

Property Research Sheet

Location ID#(s): 52497

As of: 10/26/2017

Researched By: Jill Morgan

Address: 2731 Beverly Dr

Current Zoning: PDD Planned Development District

Parcel Number(s): 15-01-203-002

1929 Zoning: Not Applicable

Subdivision: Lot 5 of Fermi Corporate Park Phase Two

1957 Zoning: Not Applicable

Size: 1.39 Acres / 60,548 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

TIF District: N/A

Ward: 1

Historic District: None

Overall Development Name: Fermi Corporate Park Phase Two

Current Land Use

Current Land Use: Vacant Land/Open Space AZO Land Use Category: Business and professional, office (2400)

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 --.

Miscellaneous Notes on History

None

Legislative History

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.

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.

R2010-347 approved on 10/12/2010: A RESOLUTION APPROVING A CONCEPT PLAN REVISION MODIFYING THE LAND USE DESIGNATION FROM ORI, BEING PARCEL 1, COMMERCIAL OR ORI, BEING PARCEL 2 AND COMMERCIAL OR ORI, BEING PARCEL 2B OF THE FARNSWORTH INTERNATIONAL PDD TO COMMERCIAL, BEING PARCEL 2A OF THE FARNSWORTH INTERNATIONAL PDD ON 32.14 ACRES LOCATED ON THE EAST SIDE OF FARNSWORTH AVENUE, BETWEEN BUTTERFIELD AND BILTER ROAD.

Location Maps Attached:

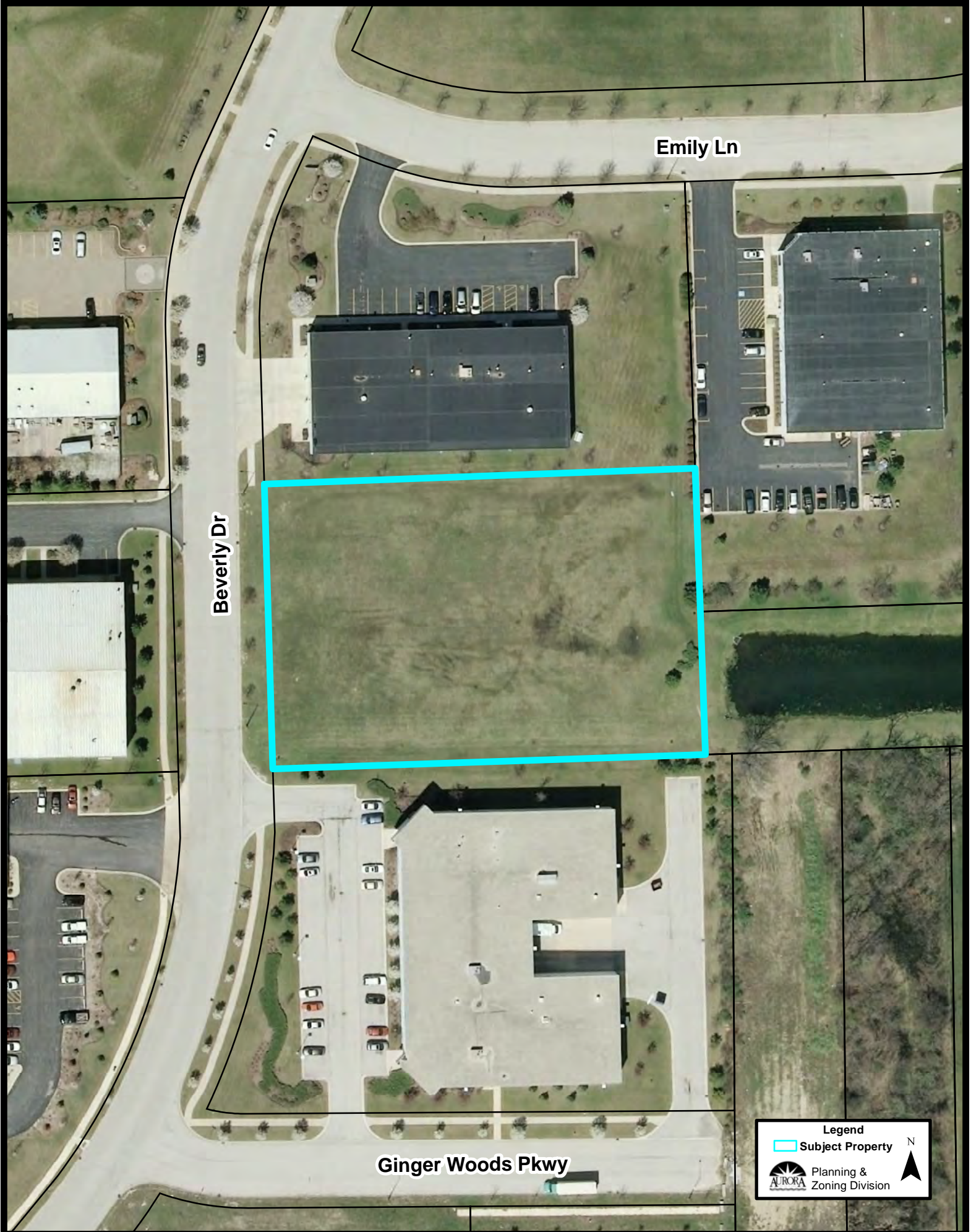
Aerial Overview

Location Map

Zoning Map

Comprehensive Plan Map

Aerial Photo (1:1,000):



Emily Ln



Beverly Dr

Ginger Woods Pkwy

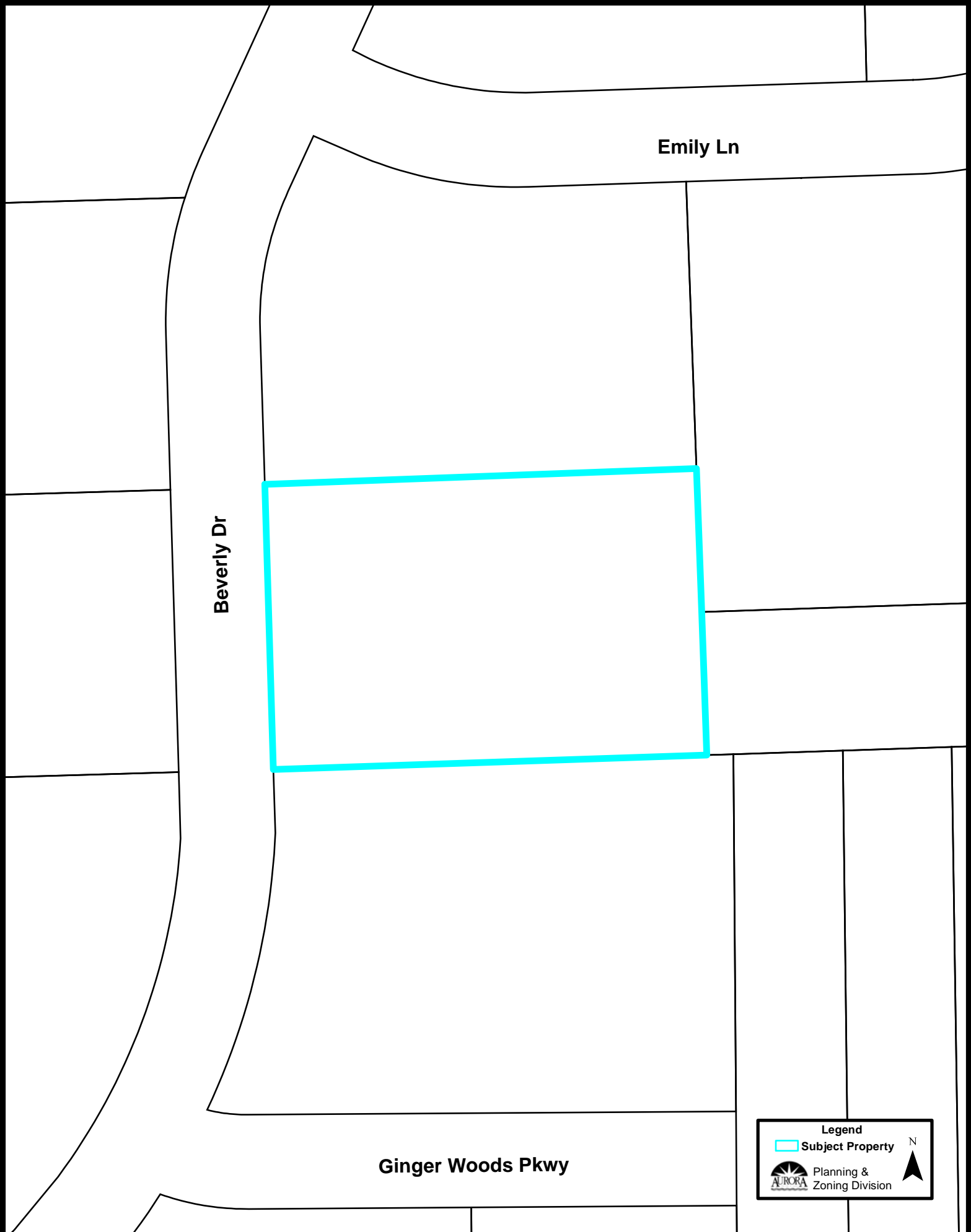
Legend

- Subject Property


Planning & Zoning Division





Location Map (1:1,000):



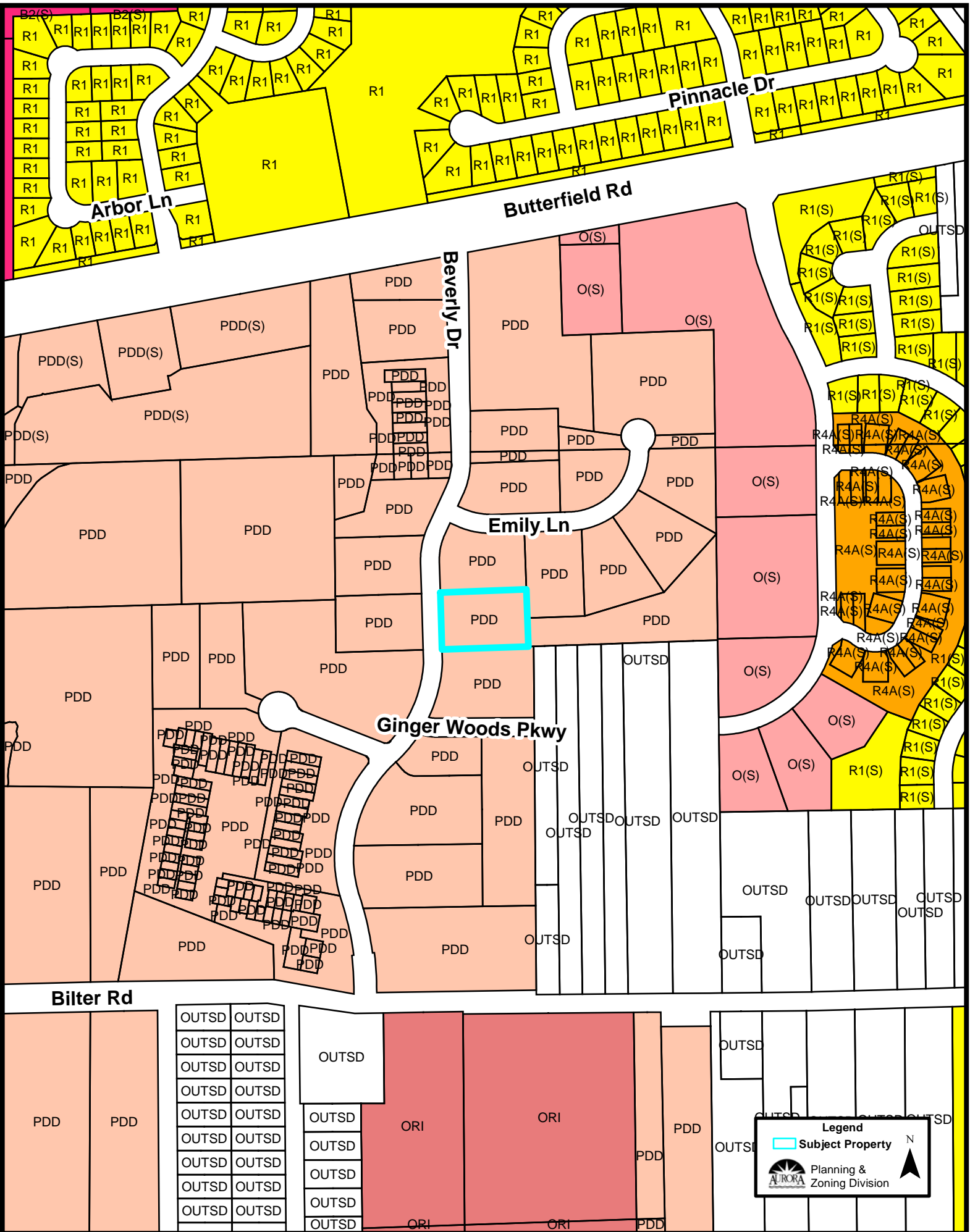
Legend

 Subject Property

 Planning & Zoning Division

 N

Zoning Map (1:5,000):



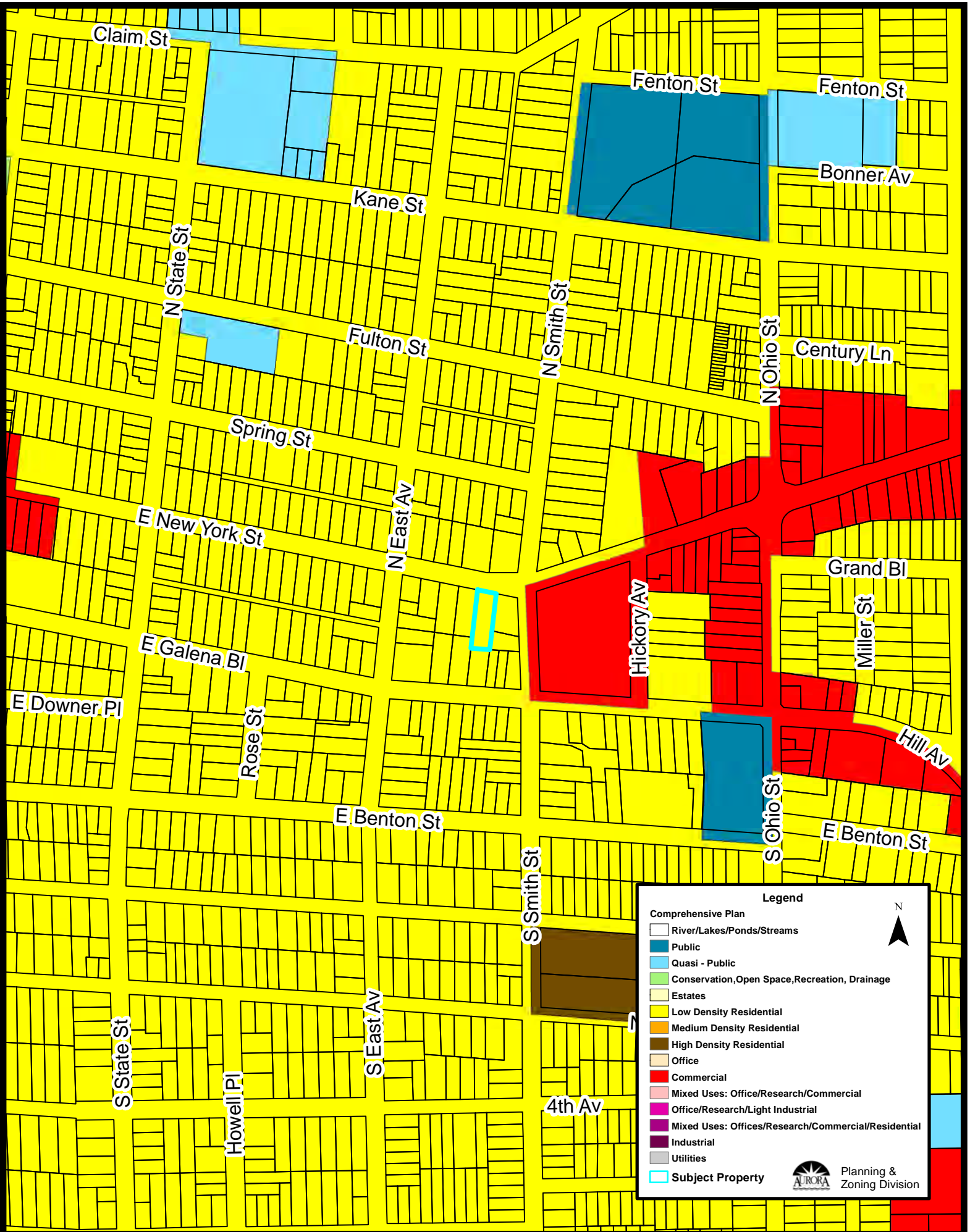
Legend

 Subject Property

 N

 Planning & Zoning Division

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
- Planning & Zoning Division

