

# Property Research Sheet

**Location ID#(s): 58403-58404**

As of: 3/3/2017

Researched By: Jill Morgan

Address: 0 Vacant

Current Zoning: PDD Planned Development District

Parcel Number(s): 07-04-300-021; 07-05-403-009;  
07-05-403-010; 07-05-403-008; 07-04-102-018; 07-  
05-203-007; 07-05-403-003

1929 Zoning: Not Applicable

1957 Zoning: Not Applicable

Subdivision: Lot 16; Lot 17 of McIntosh; Butterfield

Comp Plan Designation: Office / Research / Light  
Industrial

Size: 40.81 Acres / 1,777,684 Sq. Ft.

ANPI Neighborhood: None

School District: SD 204 - Indian Prairie School  
District

TIF District: N/A

Park District: WPD - Warrenville Park District

Historic District: None

Ward: 10

Overall Development Name: Butterfield Phase II, Unit 4B-2

## Current Land Use

Current Land Use: Vacant Land/Open Space AZO Land Use Category: Light Industrial (3100)

Non-Residential Area: 1,777,684 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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None

**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

**O1987-149 approved on 8/10/1987:** AN ORDINANCE DISCONNECTING FROM FOX VALLEY PARK DISTRICT CERTAIN TERRITORY LYING EAST OF COMMONWEALTH EDISON COMPANY PROPERTY PURSUANT TO THE PETITION FOR DISCONNECTION BY THE RECORD OWNER THEREOF

**O1987-011 approved on 9/11/1987:** AN ORDINANCE ANNEXING TERRITORY LYING EAST OF COMMONWEALTH EDISON COMPANY PROPERTY TO THE ROUND GROVE PARK DISTRICT, DU PAGE COUNTY, ILLINOIS PURSUANT TO THE PETITION FOR ANNEXATION BY THE RECORD OWNER THEREOF

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

**O1991-415 approved on 4/17/1991:** AN ORDINANCE OF THE BOARD OF TRUSTEES OF THE AURORA SANITARY DISTRICT, KANE, KENDALL, AND DU PAGE COUNTIES ANNEXING TO THE AURORA SANITARY DISTRICT CERTAIN TERRITORY

**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

**R2000-401 approved on 9/12/2000:** A RESOLUTION APPROVING A PRELIMINARY PLAT AND PLAN FOR PROPERTY LOCATED EAST OF EOLA, SOUTH OF FERRY ROAD, NORTH OF I-88.

**R2002-368 approved on 8/27/2002:** A RESOLUTION APPROVING A PRELIMINARY PLAN AND PLAT REVISION ON 63.19 ACRES FOR UNIT 4 OF THE BUTTERFIELD CENTER FOR BUSINESS LOCATED AT THE NORTHEAST CORNER OF THE E.J. &E. RAILROAD AND THE EAST-WEST TOLLWAY.

**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

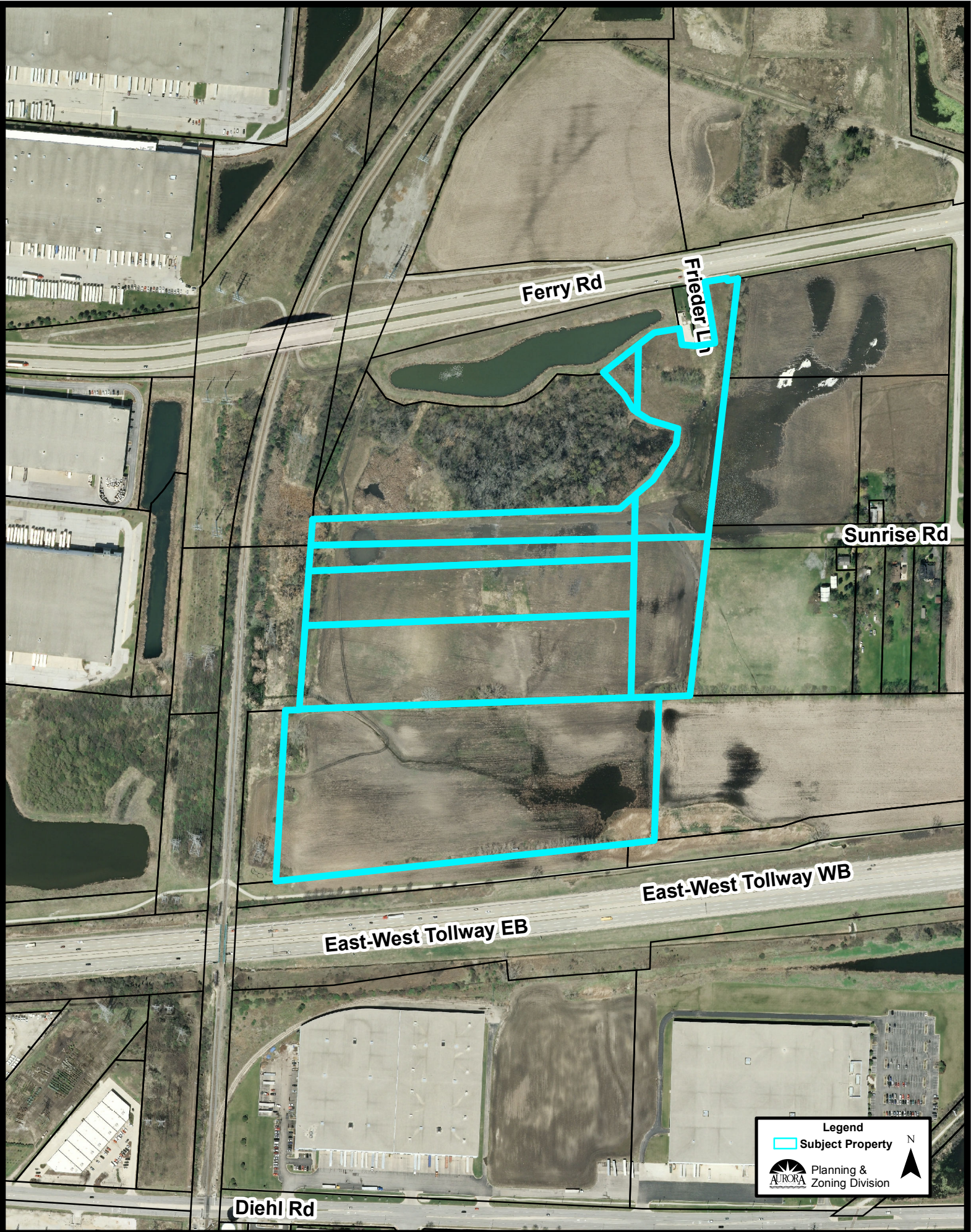
Location Map

Zoning Map

Comprehensive Plan Map



Aerial Photo (1:5,000):



Ferry Rd

Frieder Ln

Sunrise Rd

East-West Tollway EB

East-West Tollway WB

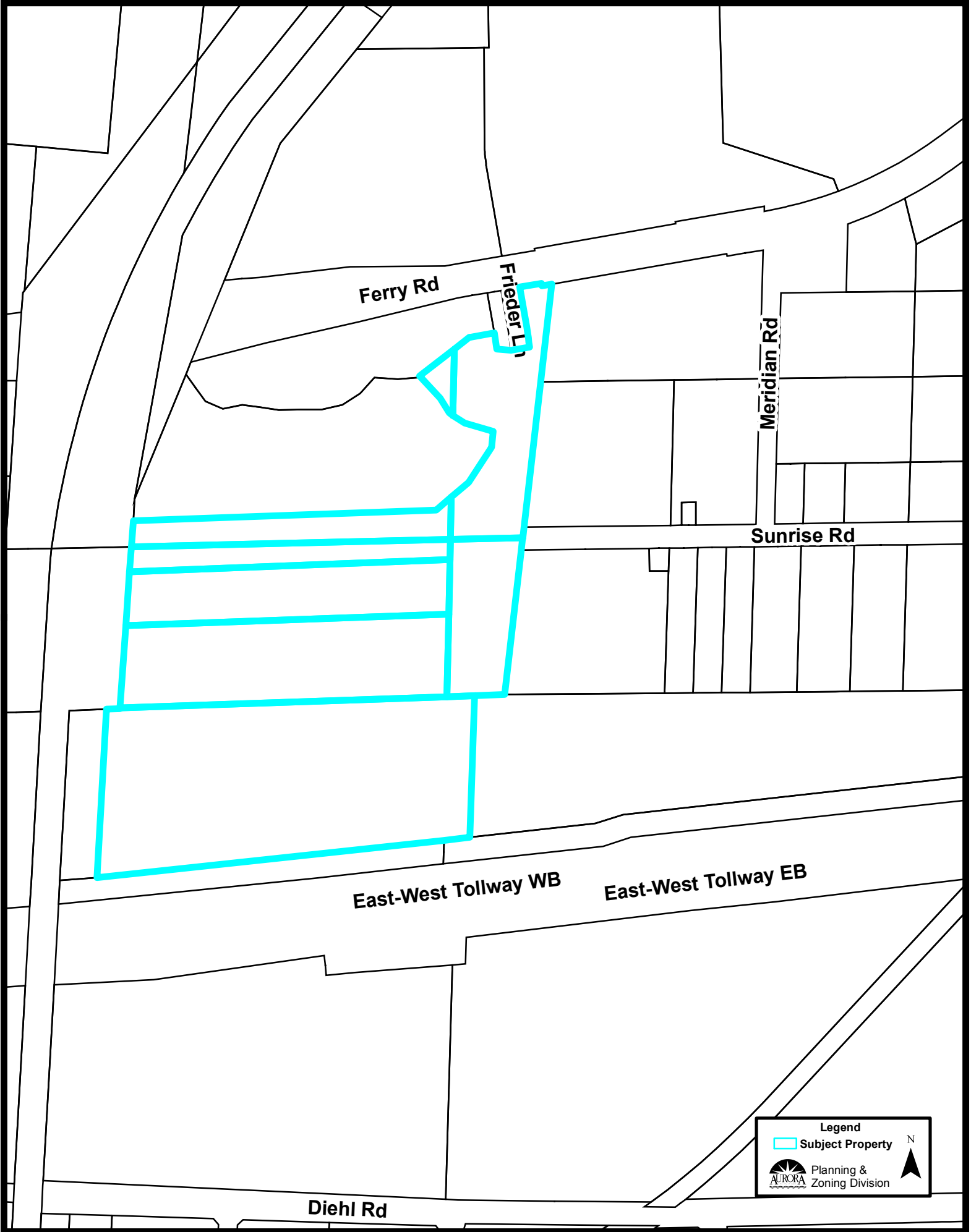
Diehl Rd

**Legend**  
Subject Property  
AURORA Planning & Zoning Division








Location Map (1:5,000):



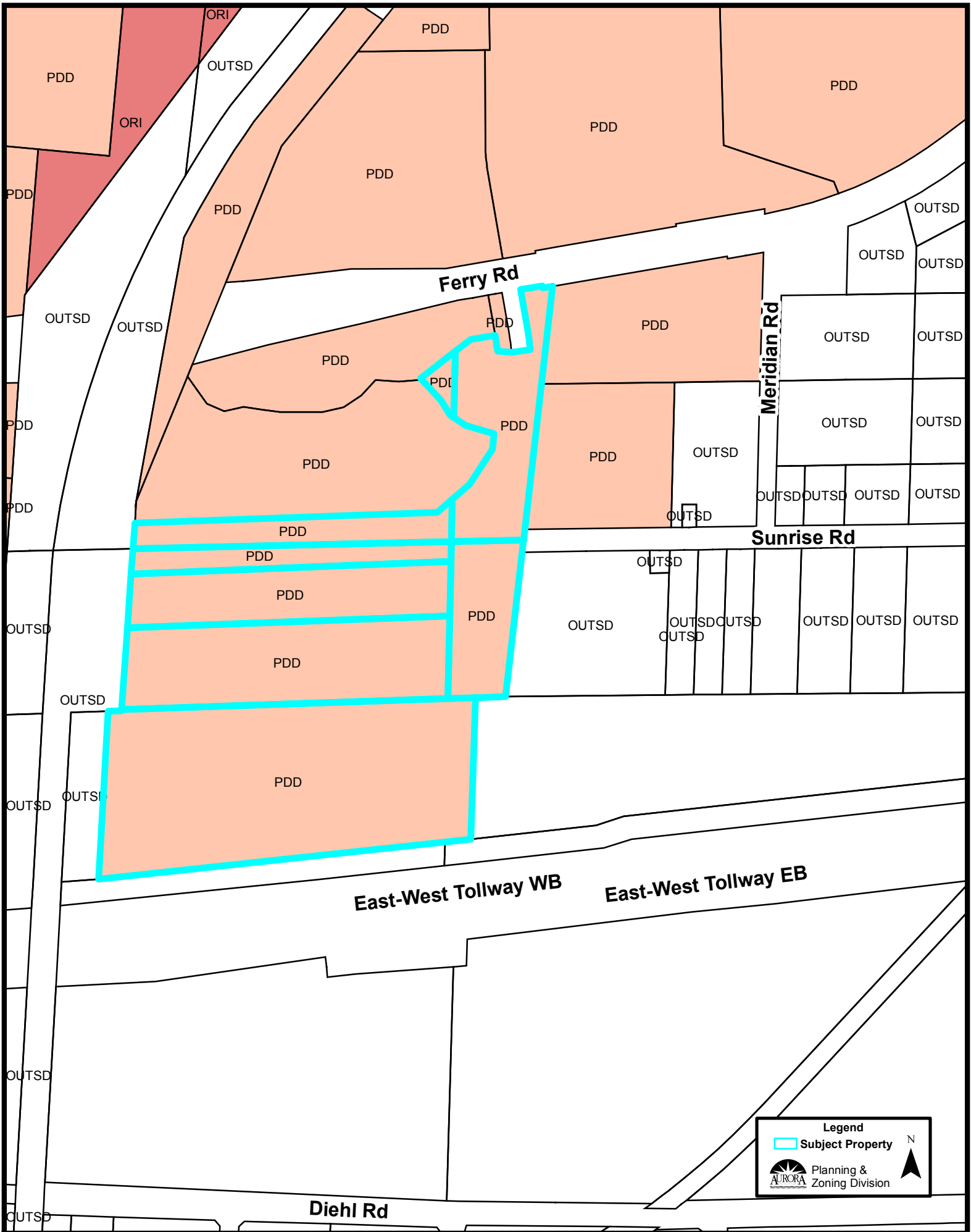
**Legend**

-  Subject Property


 Planning & Zoning Division


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



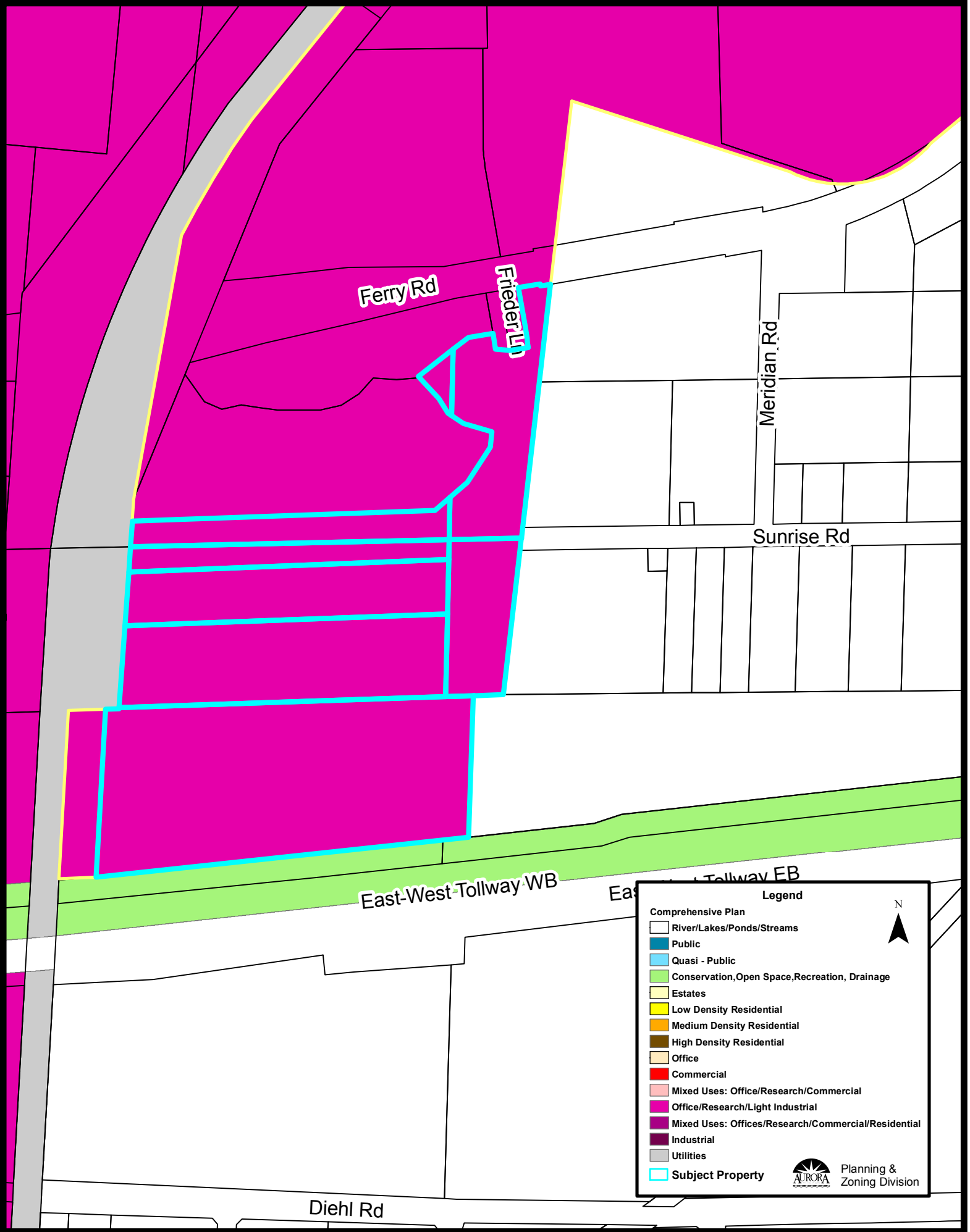
**Legend**

-  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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