

Property Research Sheet

Location ID#: 62016

As of: 8/12/2015

Researched By: Ty McCarthy

Address: 2065 Bilter Road

Comp Plan Designation: Mixed Uses: Office / Research / Commercial

Subdivision: Lot 23 of County Line Farms.

School District: SD 101 - Batavia School District

Parcel Number(s): 15-01-200-032

Park District: FVPD - Fox Valley Park District

Size: 4.823654 Acres

Ward: 1

Current Zoning: Out – Aurora Township

Historic District: None

1929 Zoning: Not Applicable

ANPI Neighborhood: Big Woods Marmion

1957 Zoning: Not Applicable

TIF District: N/A

Current Land Use

Current Land Use: Residential: Single Family

Total Building Area: 1,610

Number of Buildings: 1

Number of Stories: 1

Building Built In: 1961

Total Dwelling Units: 1

Zoning Provisions

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

Permitted Uses:

Permitted Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.2

Special Uses:

Special Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.3

Limited But Permitted Uses:

Limited but Permitted Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.3

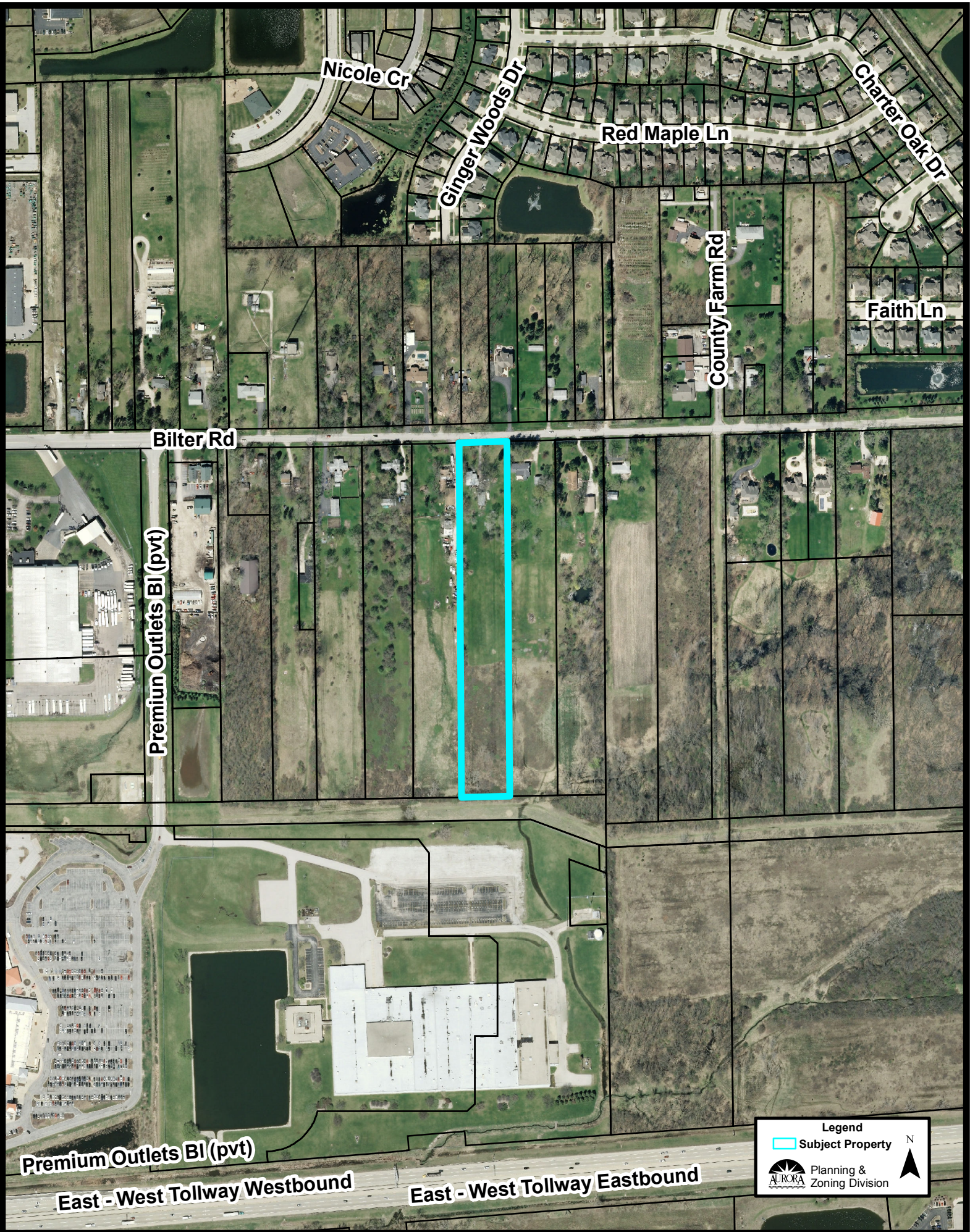
Legislative History

There is no legislative history for this Property

Location Maps Attached:

Aerial Overview Aerial Map Zoning Map Comprehensive Plan Map

Aerial Photo (1:5,000):



Nicole Cr

Ginger Woods Dr

Red Maple Ln

Charter Oak Dr

Faith Ln

County Farm Rd

Bilter Rd

Premium Outlets Bl (pvt)

Premium Outlets Bl (pvt)

East - West Tollway Westbound

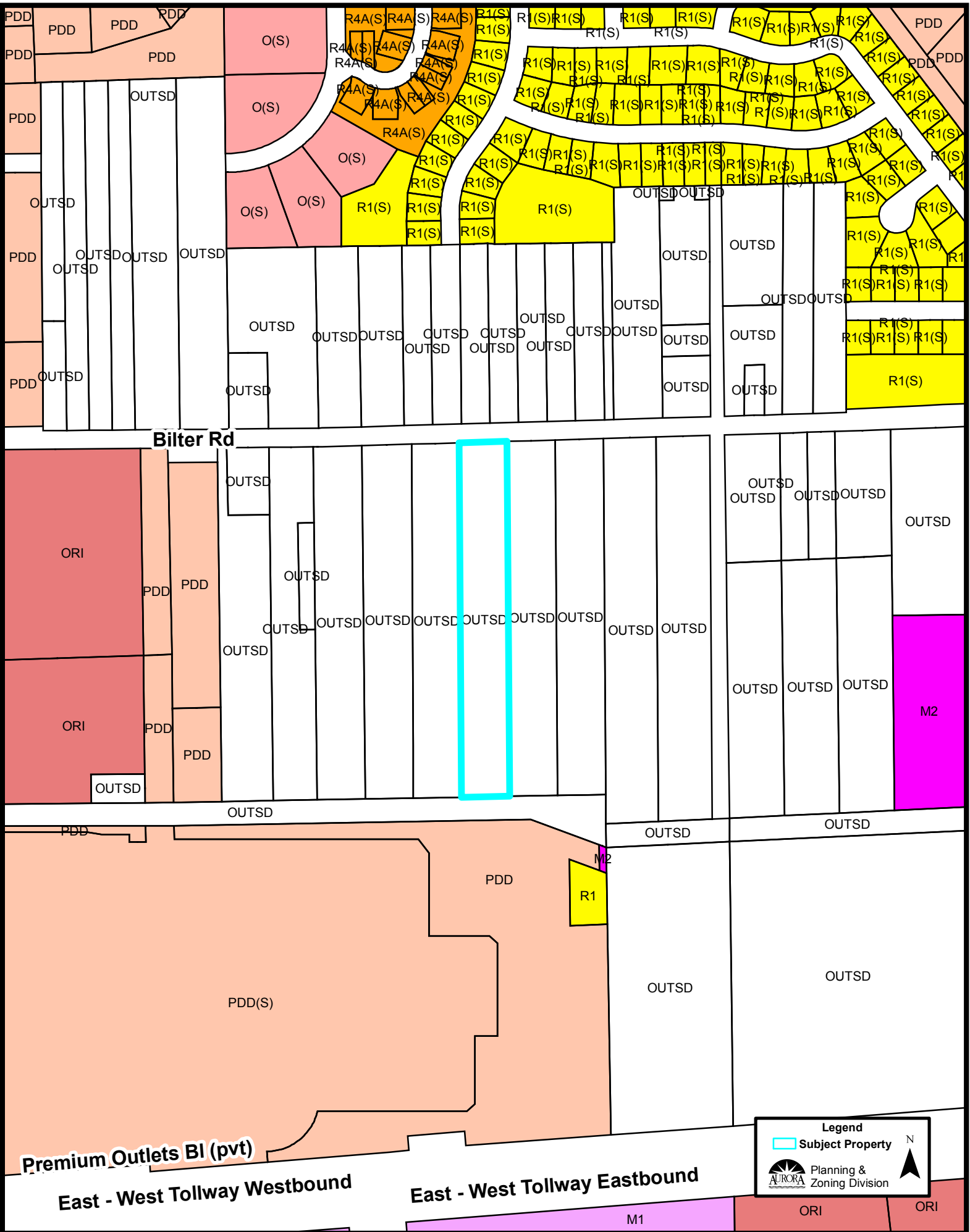
East - West Tollway Eastbound

Legend


- Subject Property

Planning & Zoning Division


Zoning Plan (1:5,000):



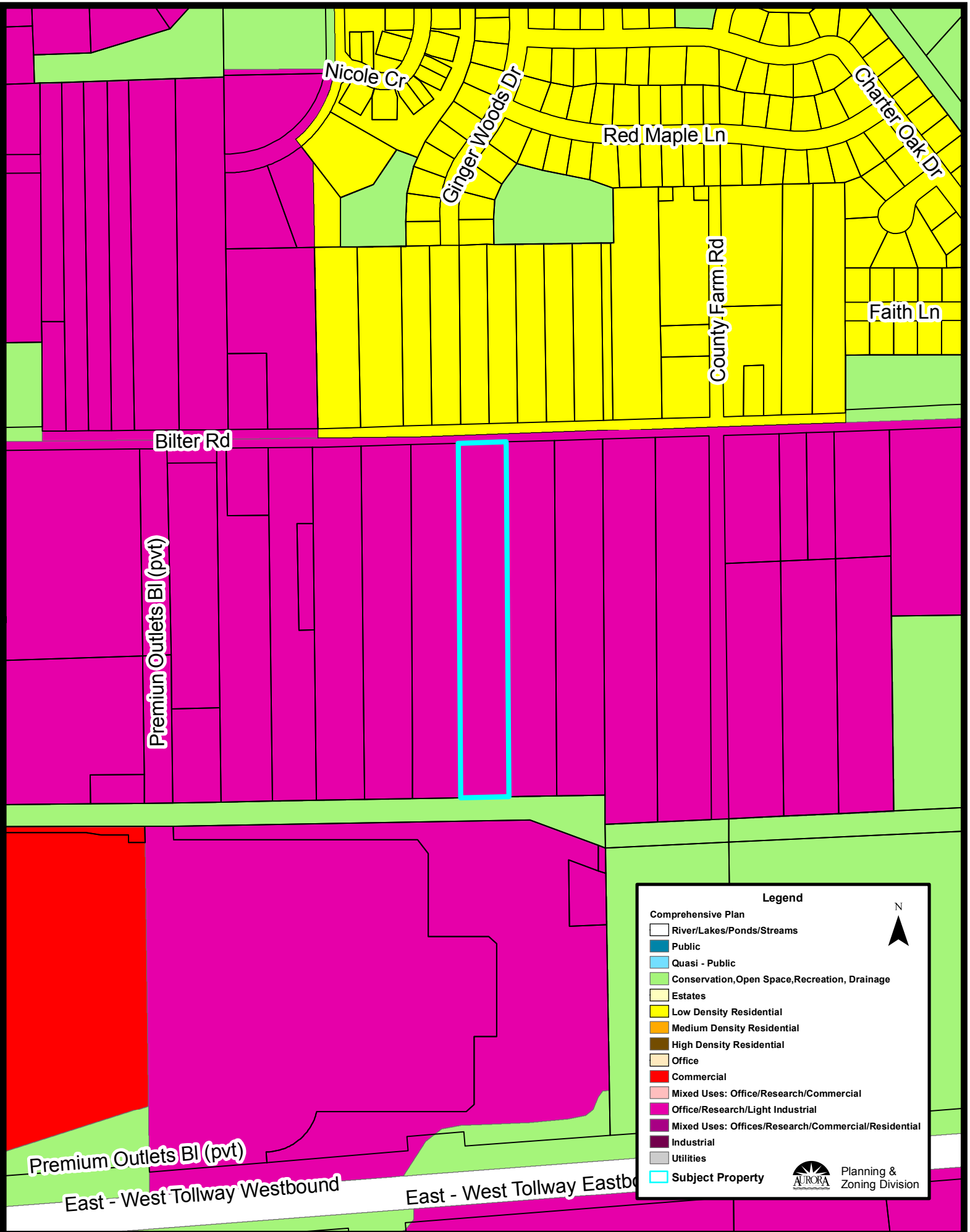
Legend

-  Subject Property

Planning & Zoning Division



Comprehensive Plan (1:5,000):



Legend

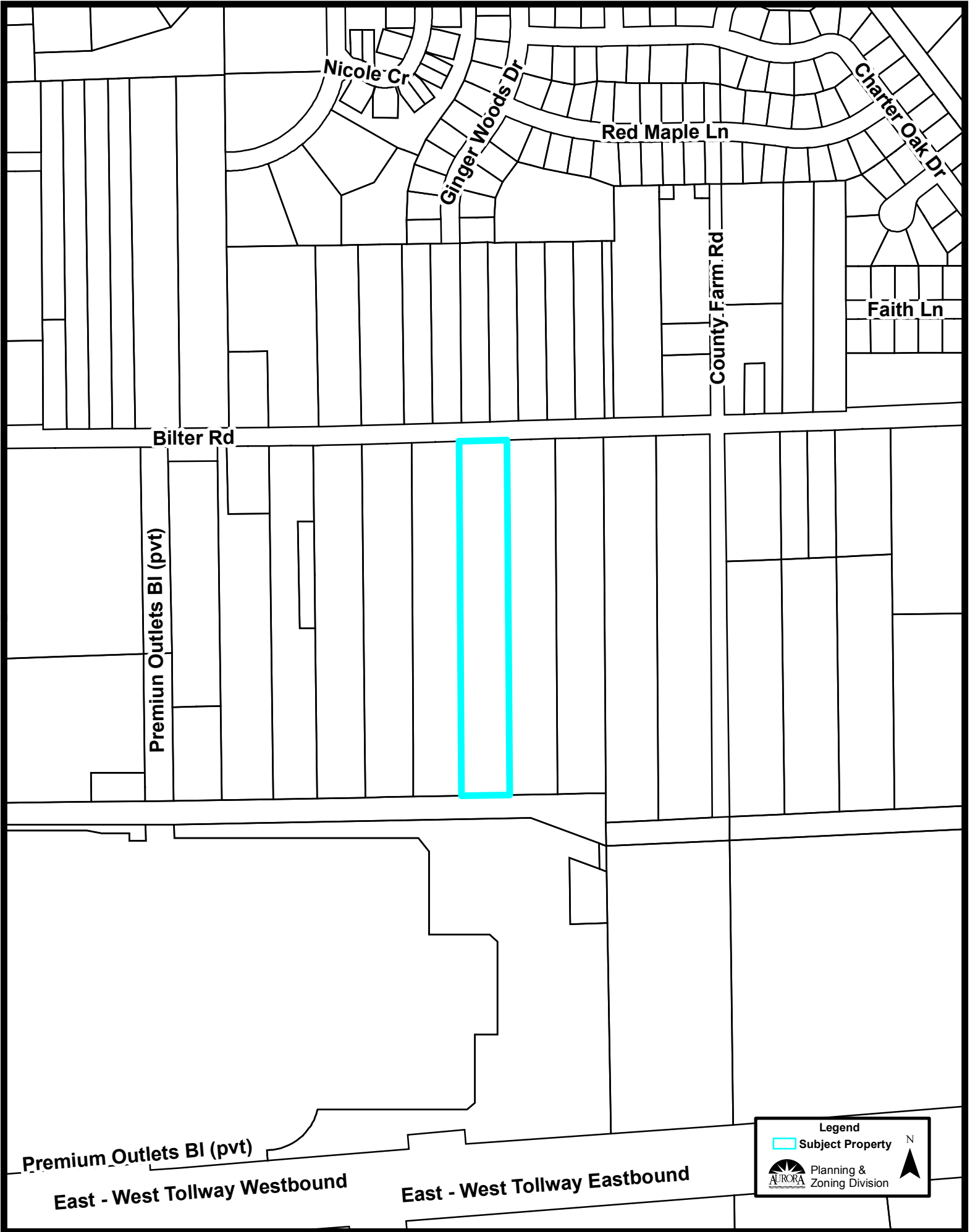
Comprehensive Plan

- 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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Planning & Zoning Division

Location Map (1:5,000):



Legend
[Cyan Rectangle] Subject Property
N
AURORA Planning & Zoning Division