25 feet

Side Yard Setback: From residential 25 feet; from other 15 feet.

Exterior Side Yard Setback: From Tollway - 75 feet; from Arterial - 30 feet; from other - 15 feet. Parking Setback 57 feet per variance

Exterior Side Yard Reverse Corner Setback: From Tollway - 75 feet; from Arterial - 30 feet; from other - 15 feet. Parking Setback 57 feet per variance

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

Exterior Rear Yard Setback: From Tollway - 75 feet; Parking Setback 57 feet per variance

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. Parking reduced from 307 to 254 per variance

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: Dwelling unit; Vehicle Repair, Major. Permitted by Special Use: business and professional offices; commercial research, experimental and testing laboratories; warehousing distribution facilities

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.

Miscellaneous Notes on History

None

Legislative History

The known legislative history for this Property is as follows:

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.

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

PDFNL1988-031 approved on 10/10/1988: RESOLUTION APPROVING THE FINAL PLAN FOR PARCEL NO. 15-02-300-022, SOUTH OF CORPORATE BOULEVARD AND WEST OF CHURCH ROAD FOR MTI OFFICE & ASSEMBLY FACILITY

R2008-548 approved on 12/16/2008: RESOLUTION ACCEPTING THE DEDICATION OF A CITY EASEMENT LOCATED AT 945 AND 965 CORPORATE BOULEVARD, AURORA, ILLINOIS 60502

R2012-225 approved on 8/28/2012: RESOLUTION AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT WITH MITUTOYO AMERICA CORPORATION FOR THE PROPERTY LOCATED AT 945 CORPORATE BLVD.

R2012-261 approved on : RESOLUTION APPROVING A REVISION TO THE FINAL PLAN ON 14.06 ACRES FOR A 123,800 SQUARE FOOT BUILDING ADDITION ON THE PROPERTY LOCATED AT 945 CORPORATE BOULEVARD AURORA, ILLINOIS

R2014-198 approved on : RESOLUTION APPROVING A REVISION TO THE FINAL PLAN ON LOT LOTS 1 AND 2 OF MITUTOYO SUBDIVISION FOR THE CONSTRUCTION OF A PARKING LOT AND WALKING TRAIL FOR OVERFLOW PARKING LOCATED AT 965 CORPORATE BOULEVARD, AURORA, ILLINOIS 60502

O2012-083 approved on 10/9/2012: ORDINANCE GRANTING A VARIANCE REQUEST TO REDUCE THE PARKING SETBACK FROM 75 FEET TO 57 FEET AND TO REDUCE THE NUMBER OF PARKING STALLS FROM 307 TO 254 ON THE PROPERTY LOCATED AT 945 CORPORATE BOULEVARD

PDFNL2013-017 approved on 9/26/2013: RESOLUTION APPROVING THE FINAL PLAT FOR THE MITUTOYO SUBDIVISION, LOCATED AT 945 AND 965 CORPORATE BOULEVARD IN THE CITY OF AURORA, IL 60506

Location Maps Attached:

Aerial Overview

Location Map

Zoning Map

Comprehensive Plan Map

Aerial Photo (1:5,000):



Corporate Bl

Radiant Rd

Church Rd

East-West Tollway WB

East-West Tollway EB

Old Church Rd

Friar Dr

Schomer Rd

Schomer Ct

Margaret Ct

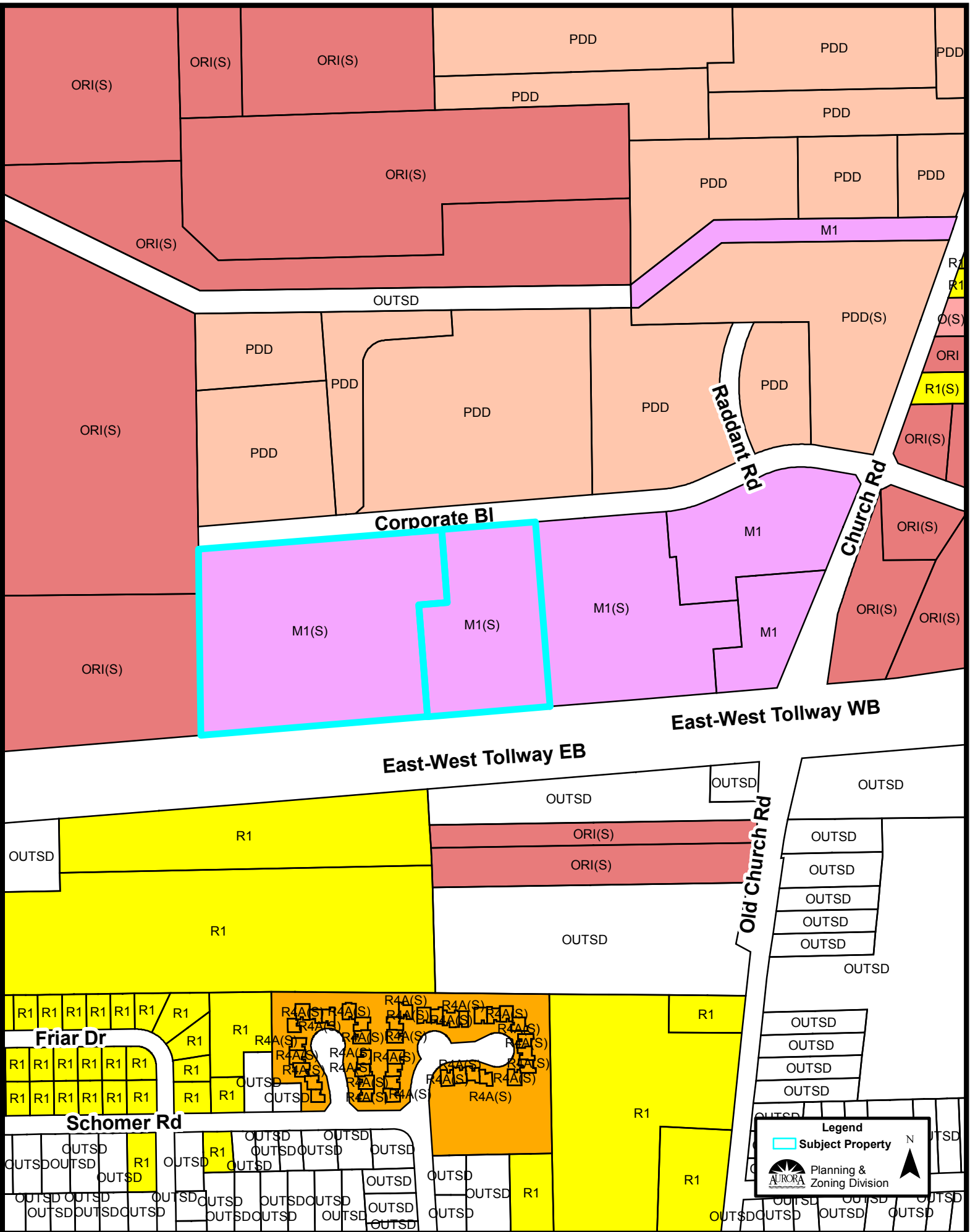
Legend

- Subject Property

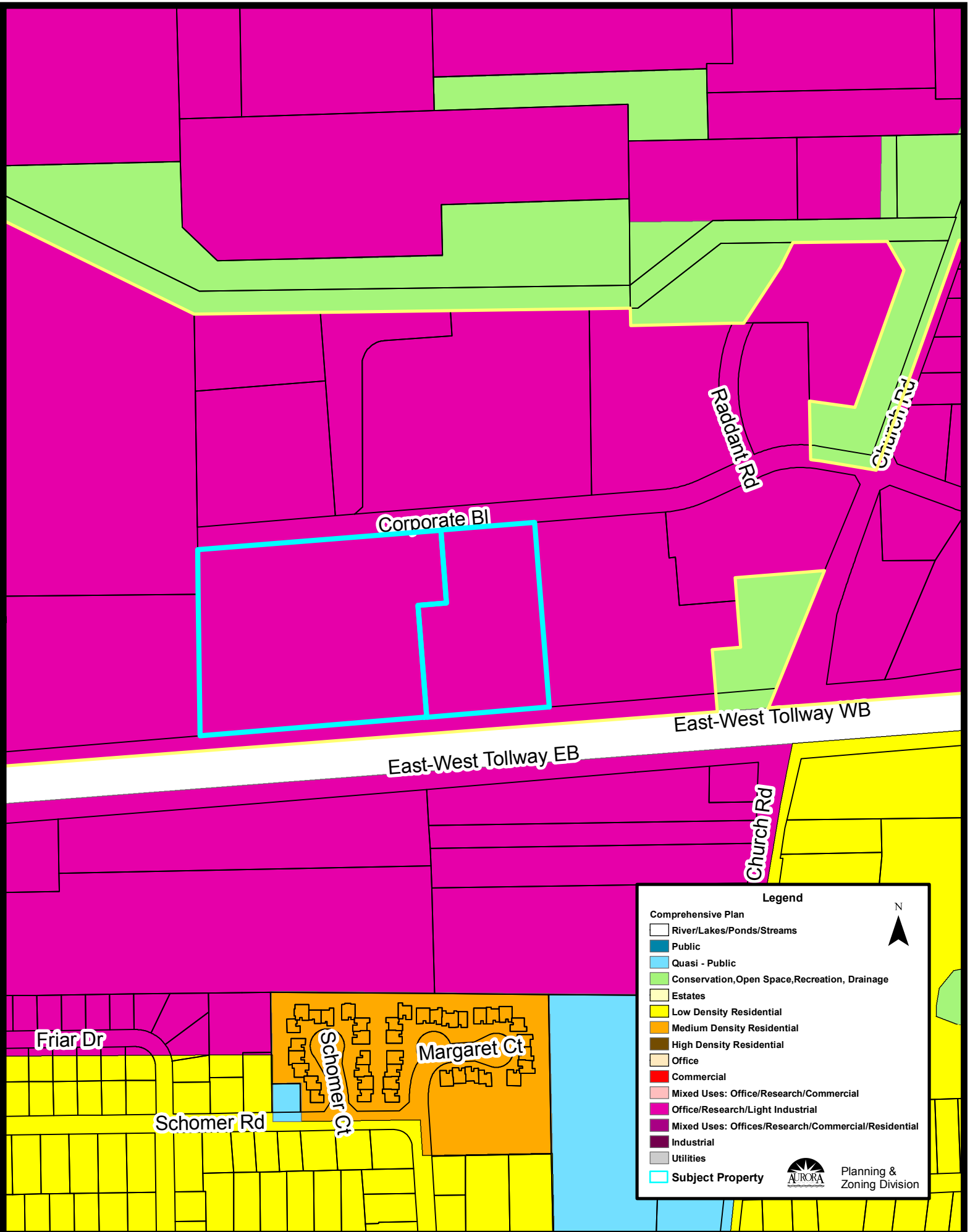
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Sources: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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

N
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Location Map (1:5,000):

