

# Property Research Sheet

**Location ID#(s): 58432; 60357**

As of: 1/18/2016

Researched By: Alex Minnella

Address: 0 Vacant

Comp Plan Designation: Office / Research / Light Industrial

Subdivision: Lot 5 of Butterfield East, Unit 3

School District: SD 200 - Community Unit School District

Parcel Number(s): 04-33-404-007

Park District: WPD - Warrenville Park District

Size: 36.72 Acres

Current Zoning: PDD Planned Development District

Ward: 10

## **Current Land Use**

Current Land Use: Vacant Land/Open Space

## **Zoning Provisions**

### Setbacks and Other Bulk Standards:

Requirements are pursuant to the Aurora Zoning Ordinance Section(s) 5 and 8.10.

Setbacks and other bulk standards are typically as follows:

**Front Yard Setback:** 25 feet

**Interior 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.

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

**Exterior Side Yard Setback:** 25 feet

**Exterior Side Yard Reverse Corner Setback:**

**Exterior Rear Yard Setback:** 25 feet

**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.

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

**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

### 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.

### Legislative History

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The known legislative history for this Property is as follows:

**O76-4500 approved on 1/14/1976:**ORDINANCE PROVIDING FOR THE EXECUTION OF AN ANNEXATION AGREEMENT WITH THE OWNERS OF THE RECORD OF TERRITORY WHICH MAY BE ANNEXED TO THE CITY OF AURORA

**O76-4509 approved on 2/3/1976:** AN ORDINANCE ANNEXING TERRITORY TO THE CITY OF AURORA, ILLINOIS

**O76-4510 approved on 2/3/1976:**AN ORDINANCE ESTABLISHING A PLANNED DEVELOPMENT DISTRICT AND APPROVING A PLAN DESCRIPTION

**O76-4516 approved on 2/3/1976:**AN ORDINANCE AMENDING ORDINANCE NUMBER 4509 (O76-4509) ANNEXING TERRITORY TO THE CITY OF AURORA, ILLINOIS

**R88-322 approved on 2/4/1988:**RESOLUTION APPROVING A REVISED LAND USE PLAN FOR BUTTERFIELD PLANNED DEVELOPMENT DISTRICT

**R00-326 approved on 7/25/2000:** A RESOLUTION APPROVING A PRELIMINARY PLAN AND PLAT FOR PROPERTY LOCATED NORTH OF FERRY ROAD, WEST OF ROUTE 59 IN DUPAGE COUNTY ILLINOIS.

**PDFNL01-024 approved on 5/24/2001:**RESOLUTION APPROVING THE FINAL PLAT AND PLAN FOR PHASE II/UNIT 3-A OF BUTTERFIELD SUBDIVISION BEING VACANT LAND LOCATED NORTH OF FERRY ROAD, EAST OF THE EJ & E RAILROAD IN THE CITY OF AURORA, IL., 60504

**R02-367 approved on 8/27/2002:**RESOLUTION APPROVING A REVISION OF THE FINAL PLAT AND PLAN FOR UNIT 3 OF THE BUTTERFIELD SUBDIVISION BY CREATING UNIT 3A BEING VACANT LAND LOCATED NEAR THE NORTHEAST CORNER OF THE E.J.&E. RAILROAD AND FERRY ROAD IN THE CITY OF AURORA, IL.

**R07-181 approved on 4/10/2007:**A RESOLUTION APPROVING A PRELIMINARY PLAN AND PLAT REVISION ON 248.019 ACRES FOR 8 DISTRIBUTION FACILITIES AS BUTTERFIELD EAST LOCATED NORTH OF FERRY ROAD, WEST OF STATE ROUTE 59, AND SOUTH OF BUTTERFIELD ROAD IN AURORA, IL 60502

**O12-070 approved on 9/11/2012:** AN ORDINANCE ESTABLISHING A SPECIAL SIGN DISTRICT FOR THE BUTTERFIELD EAST SUBDIVISION LOCATED NORTH OF FERRY ROAD, WEST OF STATE ROUTE 59 AND EAST OF THE EJ&E RAILROAD TRACKS, AURORA, ILLINOIS

**R15-119 approved on 5/12/2015:** A RESOLUTION APPROVING A REVISION TO THE PRELIMINARY PLAN AND PLAT AND GRANTING ASSOCIATED VARIANCES FOR PROPERTY LOCATED ON NORTH SIDE OF FERRY ROAD, WEST OF ROUTE 59, AND SOUTH OF BUTTERFIELD ROAD.

**O15-033 approved on 6/23/2015:** AN ORDINANCE AMENDING ORDINANCE NUMBER 3100, BEING THE AURORA ZONING ORDINANCE AND THE ZONING MAP ATTACHED THERETO, BY REZONING PROPERTY FROM R-4 TWO FAMILY DWELLING TO R-3(S) ONE FAMILY DWELLING , AND

ESTABLISHING A SPECIAL USE PLANNED DEVELOPMENT AND APPROVING THE PLAN DESCRIPTION FOR 0.13 ACRES LOCATED AT 20 N. CHESTNUT STREET, AURORA, ILLINOIS 60506 (PUBLIC HEARING)

**R15-154 approved on 6/23/2015:** A RESOLUTION APPROVING A FINAL PLAT FOR UNIT THREE OF BUTTERFIELD EAST SUBDIVISION LOCATED AT FERRY ROAD AND DUKE PARKWAY, AURORA, ILLINOIS 60502

**R15-155 approved on 6/23/2015:**A RESOLUTION APPROVING A FINAL PLAN ON LOTS 4, 6, 103, 104, 105 AND 107 FOR UNIT THREE OF BUTTERFIELD EAST SUBDIVISION LOCATED AT FERRY ROAD AND DUKE PARKWAY, AURORA, ILLINOIS 60502

**Location Maps Attached:**

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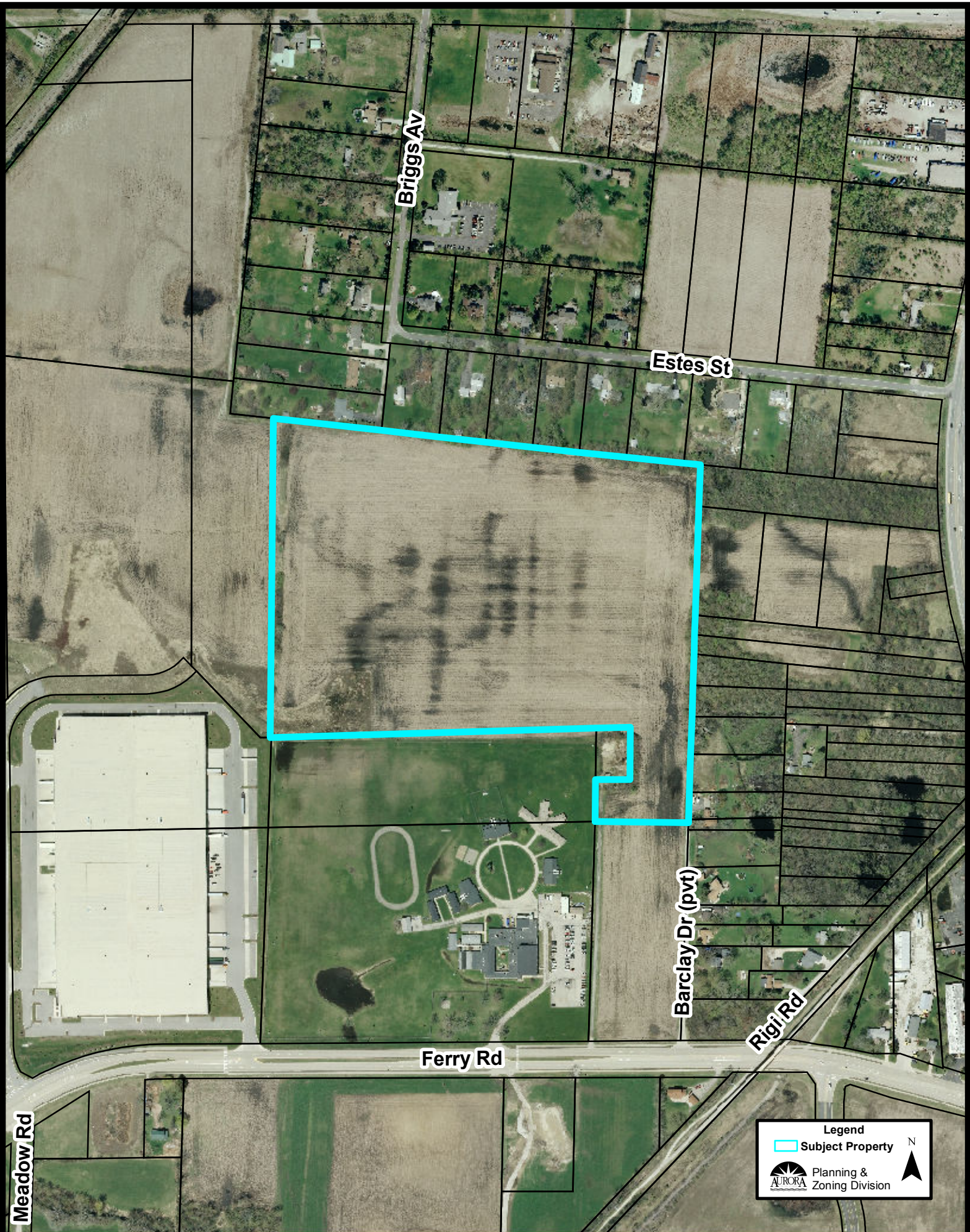
Aerial Overview

Location Map

Zoning Map

Comprehensive Plan Map

Aerial Photo (1:5,000):



Briggs Av

Estes St

Barclay Dr (pvt)

Rigi Rd



Ferry Rd

Meadow Rd

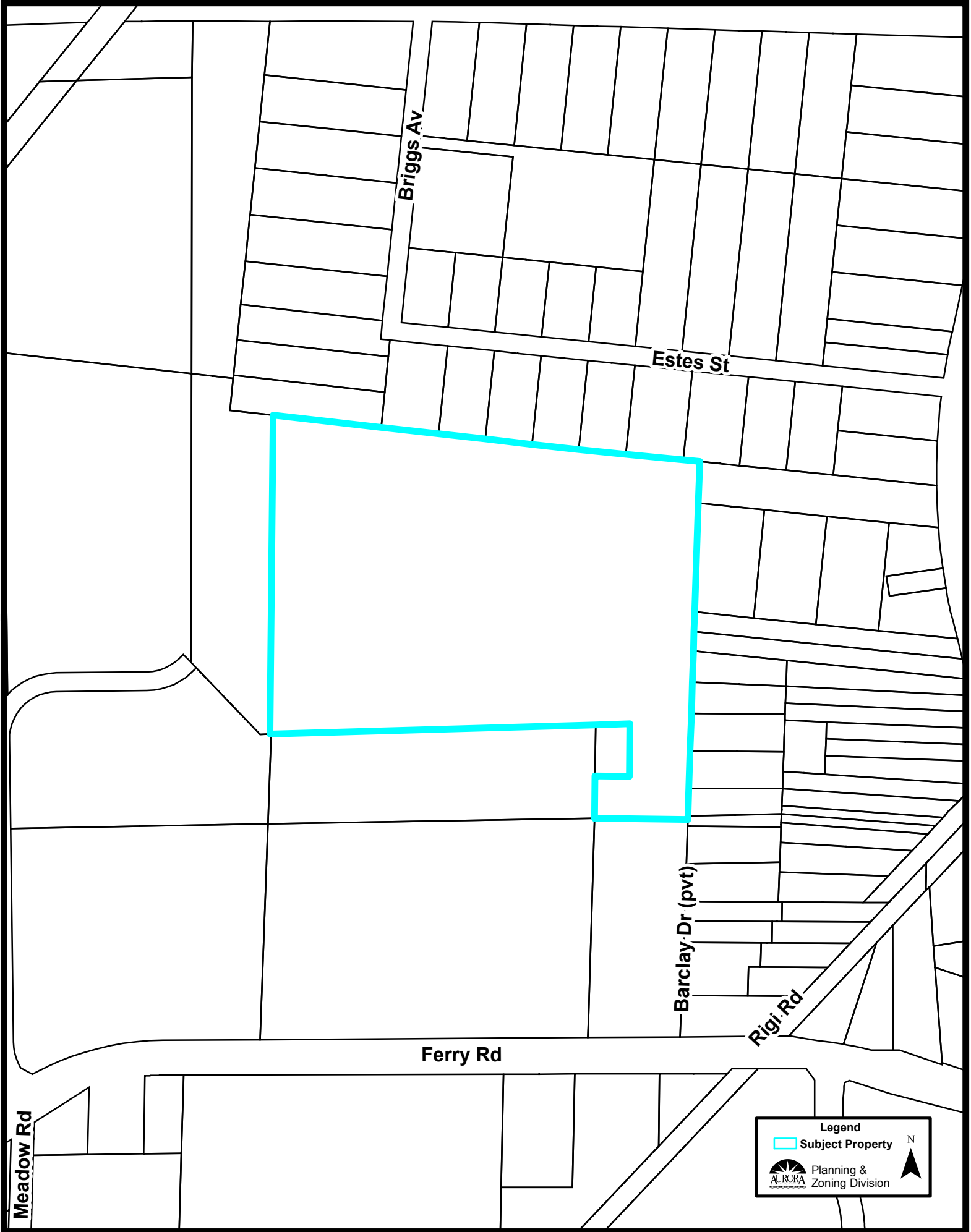
Legend

- Subject Property

Planning & Zoning Division



Location Map (1:5,000):

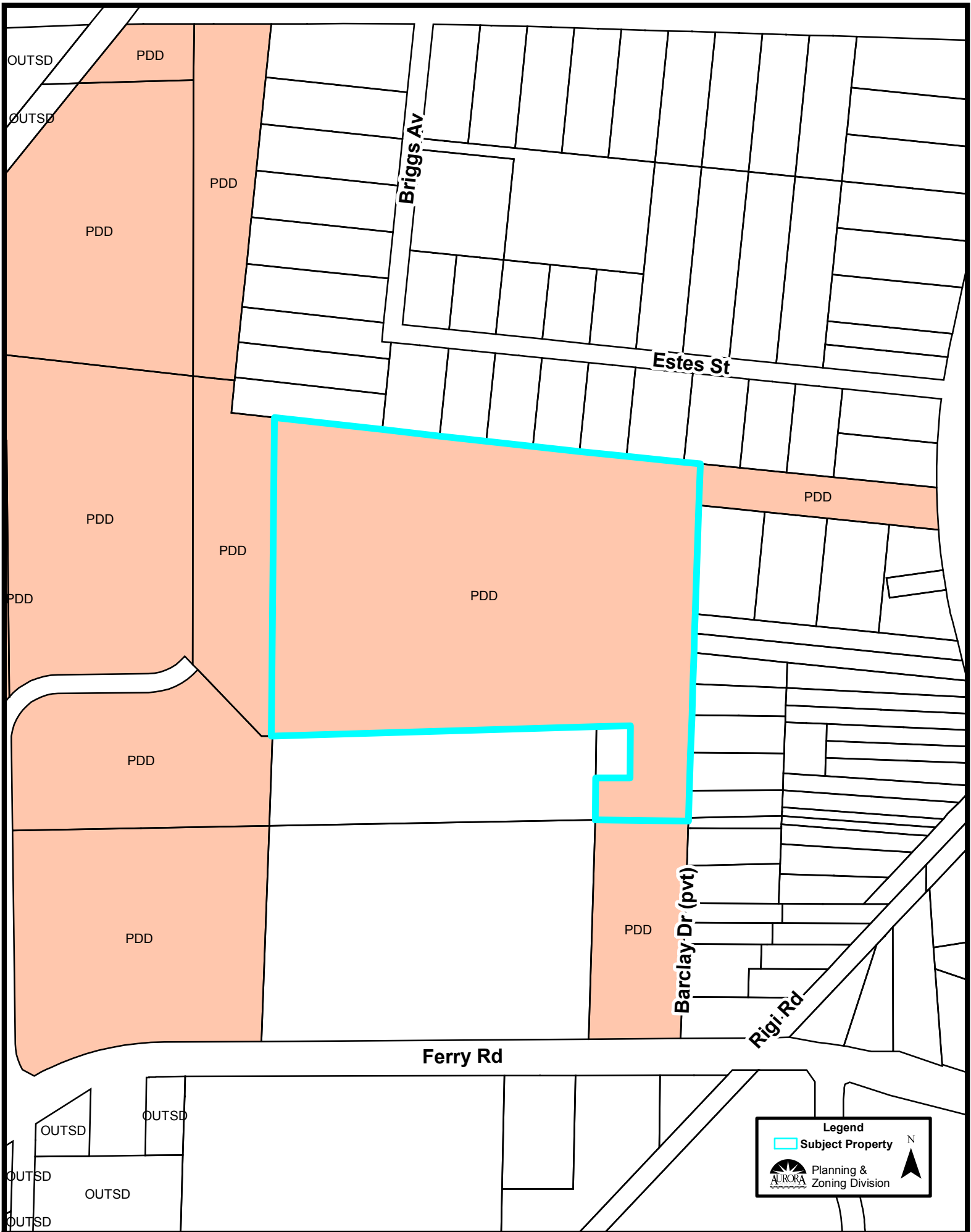


**Legend**


- Subject Property


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# Zoning Plan (1:5,000):



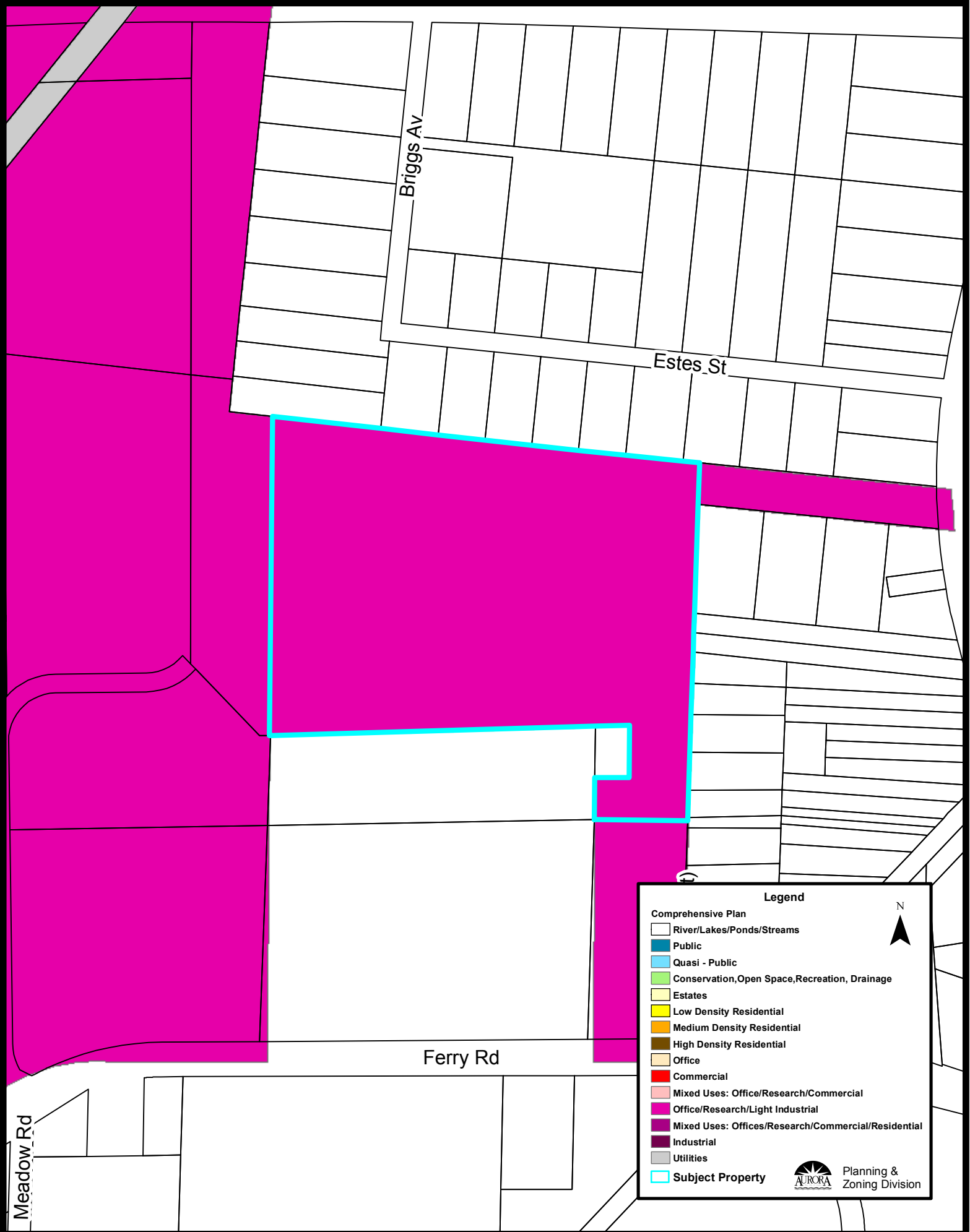
**Legend**

-  Subject Property

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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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