

# Property Research Sheet

**Location ID#(s): 46709-54044**

As of: 3/22/2017

Researched By: Alex Minnella

Address: 1611-1621 Emily Lane

Current Zoning: PDD Planned Development District

Parcel Number(s): 15-01-203-003; 15-01-203-004

1929 Zoning: Not Applicable

Subdivision: Lot 7; Lot 8 of Fermi Corporate Park Phase Two

1957 Zoning: Not Applicable

Size: 2.79 Acres / 121,532 Sq. Ft.

Comp Plan Designation: Office / Research / Light Industrial

School District: SD 101 - Batavia School District

ANPI Neighborhood: Big Woods Marmion

Park District: FVPD - Fox Valley Park District

Ward: 1

Overall Development Name: Farnsworth International

## **Current Land Use**

Current Land Use: Vacant Land/Open Space

AZO Land Use Category: Light Industrial (3100)

Number of Buildings: 1

Number of Stories: 1

Building Built In: 2000

Parking Spaces: 28

Total Building Area: 15,305 sq. ft.

Non-Residential Area: 60,984 sq. ft.

## **Zoning Provisions**

### Setbacks and Other Bulk Standards:

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

Setbacks are typically as follows:

**Front Yard Setback:** Bilter Road - 30 feet building setback and 25 feet parking setback; Butterfield Road and Farnsworth Avenue - 50 feet building and parking setback; Tollway - 75 feet building setback and 50 feet parking setback; Internal Roads (exterior) - 25 feet building and parking setback

**Side Yard Setback:** 15 feet building and 8 feet parking setback; 10 feet building and parking setback from a Golf Course

**Exterior Side Yard Setback:** Bilter Road - 30 feet building setback and 25 feet parking setback; Butterfield Road and Farnsworth Avenue - 50 feet building and parking setback; Tollway - 75 feet building setback and 50 feet parking setback; Internal Roads (exterior) - 25 feet building and parking setback

**Exterior Side Yard Reverse Corner Setback:** Bilter Road - 30 feet building setback and 25 feet parking setback; Butterfield

Road and Farnsworth Avenue - 50 feet building and parking setback; Tollway - 75 feet building setback and 50 feet parking setback; Internal Roads (exterior) - 25 feet building and parking setback

**Rear Yard Setback:** 15 feet building and 8 feet parking setback  
**Exterior Rear Yard Setback:** Bilter Road - 30 feet building setback and 25 feet parking setback; Butterfield Road and Farnsworth Avenue - 50 feet building and parking setback; Tollway - 75 feet building setback and 50 feet parking setback;

Internal Roads (exterior) - 25 feet building and parking setback  
**Setback Exceptions:**  
**Interior Drive Yard Setback:** From edge of Private Cross Access Easement - 15 feet building and 8 feet parking setback

Other bulk standards are typically as follows:

**Building Separations:**  
**Minimum Lot Width and Area:** 60,000 sq ft to 80,000 sq ft; 150 feet in width  
**Maximum Lot Coverage:** None  
**Maximum Structure Height:** 100 feet; may be increased 150 feet by Special Use Permit  
**Floor Area Ratio:** 0.70; an additional 0.2 maybe granted by specila use if 75% of parking

is provided underground; 0.02 maybe granted by specila use for each additional acre in lot size above 1 acre to a maximum of 10 acres  
**Minimum Primary Structure Size:** None  
**Minimum Dwelling Unit Size:** None  
**Maximum Density:** 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 --.

Permitted Uses:

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

Special Uses:

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

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 --.

**Legislative History**

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The known legislative history for this Property is as follows:

**O1989-038 approved on 5/2/1989:** AN 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 AND WHICH IS LOCATED SOUTH OF BUTTERFIELD ROAD NORTH OF I-88, WITH ONE PORTION WEST OF CHURCH ROAD AND THE OTHER PORTION EAST OF FARNSWORTH AVENUE.

**O1989-039 approved on 5/2/1989:** AN ORDINANCE ANNEXING CERTAIN PROPERTY TO THE CITY OF AURORA PURSUANT TO AN APPROVED ANNEXATION AGREEMENT.

**O1989-040 approved on 5/2/1989:** AN ORDINANCE AMENDING ORDINANCE NUMBER 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 FARNSOWRTH AVENUE, FROM M-1, ORI AND B-3 DISTRICT TO PDD DISTRICT.

**R1994-361 approved on 9/6/1994:** A RESOLUTION APPROVING A PRELIMINARY PLAN AND PLAT FOR FERMI CORPORATE PARK.

**PDFNL1997-043 approved on 7/24/1997:** A RESOLUTION APPROVING THE FINAL PLAN AND PLAT FOR PHASE II OF FERMI CORPORATE PARK, BEING VACANT LAND AT BUTTERFIELD ROAD AND BEVERLY DRIVE, IN THE CITY OF AURORA, IL, 60504.

**PDFNL1998-002 approved on 1/29/1998:** A RESOLUTION APPROVING THE FINAL PLAT FOR PHASE II OF FERMI CORPORATE PARK, BEING VACANT LAND AT BUTTERFIELD ROAD AND BEVERLY DRIVE, IN THE CITY OF AURORA, IL 60504

**R1998-201 approved on 5/26/1998:** A RESOLUTION PROPOSING THE ESTABLISHMENT OF A SPECIAL SERVICE AREA #48 (FERMI CORPORATE PARK) IN THE CITY OF AURORA AND PROVIDING FOR A PUBLIC HEARING AND OTHER PROCEDURES IN CONNECTION THEREWITH.

**O1998-069 approved on 7/16/1998:** AN ORDINANCE FOR THE ESTABLISHMENT OF A SPECIAL SERVICE AREA NUMBER 48 (FERMI CORPORATE PARK) IN THE CITY OF AURORA.

**PDFNL2000-038 approved on 6/15/2000:** A RESOLUTION APPROVING THE FINAL PLAN ON PHASE 2 LOT 7 OF THE FERMI CORPORATE PARK SUBDIVISION FOR AN OFFICE / WAREHOUSE / DISTRIBUTION / LIGHT INDUSTRY USE LOCATED ON EMILY LANE IN THE FERMI CORPORATE PARK, AURORA, ILLINOIS 60504.

**R2002-533 approved on 11/12/2002:** A RESOLUTION FOR THE ACCEPTANCE OF IMPROVEMENTS AND WAIVING MAINTENANCE LETTER OF CREDIT REQUIREMENTS FOR FERMI CORPORATE PARK PHASE II.

**Location Maps Attached:**

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Aerial Overview

Location Map

Zoning Map

Comprehensive Plan Map

Aerial Photo (1:5,000):



Emily Ln

**Legend**  
Subject Property

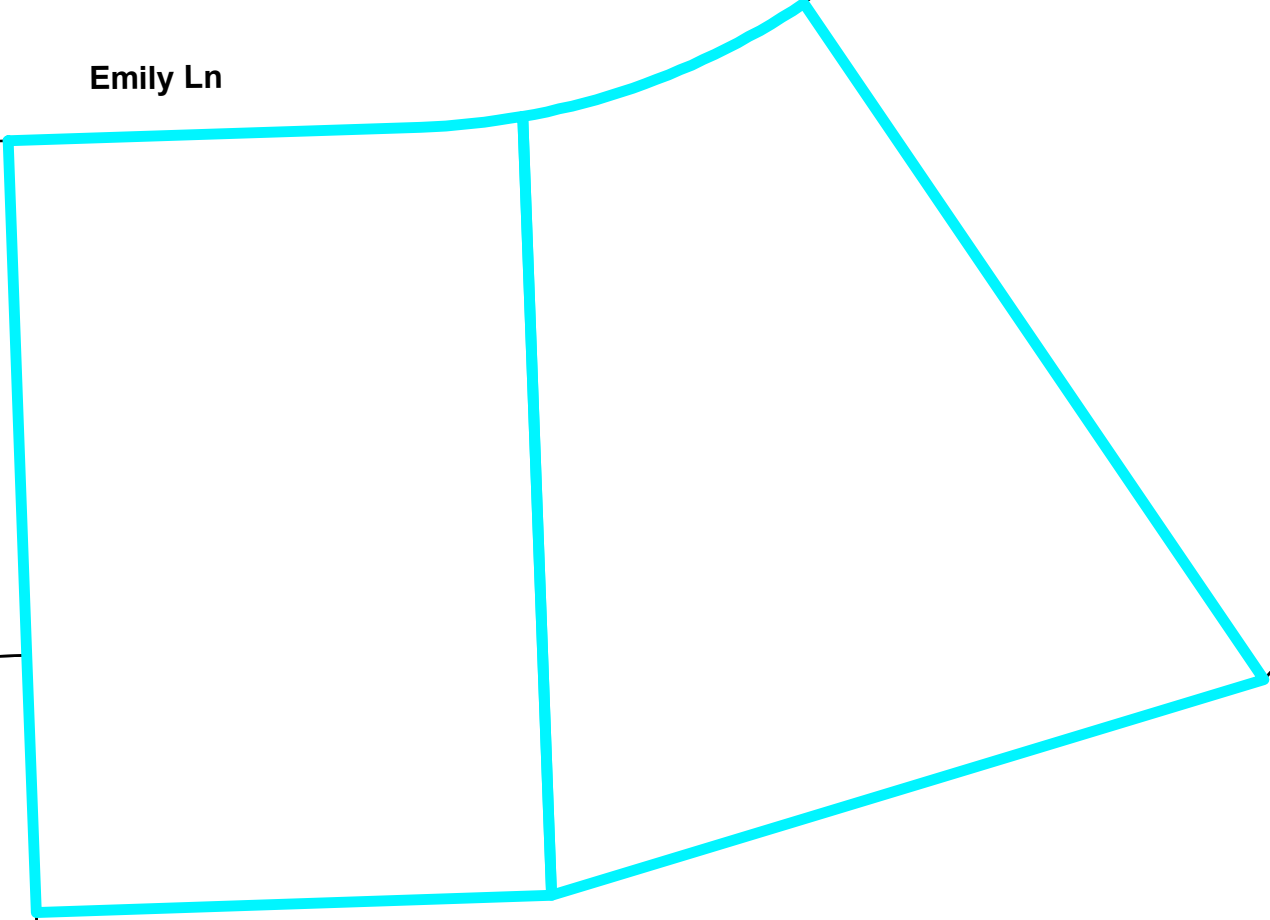


Planning & Zoning Division



Aerial Photo (1:5,000):

Emily Ln



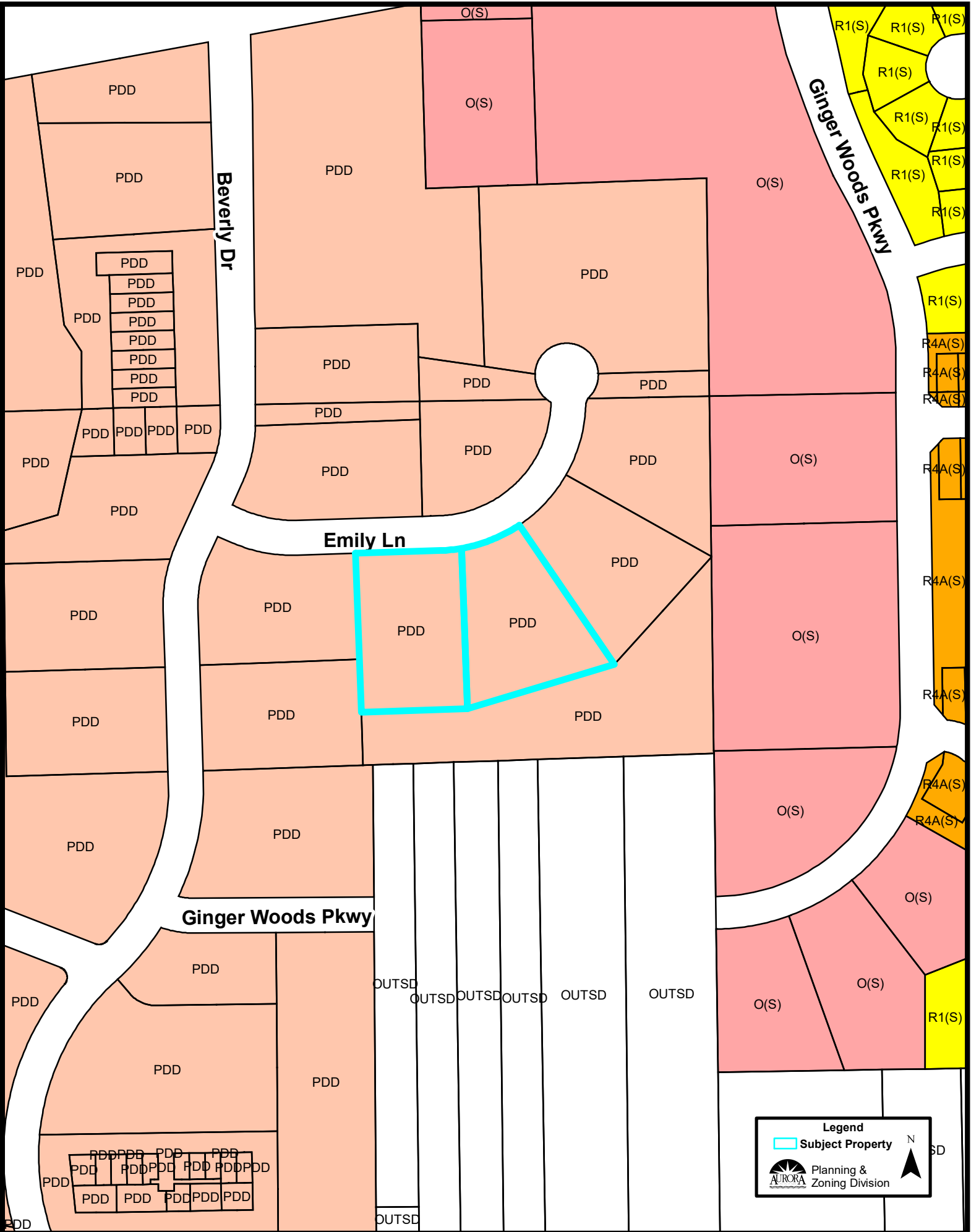
**Legend**

 Subject Property


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Zoning Map (1:5,000):



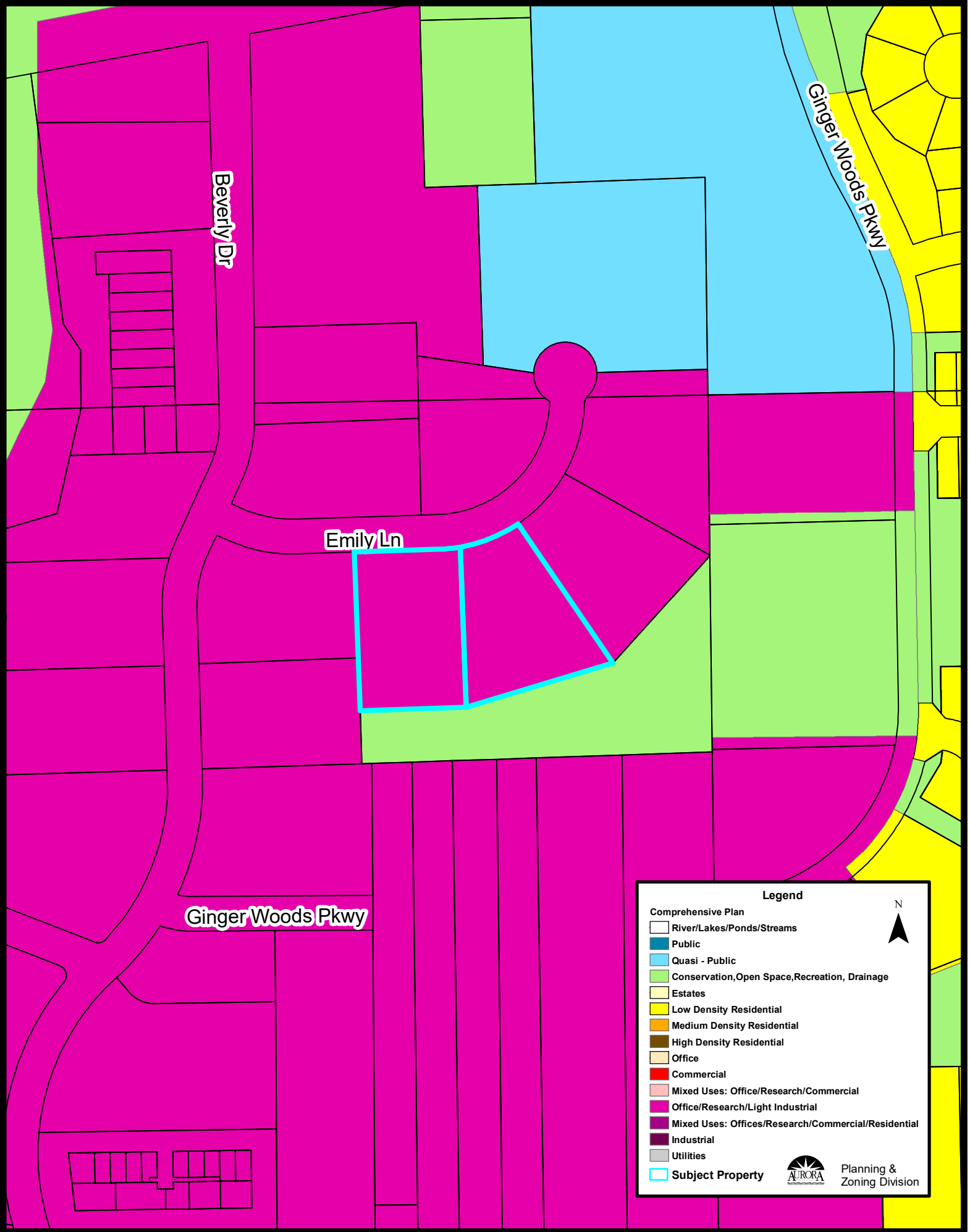
**Legend**

-  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

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