

# Property Research Sheet

**Location ID#(s): 60390**

As of: 5/23/2017

Researched By: Steve Broadwell

Address: 2555 Frieder Lane

Current Zoning: PDD Planned Development District

Parcel Number(s): 07-04-102-016

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

Subdivision: Lot 27 of Butterfield Center for  
Business & Industry

Size: 6.86 Acres / 298,822 Sq. Ft.

School District: SD 131 - East Aurora School  
District

Park District: WPD - Warrenville Park District

Ward: 10

Overall Development Name: Unit 4 of Butterfield

## Current Land Use

Current Land Use: Vacant Land/Open Space

AZO Land Use Category: Light Industrial (3100)

Non-Residential Area: 298,822 sq. ft.

## 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:** 25 feet

**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. **Exterior Side Yard Reverse Corner Setback:**

**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:** 25 feet

**Setback Exceptions:** Parking spaces - 10 feet

**Interior Drive Yard Setback:** 40 feet from centerline.

Other bulk standards are typically as follows:

**Building Separations:** 30 feet - Principal to Principal; 15 feet - Principal to accessory

**Minimum Lot Width and Area:** 150 feet and 2.0 acres

**Maximum Lot Coverage:** None.

**Maximum Structure Height:** 100 feet

**Floor Area Ratio:** 0.7

**Minimum Primary Structure Size:** None.

**Minimum Dwelling Unit Size:** None

**Maximum Density:**

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 Permitted Exceptions:

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**

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Previous proposals for the subject property include the following casefiles: NA04/1-15.225-AA/A/PDD/R and NA04/1-15.226-PPN/PSD/R, both of which were withdrawn from the approval process by the Petitioner on 7/12/16

**Legislative History**

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The known legislative history for this Property is as follows:

**O1976-4500 approved on 1/14/1976:** 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

**O1976-4509 approved on 2/3/1976:** AN ORDINANCE ANNEXING TERRITORY TO THE CITY OF AURORA, ILLINOIS

**O1976-4510 approved on 2/3/1976:** AN ORDINANCE ESTABLISHING A PLANNED DEVELOPMENT DISTRICT AND APPROVING A PLAN DESCRIPTION

**O1976-4516 approved on 2/3/1976:** AN ORDINANCE AMENDING ORDINANCE NUMBER 4509 ANNEXING TERRITORY TO THE CITY OF AURORA, ILLINOIS

**R1988-322 approved on 10/18/1988:** RESOLUTION APPROVING A REVISED LAND USE PLAN FOR BUTTERFIELD PLANNED DEVELOPMENT DISTRICT.

**R1991-255 approved on 8/20/1991:** RESOLUTION APPROVING LAND USE AND CIRCULATION CHANGES IN THE AREA OF THE BUTTERFIELD PROJECT AS PRESENTED IN THE REPORT - MAJOR CHANGE #51: BUTTERFIELD PROJECT, AS PART OF THE REVISION AND UPDATE OF THE 1984 COMPREHENSIVE PLAN

**O2002-085 approved on 8/13/2002:** AN ORDINANCE PROVIDING FOR THE EXECUTION OF AN ANNEXATION AGREEMENT PROVIDING FOR PDD PLANNED DEVELOPMENT DISTRICT ZONING WITH THE OWNERS OF RECORD OF TERRITORY WHICH MAY BE ANNEXED TO THE CITY OF AURORA AND WHICH IS LOCATED EAST OF EOLA ROAD AND SOUTH OF EXISTING FERRY ROAD BEING VACANT LAND IN DUPAGE COUNTY ILLINOIS.

**O2002-087 approved on 8/27/2002:** AN ORDINANCE ANNEXING CERTAIN PROPERTY BEING VACANT LAND LOCATED EAST OF EOLA ROAD AND SOUTH OF EXISTING FERRY ROAD TO THE CITY OF AURORA, ILLINOIS 60504 PURSUANT TO AN APPROVED ANNEXATION AGREEMENT.

**O2002-088 approved on 8/27/2002:** AN ORDINANCE ESTABLISHING A PLANNED DEVELOPMENT DISTRICT, AND APPROVING A PLAN DESCRIPTION FOR 13.8 ACRES LOCATED EAST OF EOLA ROAD AND SOUTH OF EXISTING FERRY ROAD.

**R2008-469 approved on 10/28/2008:** A RESOLUTION APPROVING A PRELIMINARY PLAT AND PLAN REVISION FOR BUTTERFIELD SUBDIVISION, UNIT 4 TO INCLUDE 5.37 ACRES OF PROPERTY INTO UNIT 4B AS LOT 402, LOCATED ALONG SUNRISE ROAD AND WEST OF MERIDIAN ROAD IN DUPAGE COUNTY, ILLINOIS

**Location Maps Attached:**

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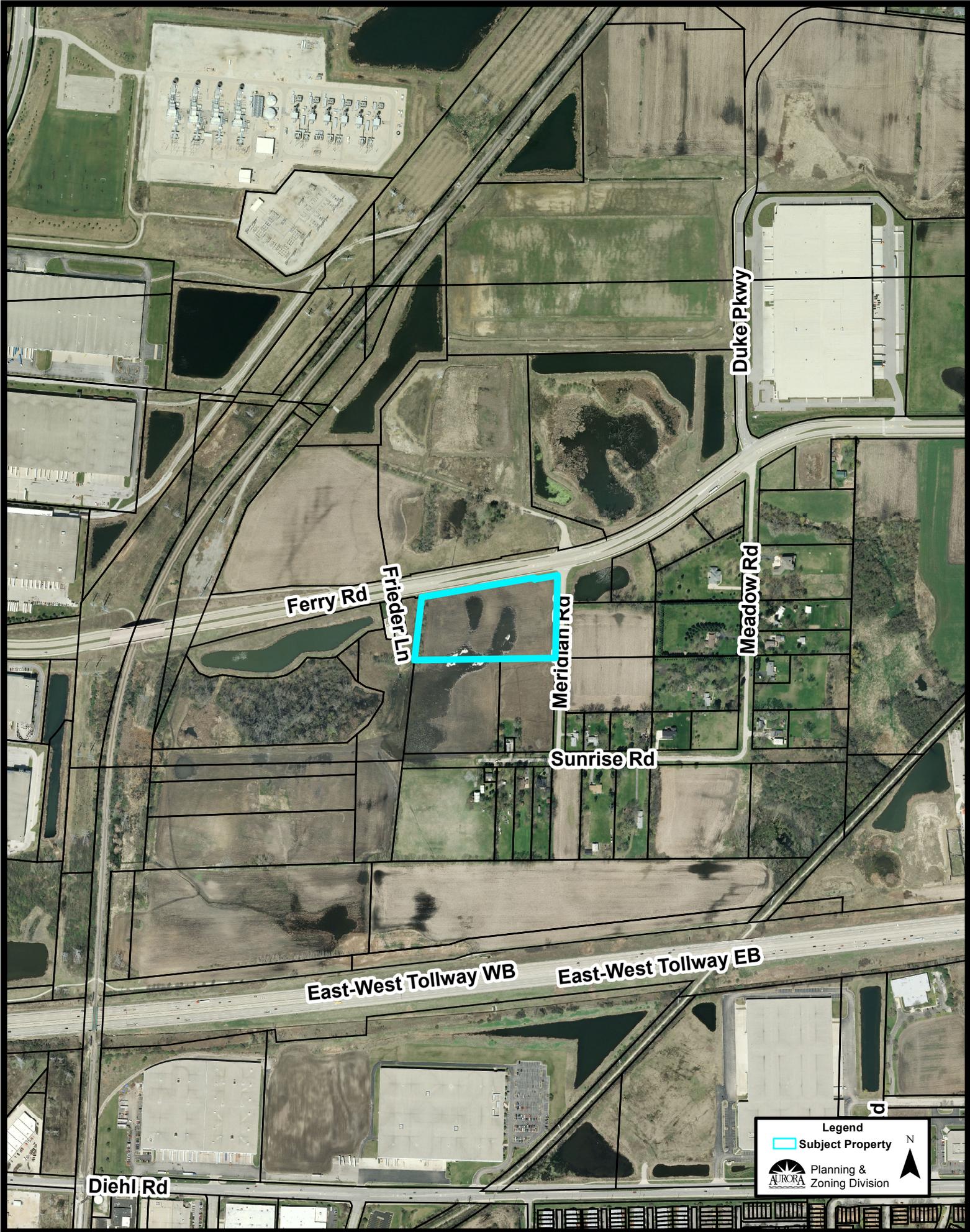
Aerial Overview

Location Map

Zoning Map

Comprehensive Plan Map

Aerial Photo (1:5,000):



Ferry Rd

Frieder Ln

Meridian Rd

Sunrise Rd

Duke Pkwy

Meadow Rd

East-West Tollway WB

East-West Tollway EB

Diehl Rd

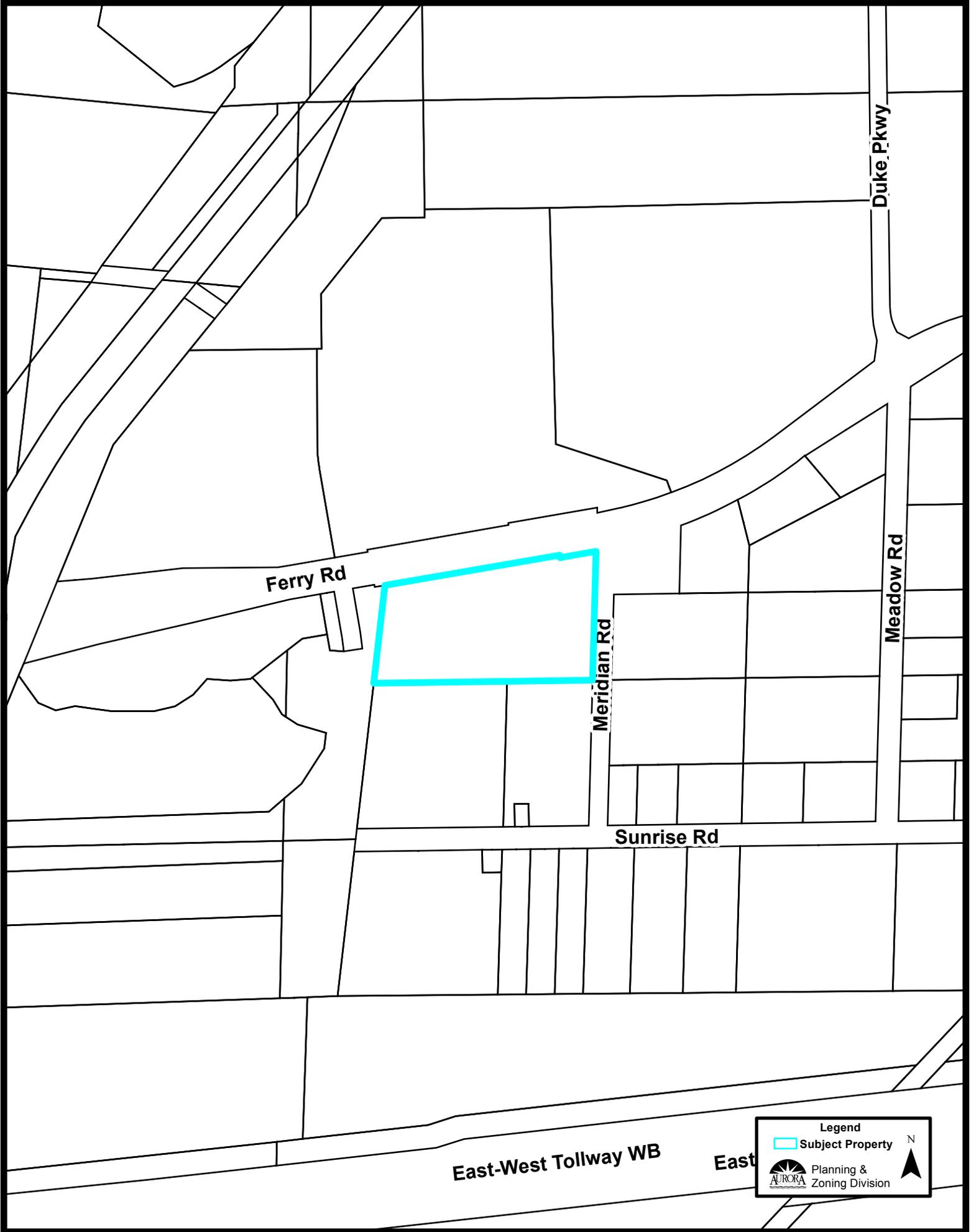
Legend

 Subject Property

 Planning & Zoning Division

N 

Location Map (1:5,000):



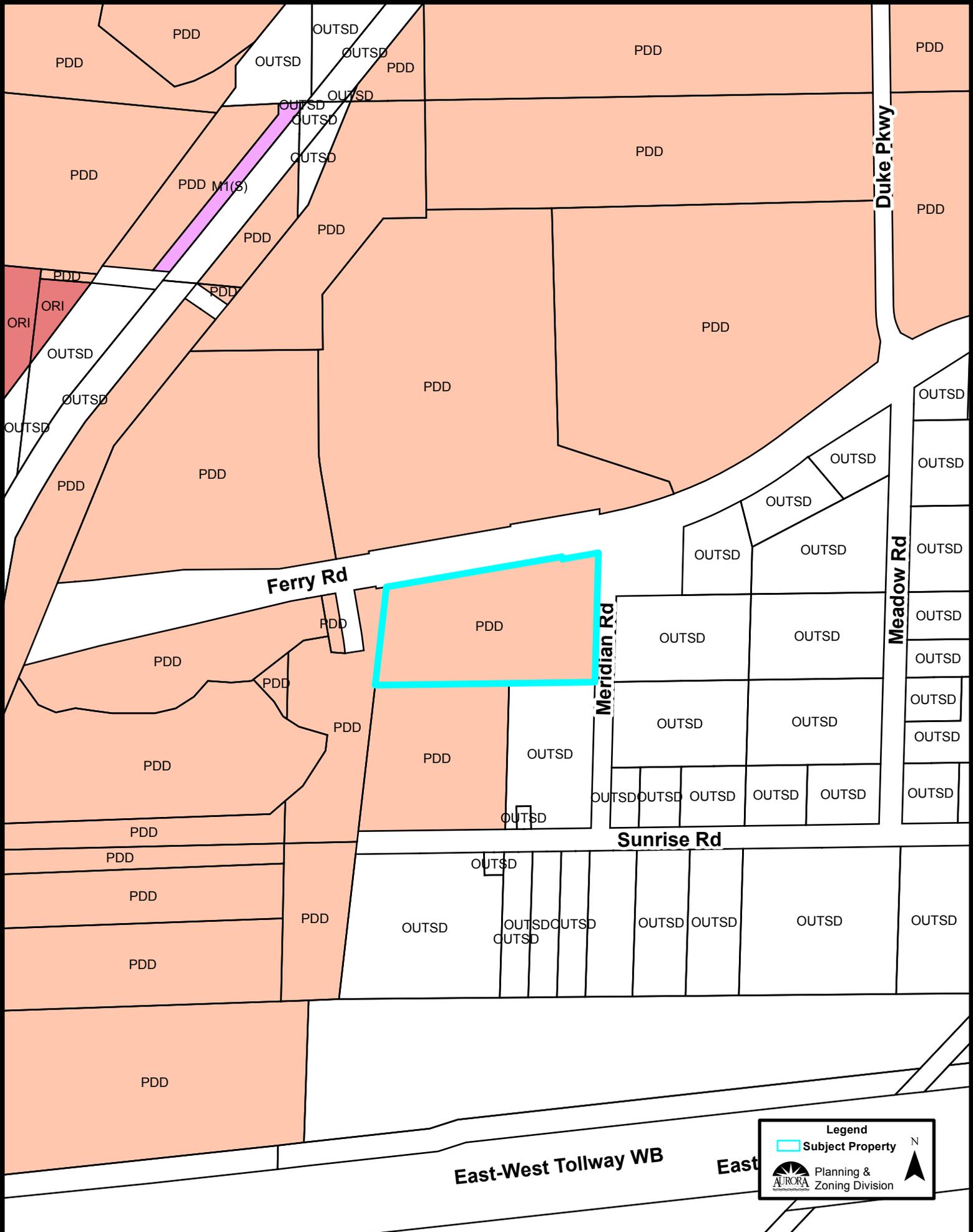
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- Subject Property

**AURORA** Planning & Zoning Division

N

**Zoning Map (1:5,000):**



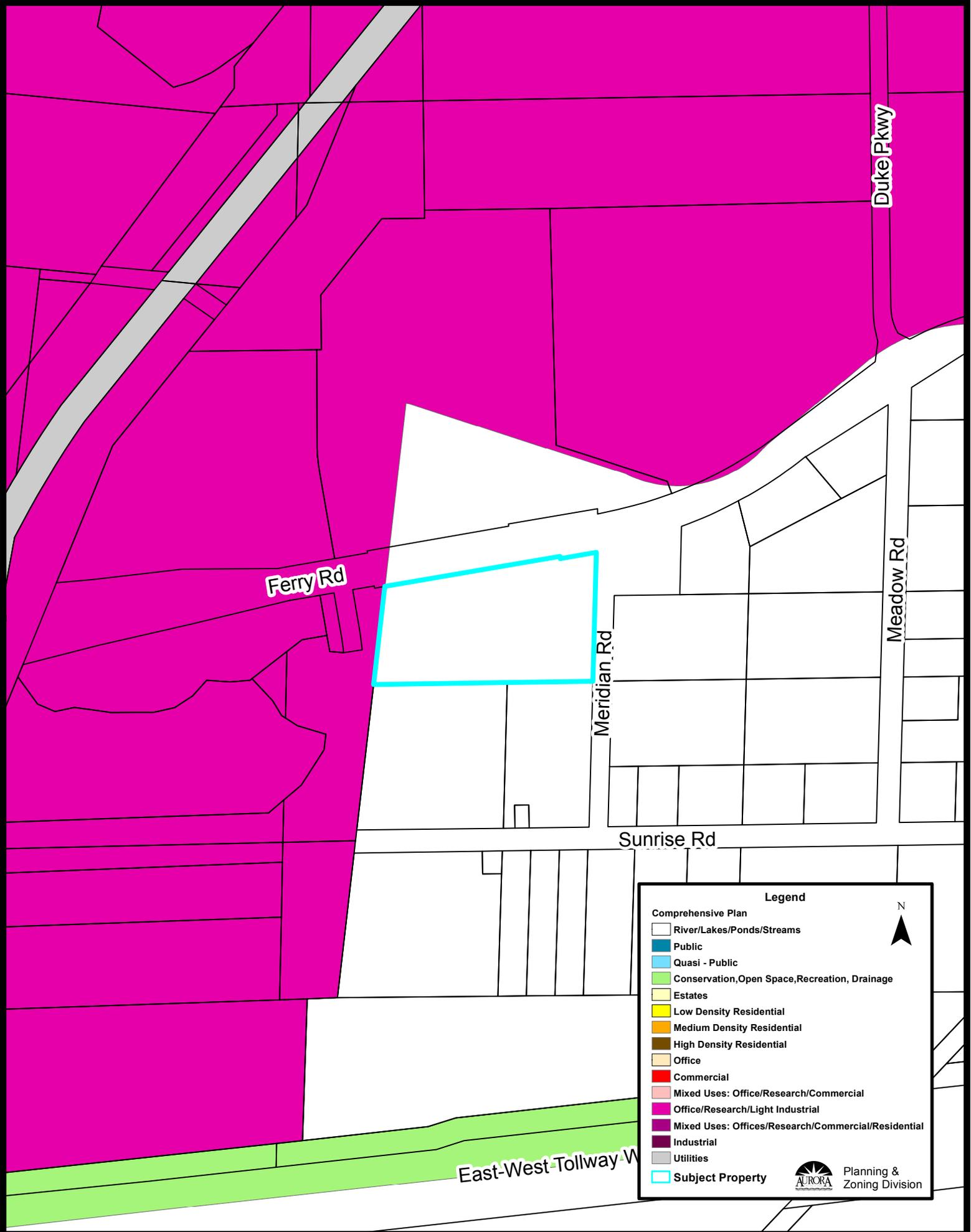
**Legend**

-  Subject Property

 Planning & Zoning Division

N 

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

AURORA Planning & Zoning Division

# Property Research Sheet

**Location ID#(s): 62078**

As of: 5/23/2017

Researched By: Steve Broadwell

Address: 0 Vacant

Current Zoning: PDD Planned Development District

Parcel Number(s): 07-04-102-003

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

Subdivision: Lot 14 of Butterfield Center for  
Business & Industry

Size: 5.75 Acres / 250,470 Sq. Ft.

School District: SD 131 - East Aurora School  
District

Park District: WPD - Warrenville Park District

Ward: 10

Overall Development Name: Unit 4 of Butterfield

## Current Land Use

Current Land Use: Vacant Land/Open Space

AZO Land Use Category: Light Industrial (3100)

Non-Residential Area: 250,470 sq. ft.

## 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:** 25 feet

**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:** 25 feet

**Exterior Side Yard Reverse Corner Setback:**

**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:** 25 feet

**Setback Exceptions:** Parking spaces - 10 feet

**Interior Drive Yard Setback:** 40 feet from centerline.

Other bulk standards are typically as follows:

**Building Separations:** 30 feet - Principal to Principal; 15 feet - Principal to accessory

**Minimum Lot Width and Area:** 150 feet and 2.0 acres

**Maximum Lot Coverage:** None.

**Maximum Structure Height:** 100 feet

**Floor Area Ratio:** 0.7

**Minimum Primary Structure Size:** None.

**Minimum Dwelling Unit Size:** None

**Maximum Density:**

### 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 Permitted Exceptions:

### 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**

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Previous proposals for the subject property include the following casefiles: NA04/1-15.225-AA/A/PDD/R and NA04/1-15.226-PPN/PSD/R, both of which were withdrawn from the approval process by the Petitioner on 7/12/16

### **Legislative History**

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The known legislative history for this Property is as follows:

**O1976-4500 approved on 1/14/1976:** 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

**O1976-4509 approved on 2/3/1976:** AN ORDINANCE ANNEXING TERRITORY TO THE CITY OF AURORA, ILLINOIS

**O1976-4510 approved on 2/3/1976:** AN ORDINANCE ESTABLISHING A PLANNED DEVELOPMENT DISTRICT AND APPROVING A PLAN DESCRIPTION

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**R1988-322 approved on 10/18/1988:** RESOLUTION APPROVING A REVISED LAND USE PLAN FOR BUTTERFIELD PLANNED DEVELOPMENT DISTRICT.

**R1991-255 approved on 8/20/1991:** RESOLUTION APPROVING LAND USE AND CIRCULATION CHANGES IN THE AREA OF THE BUTTERFIELD PROJECT AS PRESENTED IN THE REPORT - MAJOR CHANGE #51: BUTTERFIELD PROJECT, AS PART OF THE REVISION AND UPDATE OF THE 1984 COMPREHENSIVE PLAN

**O2008-101 approved on 10/28/2008:** AN ORDINANCE PROVIDING FOR THE EXECUTION OF AN ANNEXATION AGREEMENT PROVIDING FOR PDD PLANNED DEVELOPMENT DISTRICT ZONING WITH THE OWNERS OF RECORD OF TERRITORY WHICH MAY BE ANNEXED TO THE CITY OF AURORA AND WHICH IS LOCATED ALONG SUNRISE ROAD AND WEST OF MERIDIAN ROAD BEING 5.73 ACRES OF VACANT LAND IN DUPAGE COUNTY ILLINOIS

**O2008-102 approved on 10/28/2008:** AN ORDINANCE ANNEXING CERTAIN PROPERTY BEING 5.73 ACRES OF VACANT LAND LOCATED ALONG SUNRISE ROAD AND WEST OF MERIDIAN ROAD TO THE CITY OF AURORA, ILLINOIS 60563 PURSUANT TO AN APPROVED ANNEXATION AGREEMENT

**O2008-103 approved on 10/28/2008:** AN ORDINANCE ESTABLISHING A PLANNED DEVELOPMENT DISTRICT AND APPROVING A PLAN DESCRIPTION FOR 5.37 ACRES OF PROPERTY LOCATED ALONG SUNRISE ROAD AND WEST OF MERIDIAN ROAD IN DUPAGE COUNTY, ILLINOIS

**R2008-469 approved on 10/28/2008:** A RESOLUTION APPROVING A PRELIMINARY PLAT AND PLAN REVISION FOR BUTTERFIELD SUBDIVISION, UNIT 4 TO INCLUDE 5.37 ACRES OF PROPERTY INTO UNIT 4B AS LOT 402, LOCATED ALONG SUNRISE ROAD AND WEST OF MERIDIAN ROAD IN DUPAGE COUNTY, ILLINOIS

**Location Maps Attached:**

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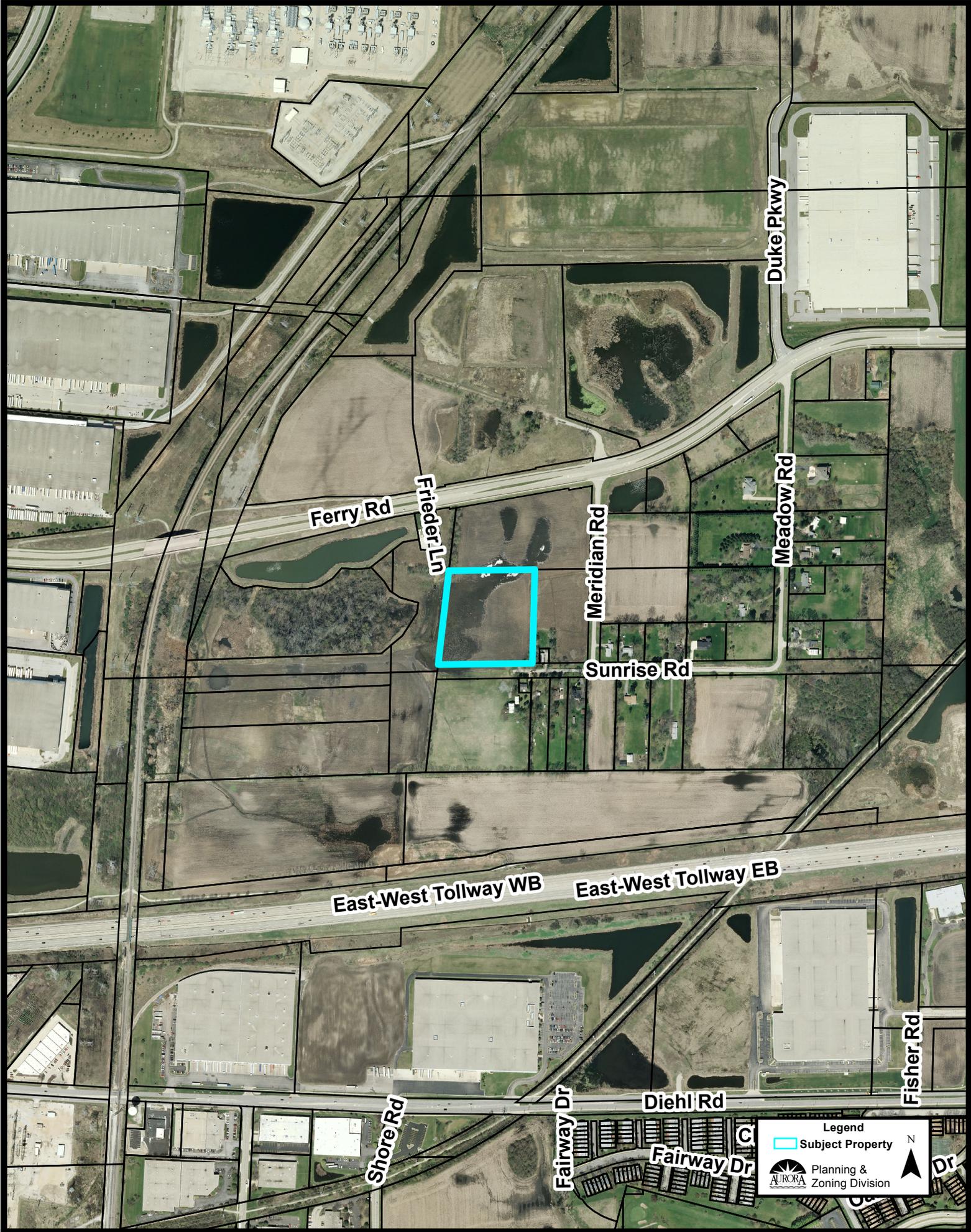
Aerial Overview

Location Map

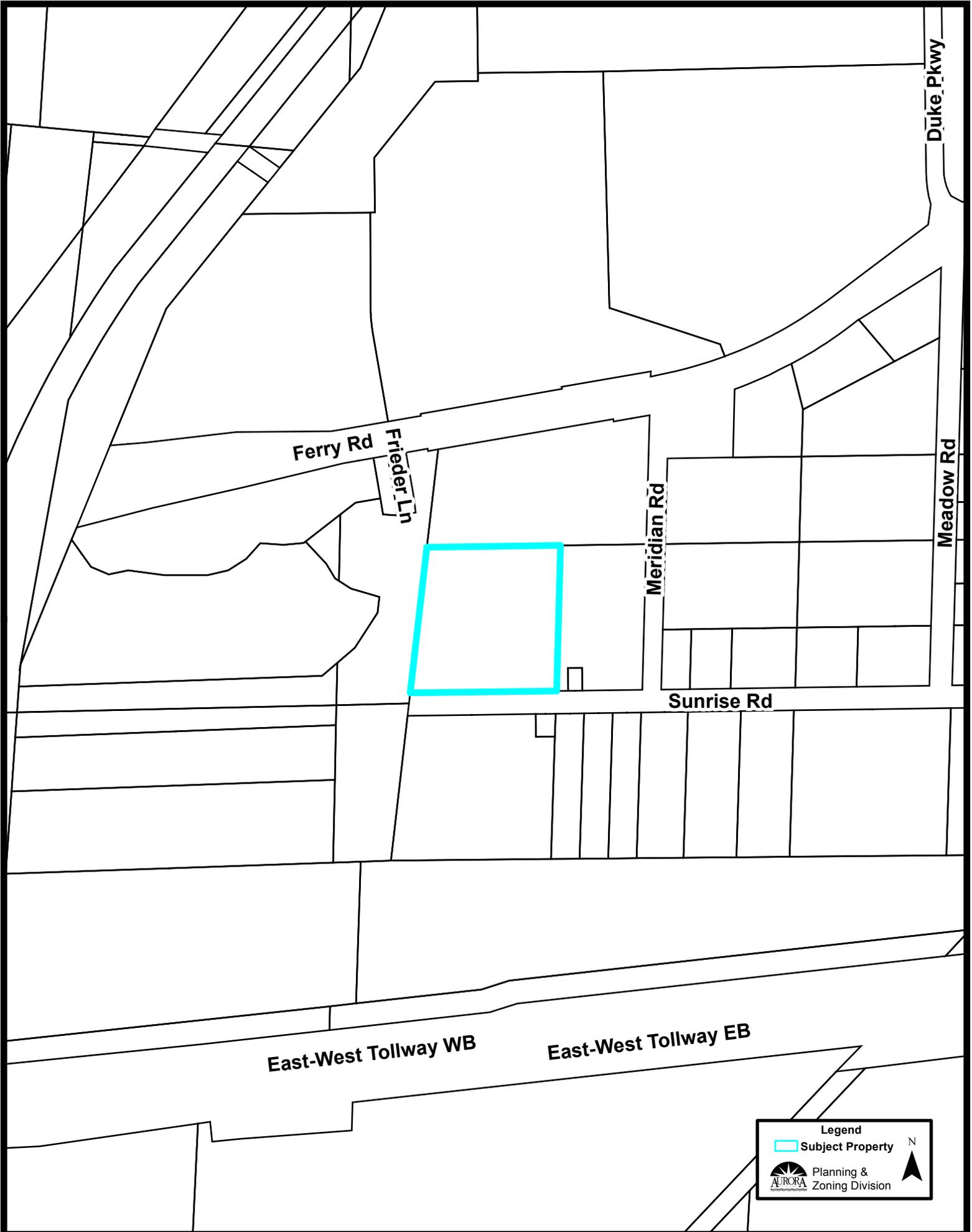
Zoning Map

Comprehensive Plan Map

Aerial Photo (1:5,000):



Location Map (1:5,000):



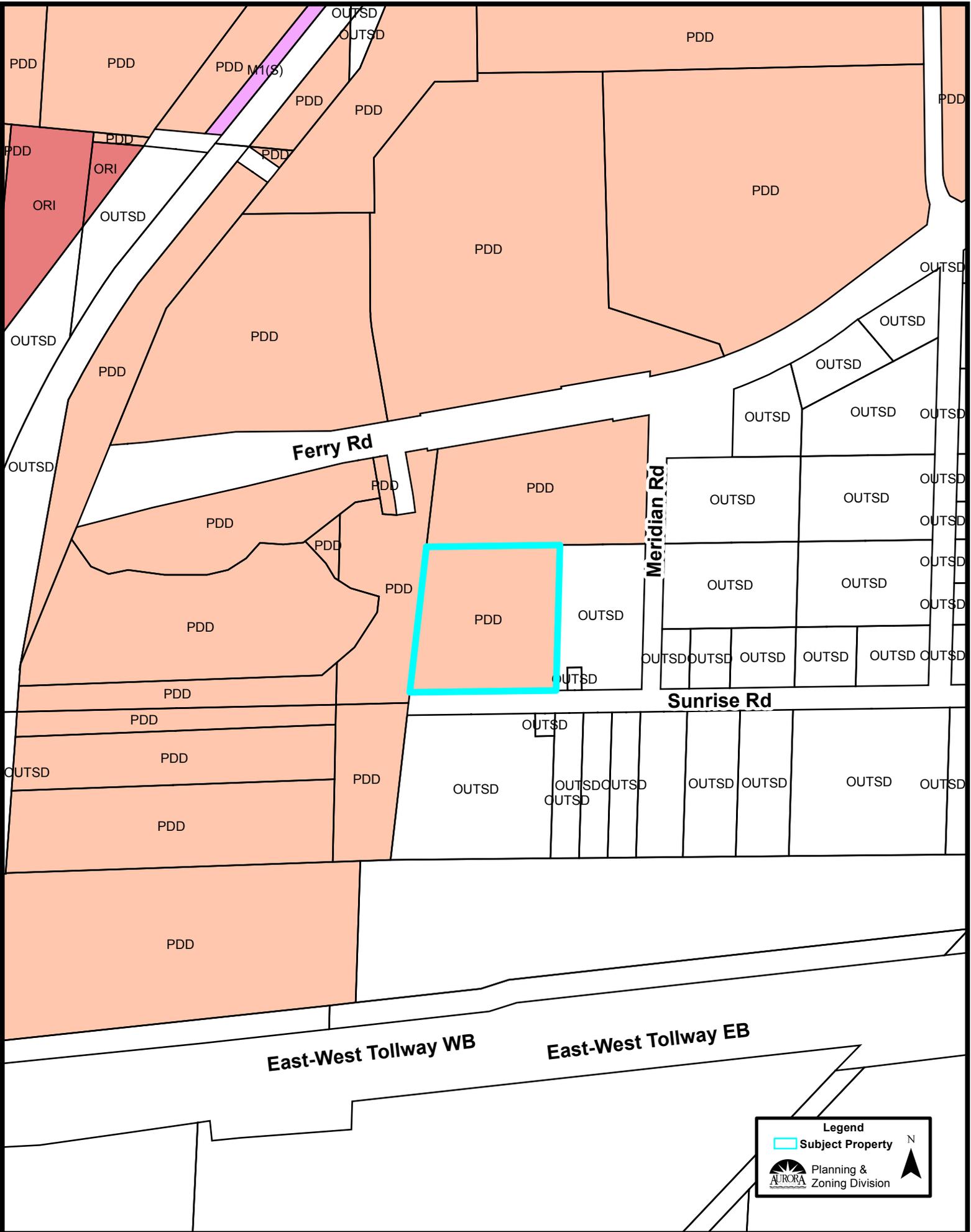
**Legend**

-  Subject Property

 Planning & Zoning Division

 N

**Zoning Map (1:5,000):**



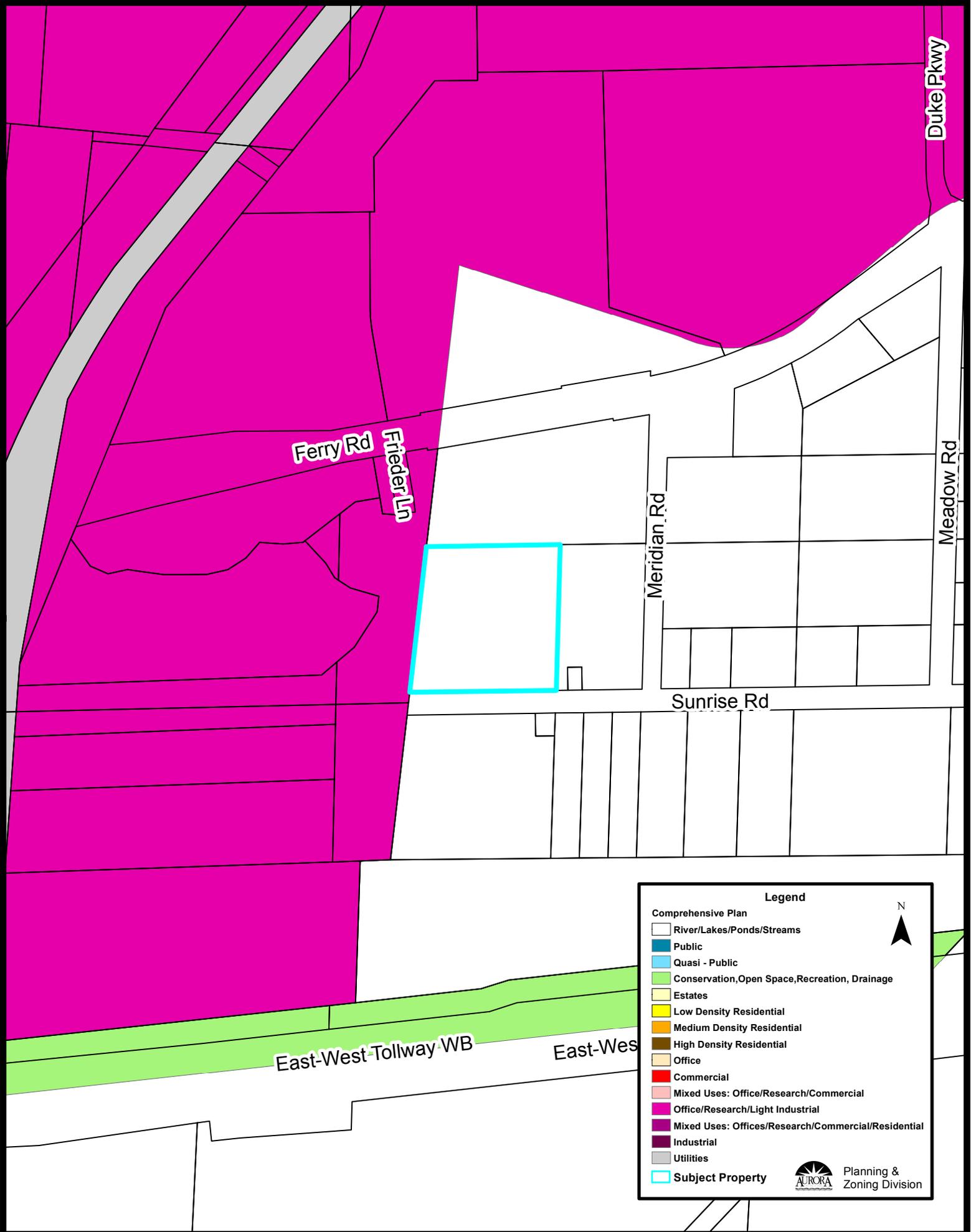
**Legend**

-  Subject Property

 Planning & Zoning Division

 N

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

# Property Research Sheet

**Location ID#(s): 62079**

As of: 5/23/2017

Researched By: Steve Broadwell

Address: 30 W 720 Sunrise Road

Current Zoning: Unincorporated, DuPage County zoning

Parcel Number(s): 07-04-102-007

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

Size: 4.96 Acres / 216,058 Sq. Ft.

School District: SD 204 - Indian Prairie School District

Park District: WPD - Warrenville Park District

Ward: 10

## **Current Land Use**

Current Land Use: Vacant Land/Open Space

AZO Land Use Category:

Non-Residential Area: 216,058 sq. ft.

## **Zoning Provisions**

Unincorporated Property, no current City of Aurora zoning provisions.

## **Miscellaneous Notes on History**

Previous proposals for the subject property include the following casefiles: NA04/1-15.225-AA/A/PDD/R and NA04/1-15.226-PPN/PSD/R, both of which were withdrawn from the approval process by the Petitioner on 7/12/16

## **Legislative History**

There is no known legislative history for this Property

## **Location Maps Attached:**

Aerial Overview

Location Map

Zoning Map

Comprehensive Plan Map

Aerial Photo (1:5,000):



**Legend**

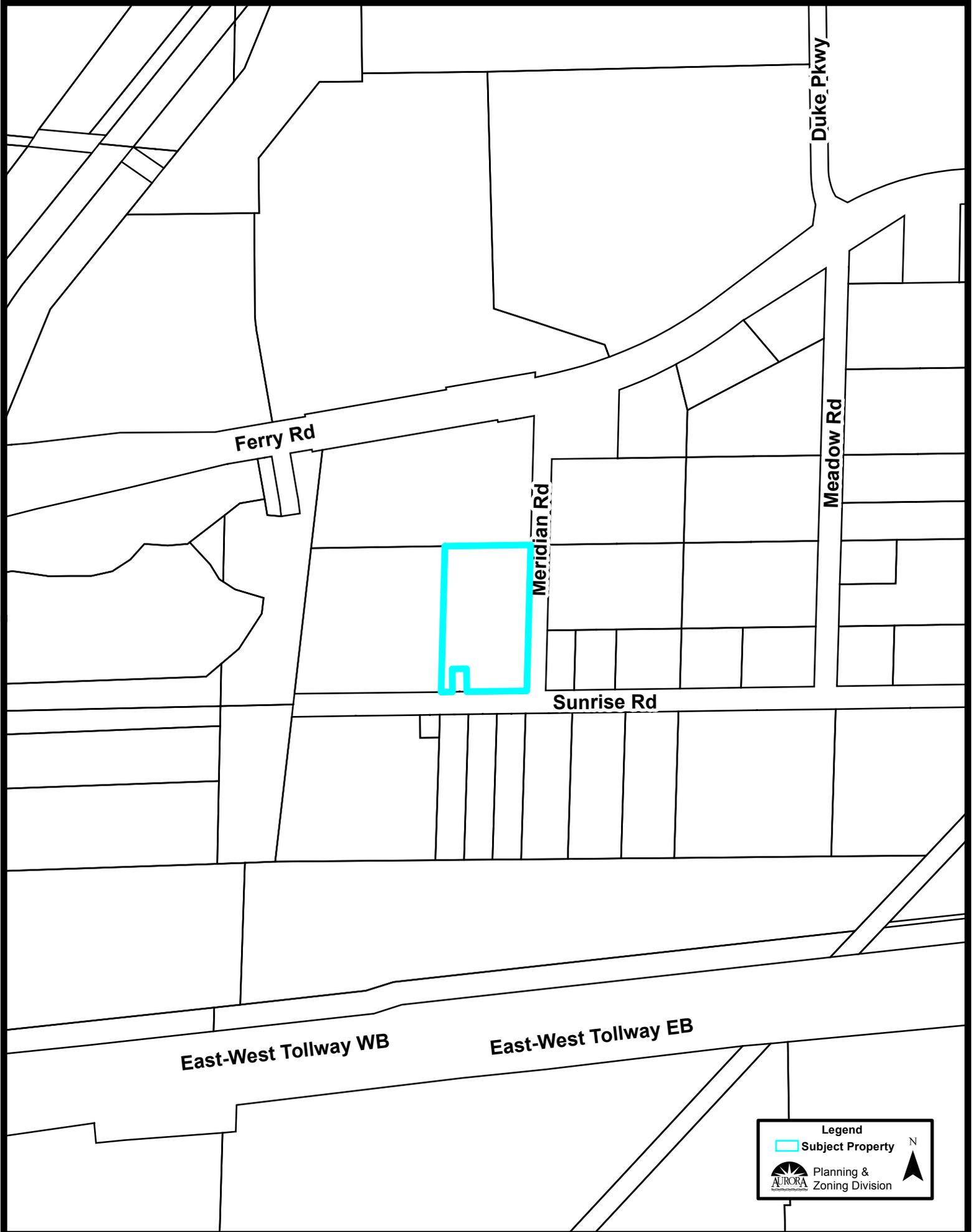
-  Subject Property

 Planning & Zoning Division

N 

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

Location Map (1:5,000):



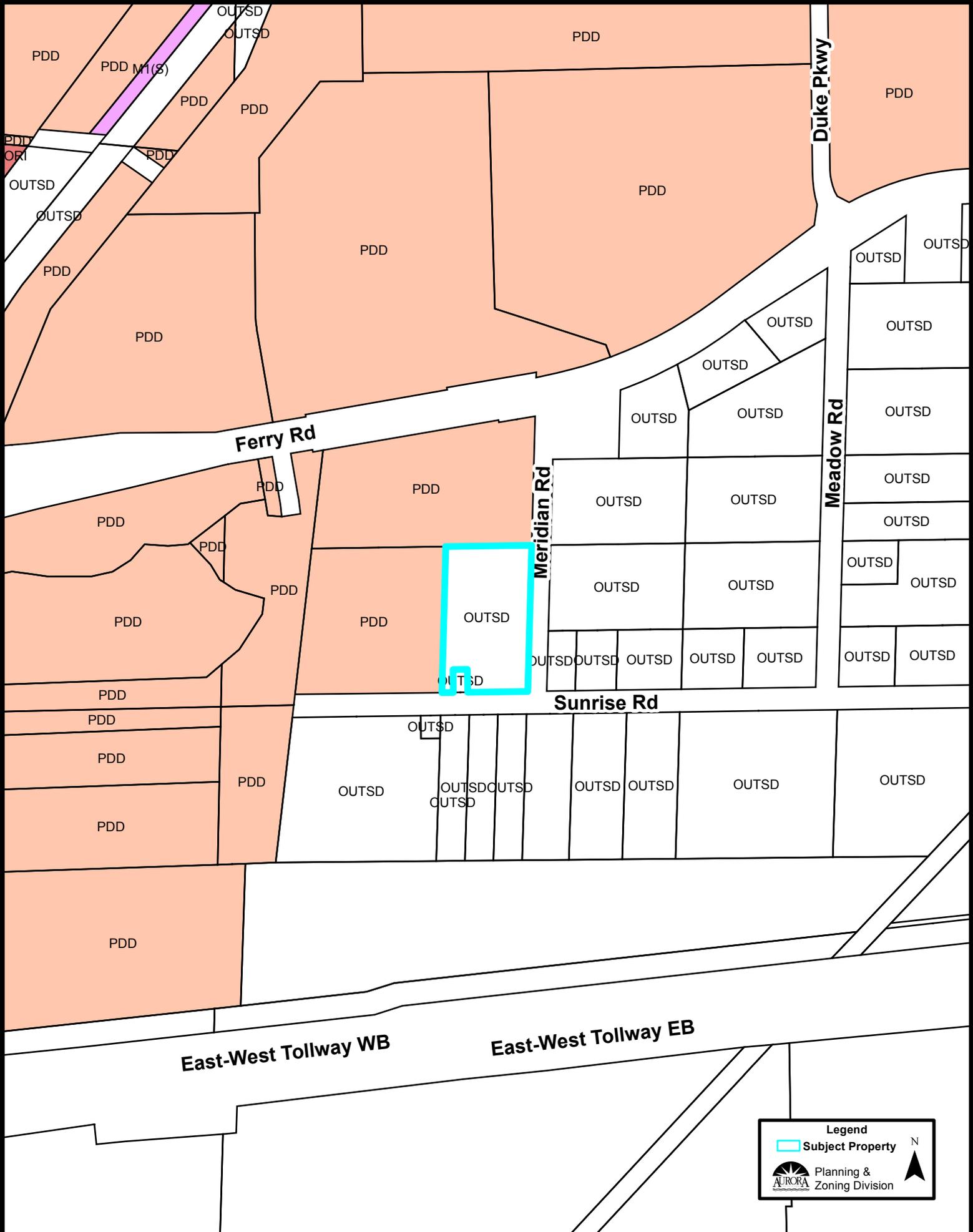
**Legend**

-  Subject Property

 Planning & Zoning Division

 N

**Zoning Map (1:5,000):**



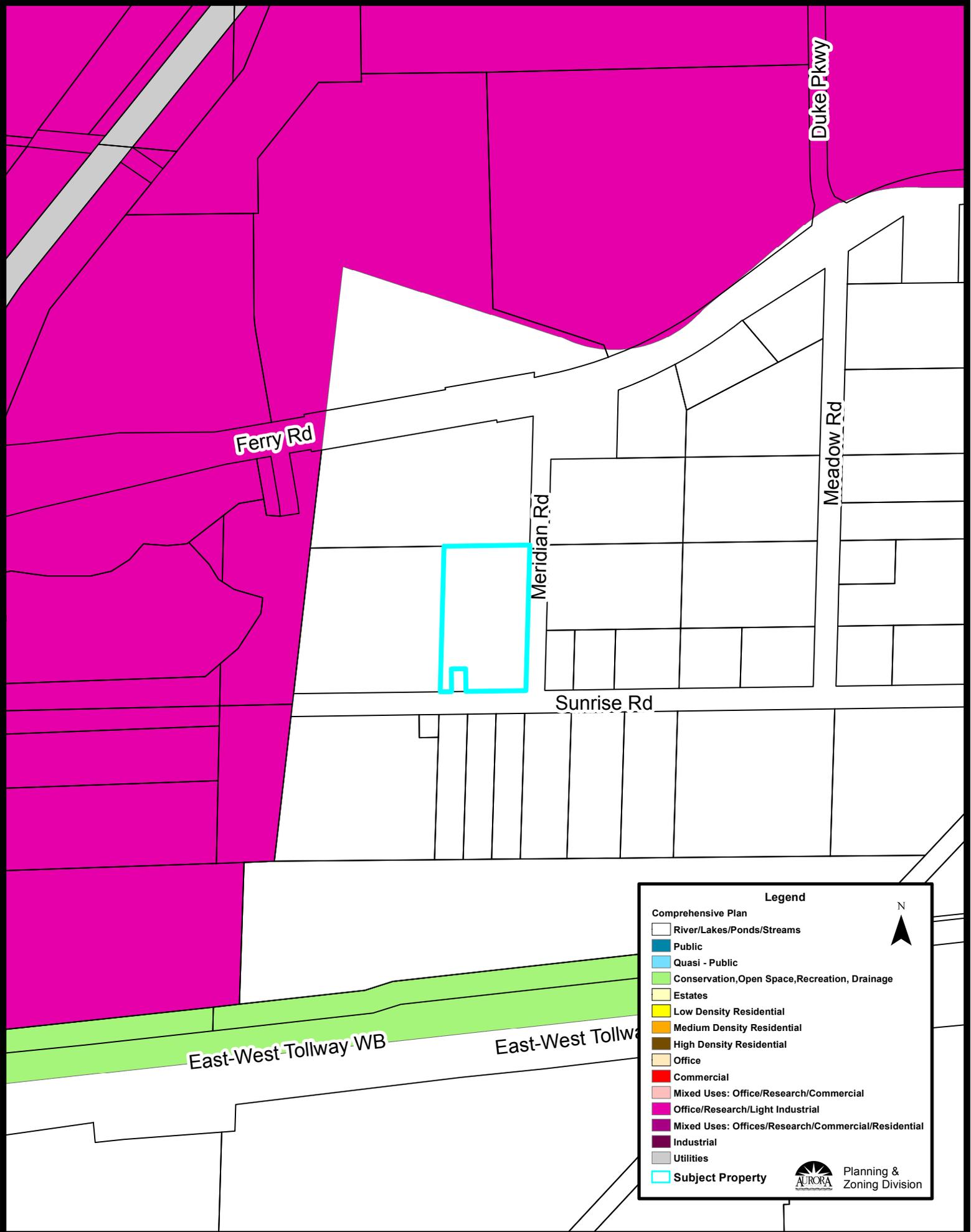
**Legend**

-  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
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- 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