

Property Research Sheet

Location ID#: 71623

As of: 1/29/2015

Researched By: Alex Minnella

Address: 2605 thru 2621 Beverly Drive

Comp Plan Designation: Office / Research / Light Industrial

Subdivision: Lot 5 of Aurora Corporate Center,

School District: SD 101 - Batavia School District

Parcel Number(s): 15-01-206-004; 15-01-206-006; 15-01-206-007; 15-01-206-008

Park District: FVPD - Fox Valley Park District

Size: 8.10 Acres

Ward: 1

Current Zoning: PDD Office, Research and Light Industry District

Historic District: None

1929 Zoning: Not Applicable

ANPI Neighborhood: Big Woods Marmion

1957 Zoning: Not Applicable

TIF District: TIF #2

Current Land Use

Current Land Use: Office, Research, Industrial

Number of Buildings: 4 (2 Existing / 2 Proposed)

Zoning Provisions

Setbacks and Other Bulk Standards:

Requirements are pursuant to the Aurora Zoning Ordinance Section(s) 5 and Section 8.10 and Section III.A-2.1 of the Farnsworth International Plan Development.

Setbacks and other bulk standards for the Aurora Corporate Center are as follows:

Front Yard Setback: 25' Building and Parking Setback

Exterior Side Yard Setback: 25' Building and Parking Setback

Interior Side Yard Setback: 25' Building (per recording) and 8' Parking Setback

Rear Yard Setback: 25' Building (per recording) and 8' Parking Setback

Interior Drive Yard Setback: Fron edge of Private Cross Access Easement: 15' Building Setback and 8' Parking Setback.

Setback Exceptions: 5' Permitted Encroachment into Interior Drive Setback for Perpendicular Parking.

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, 7.10, Section 8.10 and Section III.A-2.1 of the Farnsworth International Plan Development.

Permitted Uses:

Permitted Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.2, 7.10 Section 8.10 and Section III.A-2.1 of the Farnsworth International Plan

Development. Permitted Exceptions: As per attachment 5b of the Farnsworth International Plan Description including Special Uses

Special Uses:

Special Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.3, 7.10, Section 8.10 and Section III.A-2.1 of the Farnsworth International Plan Development.

Limited But Permitted Uses:

Limited But Permitted Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.3, 7.10, Section 8.10 and Section III.A-2.1 of the Farnsworth International Plan Development.

Legislative History

089-038 approved on 5/2/1989:AN ORDINANCE PROVIDING FOR THE EXECUTION OF AN ANNEXATION AGREEMENT WITH THE OWNERTS OF RECORD OF TERRITORY WHICH MAY BE ANNEXED TO THE CITY OF AURORA AND WHICH IS LOCATED SOUTH OF BUTTERFIELD ROAD NORTH OF I-88, WITH ONE PORTION WEST OF CHIRCH ROAD AND THE OTHER PORTION EAST OF FARNSWORTH AVENUE

089-039 approved on 5/2/1989: AN ORDINANCE ANNEXING CERTAIN PROPERTY TO THE CITY OF AURORA PURSUANT TO AN APPROVED ANNEXATION AGREEMENT

089-040 approved on 5/2/1989:AN ORDINANCE AMENDING ORDINANCE NO. 3100, BEING THE AURORA ZONING ORDINANCE AND THE ZONING MAP ATTACHED THERETO, BY REZONING PROPERTY LOCATED SOUTH OF BUTTERFIELD AND NORTH OF I-88, WITH ON PORTION WEST OF CHURCH ROAD AND THE OTHER PORTION WEST OF CHURCH ROAD AND THE OTHER PORTION EAST OF FARNSWORTH AVENUE, FROM M-1, ORI AND B-3 DISTRICT TO PDD DISTRICT

PDFNL07-022 approved on 5/24/2007:RESOLUTION APPROVING THE FINAL PLAN ON LOT 5 OF THE AURORA CORPORATE CENTER SUBDIVISION FOR A RETAIL BUILDING USE LOCATED NORTH OF BILTER ROAD, EAST OF BEVERLY DRIVE, AURORA, ILLINOIS.

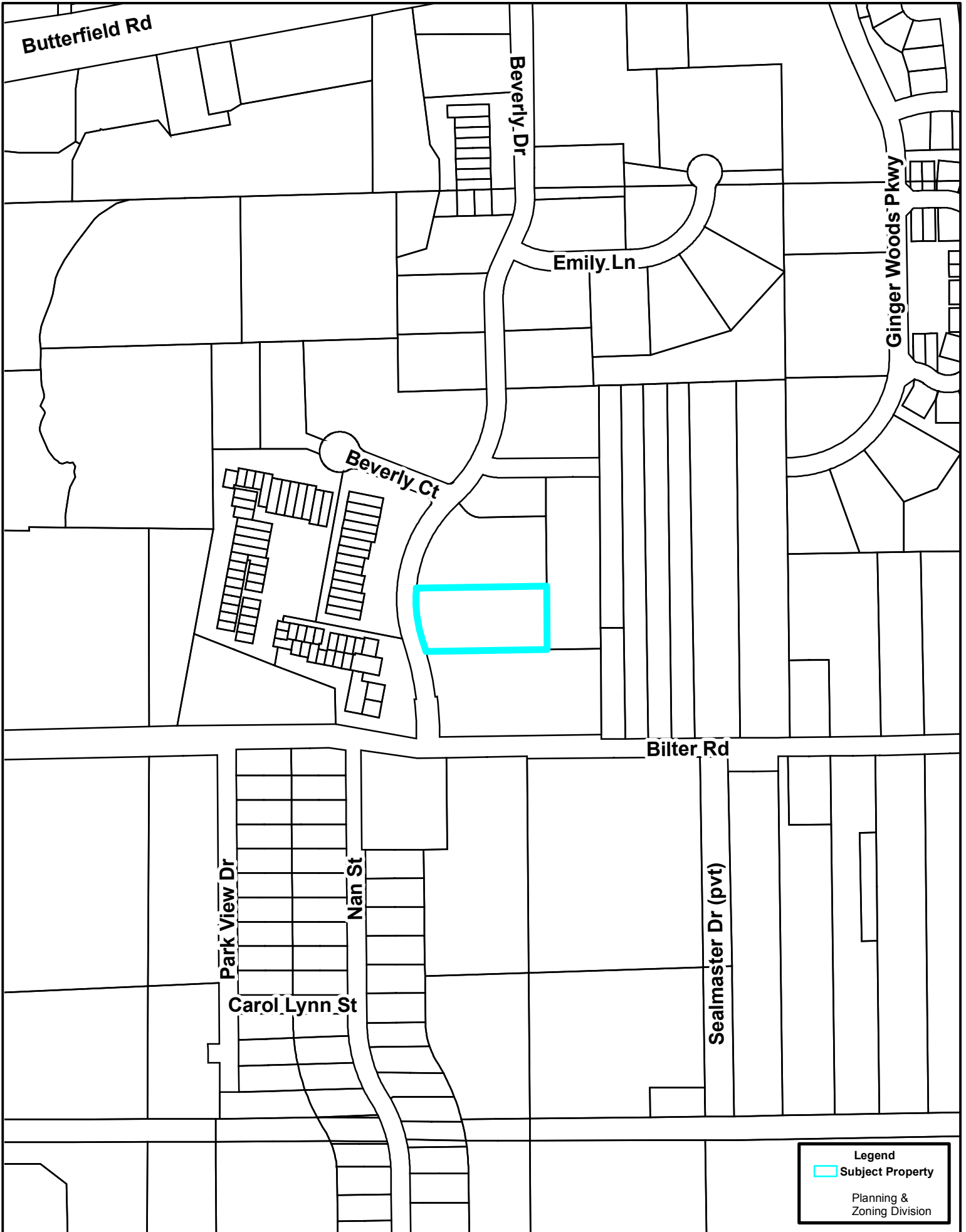
PDFNL12-012 approved on 6/28/2012:RESOLUTION APPROVING A REVISION TO THE FINAL PLAN ON 2.01 ACRES OF LOT 5 OF THE AURORA CORPORATE CENTER SUBDIVISION FOR A DISTRIBUTION BUILDING LOCATED AT THE SOUTHEAST CORNER OF BEVERLY DRIVE AND BEVERLY COURT, AURORA, ILLINOIS

Location Maps Attached:

- Aerial Overview
- Aerial Map
- Zoning Map
- Comprehensive Plan Map

Location Map (1:5,000):

N



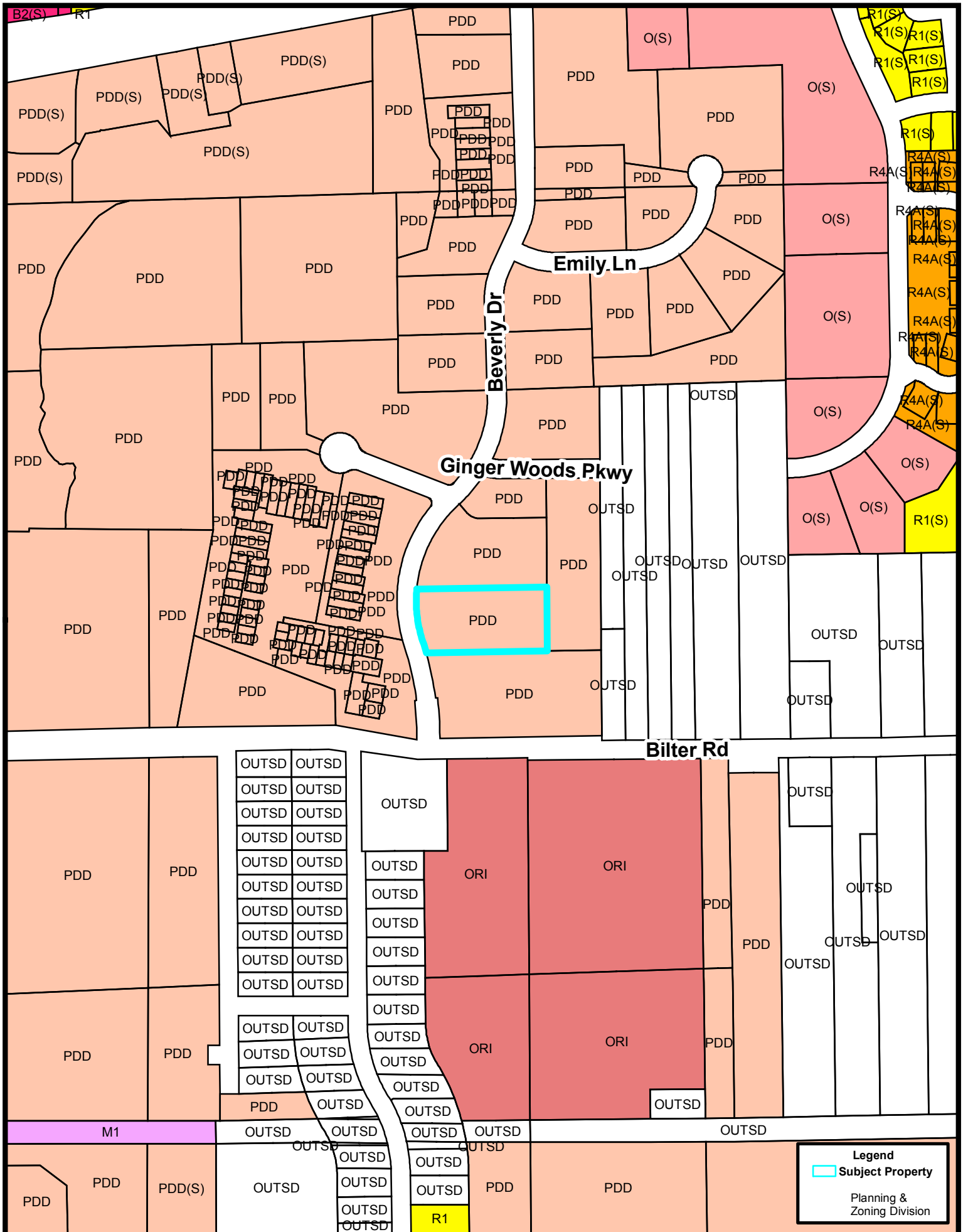
Legend
Subject Property
Planning & Zoning Division

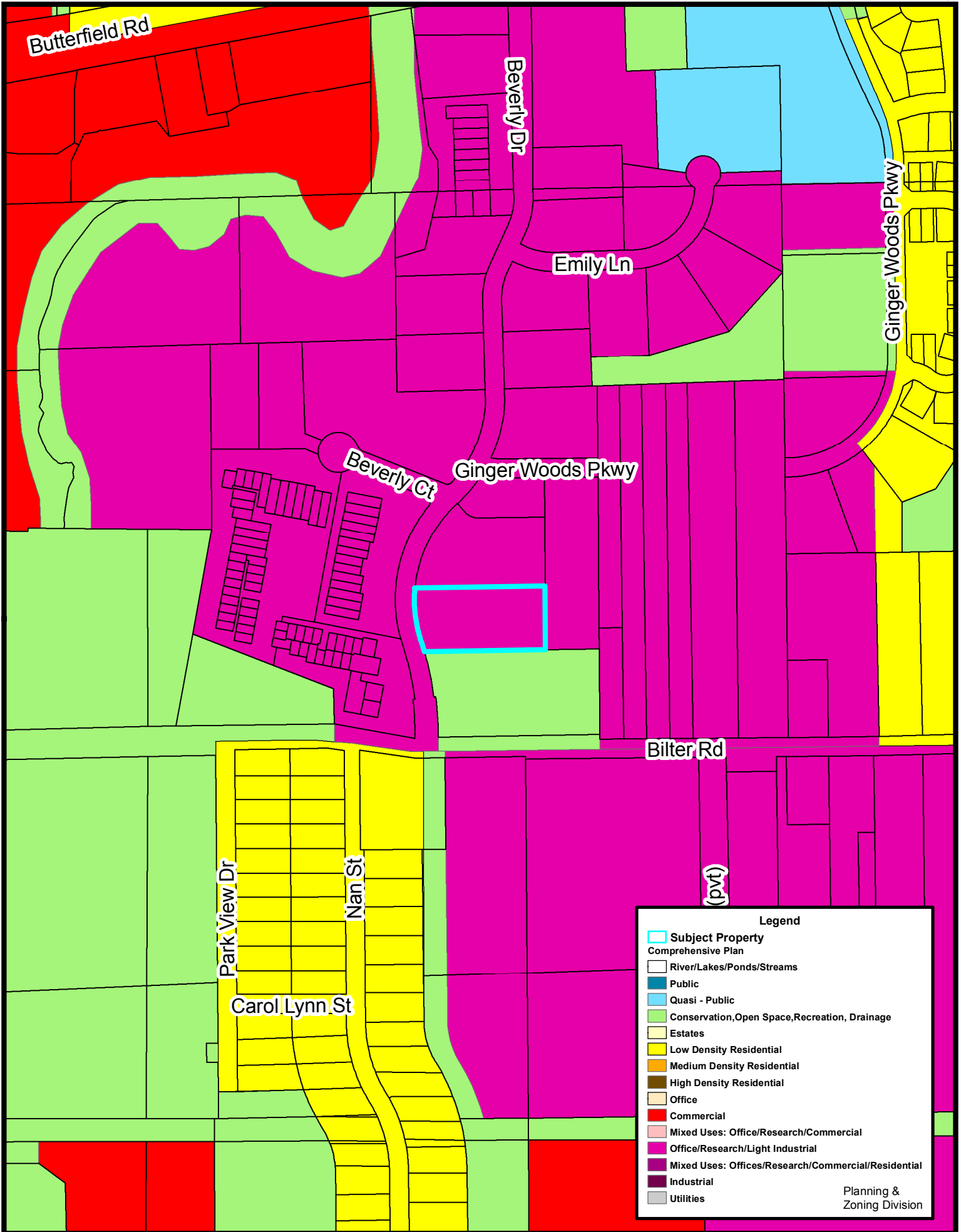


Beverly Dr

Legend
■ Subject Property
Planning & Zoning Division

Zoning Plan (1:5,000):





Legend

- Subject Property
- 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

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