

Property Research Sheet

Location ID#: 53271

As of: 1/19/2016

Researched By: Alex Minnella

Address: West of Church Road, South of Bilter Road

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

Subdivision: Lot 1 of Dolan-Lies,

School District: SD 101 - Batavia School District

Parcel Number(s): 15-02-401-019

Park District: FVPD - Fox Valley Park District

Size: 8.63 Acres

Ward: 1

Current Zoning: PDD Planned Development District

ANPI Neighborhood: Big Woods Marmion

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 Section 8.10 and Section III.A-3.1 of the Farnsworth International Plan Development.

Setbacks and other bulk standards are typically as follows:

Front Yard Setback: Bilter Road - 30 feet Building setback & 25 feet parking set back; Butterfield Road 50' set back; Exterior (Internal Roads) 25'

Interior Side Yard Setback: 15 feet to 30 feet from non-residential based on building height; 100 feet from residential; 8 feet parking set back

Interior Drive Yard Setback: 40 feet from centerline.

Exterior Side Yard Setback: Bilter Road - 30 feet Building setback & 25 feet parking set back; Butterfield Road 50' set back; Exterior (Internal Roads) 25'

Exterior Side Yard Reverse Corner Setback: Bilter Road - 30 feet Building setback & 25 feet parking set back; Butterfield Road 50' set back; Exterior (Internal Roads) 25'

Exterior Rear Yard Setback: Bilter Road - 30 feet Building setback & 25 feet parking

set back; Butterfield Road 50' set back; Exterior (Internal Roads) 25'

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.

Minimum Lot Width and Area: 40,000 sq ft ; 75 feet in width

Maximum Lot Coverage:

Maximum Structure Height: 100' it may be increased to 150' by special use.

Floor Area Ratio: 0.70; an additional 0.2 maybe granted if 75% of parking is provided underground; 0.02 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 Section 8.10 and Section III.A-3.1 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, and Section 8.10 and Section III.A-3.1 of the Farnsworth International Plan Development Permitted Exceptions: As per attachment 4b

Special Uses:

Special Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.3, and Section 8.10 and Section III.A-3.1 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, and Section 8.10 and Section III.A-3.1 of the Farnsworth International Plan Development.

Legislative History

The known legislative history for this Property is as follows:

067-3839 approved on 6/6/1967:ANNEXING - AURORA NAT'L 458 N. IL GAS DON LIES VERN BLAKINGER & MARGARET KERSHNER FARNSWORTH AVE. N. OF TOLLWAY - PASSED 6-6-67

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

PDFNL00-020 approved on 4/27/2000:RESOLUTION APPROVING THE FINAL PLAT FOR DOLAN-LIES SUBDIVISION, BEING VACANT LAND ALONG CHURCH ROAD AT BILTER ROAD IN THE CITY OF AURORA, IL., 60563

Location Maps Attached:

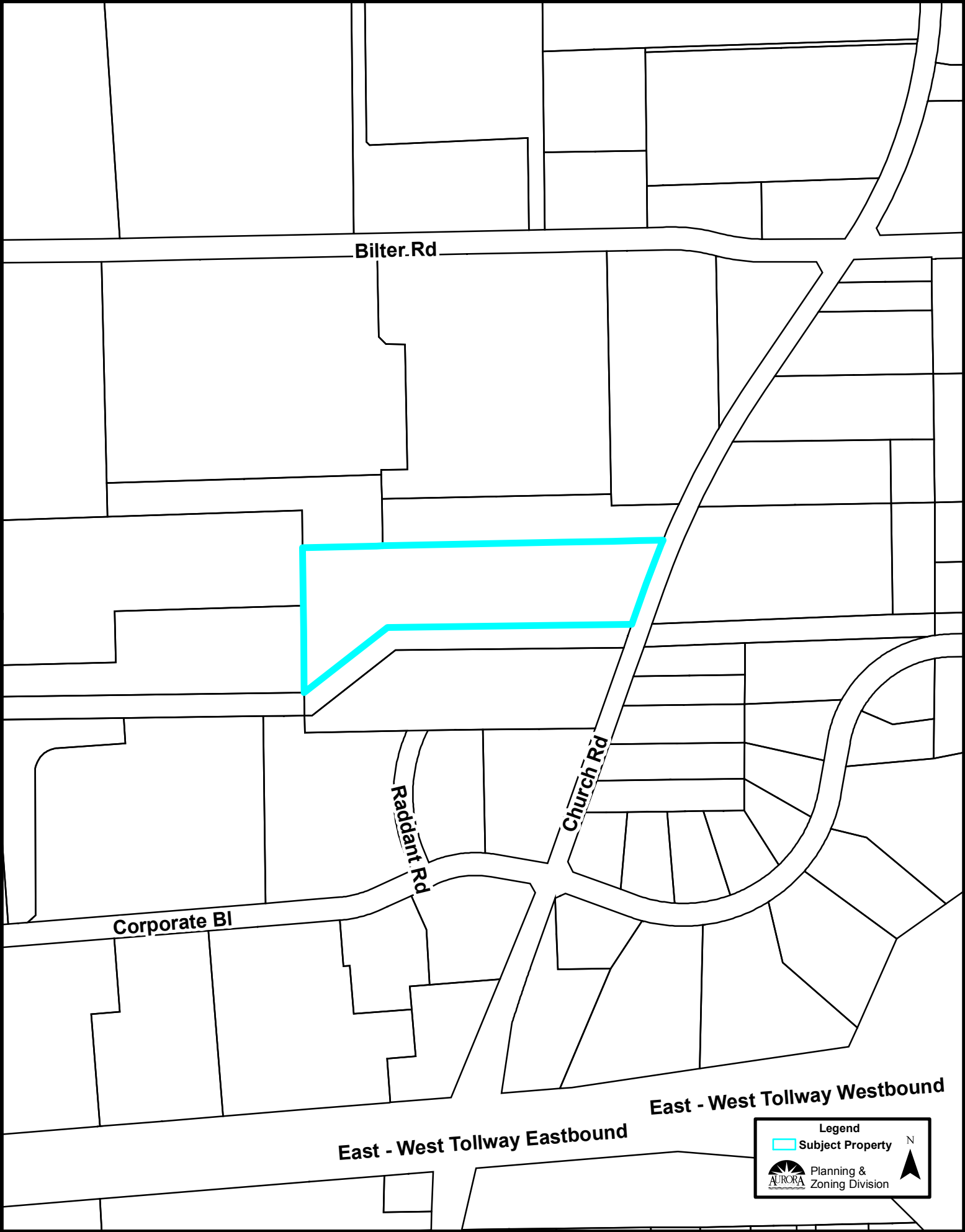
Aerial Overview

Location Map

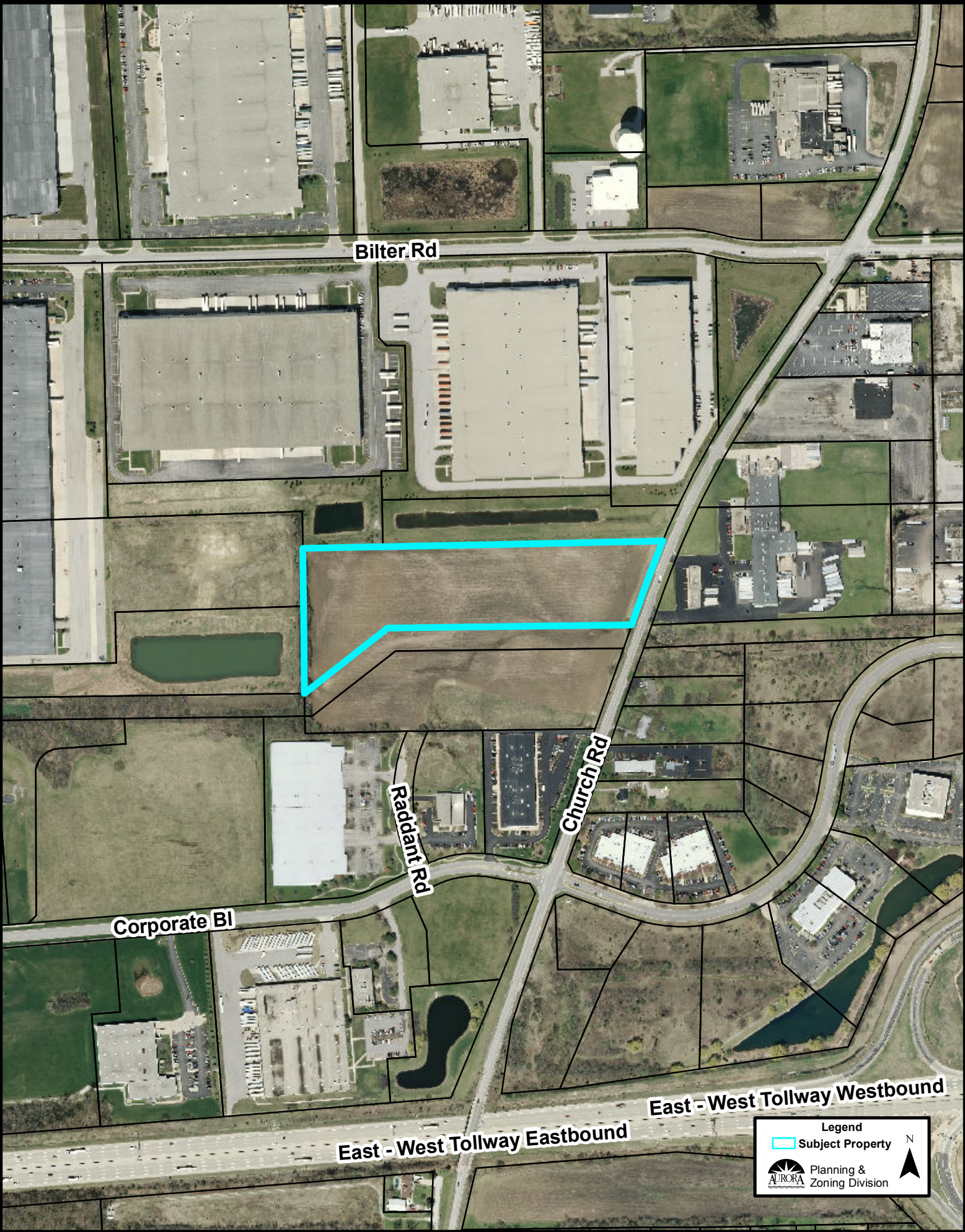
Zoning Map

Comprehensive Plan Map

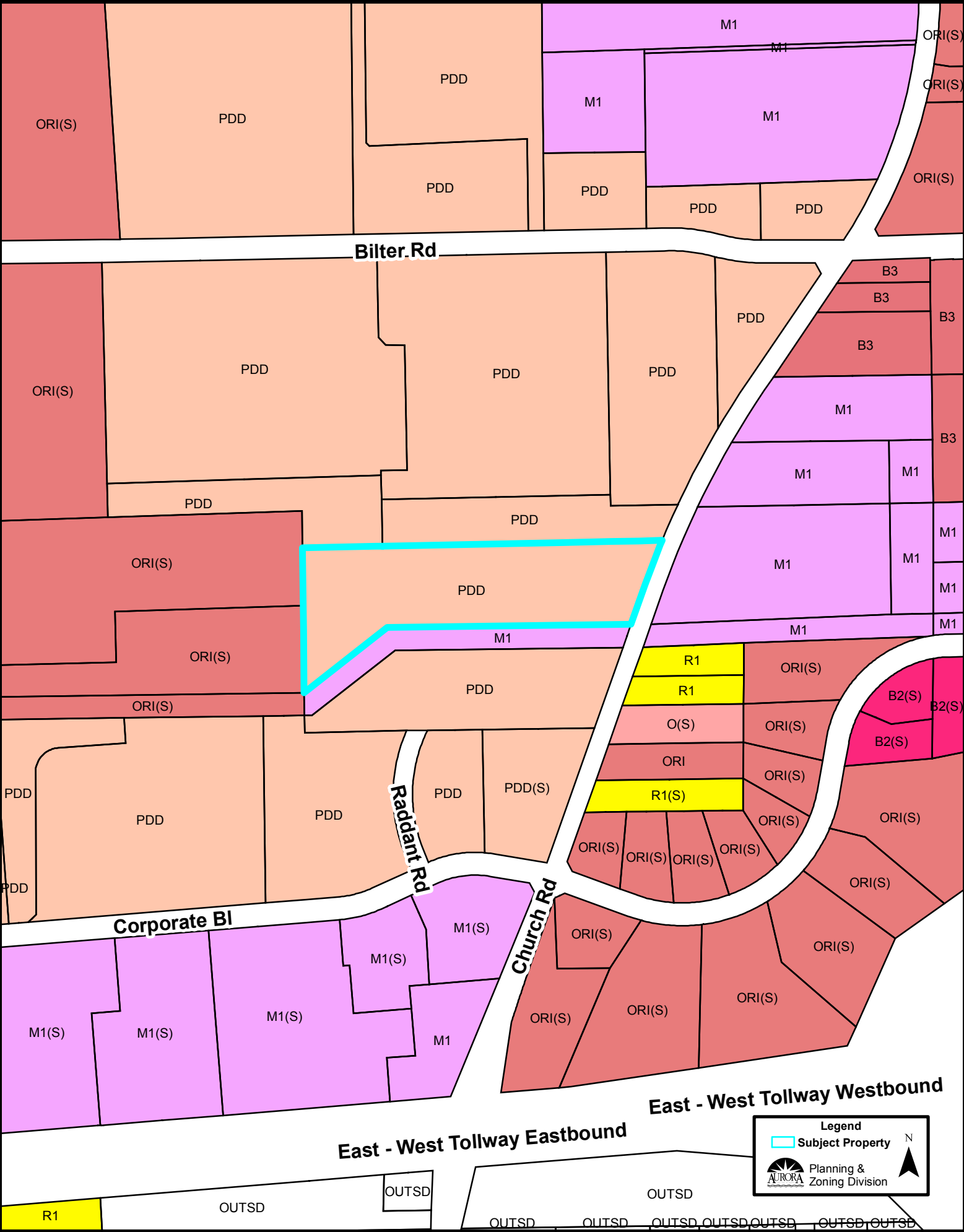
Location Map (1:5,000):



Aerial Photo (1:5,000):



Zoning Plan (1:5,000):



Comprehensive Plan (1:5,000):

