

Property Research Sheet

Location ID#(s): 52500-52501

As of: 3/16/2018

Researched By: Steve Broadwell

Address: 2801 BEVERLY DR

Current Zoning: PDD Planned Development District

Parcel Number(s): 12-36-452-016

Comp Plan Designation: Office / Research / Light Industrial

Subdivision: of Fermi Corporate Park Phase Two

ANPI Neighborhood: Big Woods Marmion

Size: 9.18 Acres / 399,881 Sq. Ft.

School District: SD 101 - Batavia School District

Park District: BPD - Batavia Park District

Ward: 1

Overall Development Name: Farnsworth International

Current Land Use

Current Land Use: Office / Light Industry

AZO Land Use Category: Business and professional, office (2400) / Warehouse, Distribution and storage services (3300)

Number of Buildings: 2

Number of Stories: 2

Building Built In: 1995

Parking Spaces: 59

Total Building Area: 22,260 sq. ft.

Non-Residential Area: 22,260 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 & 25 feet parking set back; Butterfield Road 50' set back; Exterior (Internal Roads) 25'

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

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'

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

Setback Exceptions:

Interior Drive Yard Setback: 40 feet from centerline.

Other bulk standards are typically as follows:

Building Separations:

Minimum Lot Width and Area: 40,000 sq ft ;
75 feet in width
Maximum Lot Coverage: None
Maximum Structure Height: None

Floor Area Ratio: None
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: 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 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

The known legislative history for this Property is as follows:

01989-038 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.

01989-039 approved on 5/2/1989: AN ORDINANCE ANNEXING CERTAIN PROPERTY TO THE CITY OF AURORA PURSUANT TO AN APPROVED ANNEXATION AGREEMENT.

01989-040 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.

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

PDFNL1999-030 approved on 7/29/1999: A RESOLUTION APPROVING THE FINAL PLAN FOR A CHURCH SITE ON PROPERTY LOCATED AT THE SOUTHWEST CORNER OF BUTTERFIELD ROAD AND GINGER WOODS PARKWAY.

PDFNL1999-040 approved on 10/14/1999: A RESOLUTION APPROVING THE FINAL PLAT FOR UNIT 6 OF GINGER WOODS SUBDIVISION BEING VACANT LAND SOUTH OF BUTTERFIELD ROAD AT GINGER WOODS PARKWAY IN THE CITY OF AURORA, ILLINOIS, 60504.

PDFNL1999-040 approved on 10/14/1999: A RESOLUTION APPROVING THE FINAL PLAT FOR UNIT 6 OF GINGER WOODS SUBDIVISION BEING VACANT LAND SOUTH OF BUTTERFIELD ROAD AT GINGER WOODS PARKWAY IN THE CITY OF AURORA, ILLINOIS, 60504.

PDFNL2000-031 approved on 6/15/2000: A RESOLUTION APPROVING THE FINAL PLAT FOR UNIT FIVE OF GINGER WOODS SUBDIVISION, BEING VACANT LAND AT THE SOUTHWEST CORNER OF BUTTERFIELD ROAD AND GINGER WOODS PARKWAY IN THE CITY OF AURORA, ILLINOIS, 60504.

PDFNL2009-002 approved on 1/15/2009: RESOLUTION APPROVING A FINAL PLAT AND A REVISION TO THE FINAL PLAN ON PHASE II LOT 13 AND 16 OF THE FERMI CORPORATE PARK SUBDIVISION FOR A NEW EQUIPMENT FACILITY ON 5.13 ACRES ON THE PROPERTY LOCATED AT 2801 BEVERLY DRIVE

O2010-024 approved on 6/8/2010: AN ORDINANCE VACATING A TEN FOOT (10') CITY EASEMENT LOCATED AT 2801 BEVERLY DRIVE IN THE CITY OF AURORA, ILLINOIS

PDFNL2012-011 approved on 6/14/2012: RESOLUTION APPROVING A REVISION TO THE FINAL PLAN FOR A MONUMENT SIGN ON THE PROPERTY LOCATED AT 2801 BEVERLY DRIVE, AURORA, IL

R2012-279 approved on 10/23/2012: RESOLUTION ACCEPTING THE DEDICATION OF PUBLIC RIGHT-OF-WAY FOR BEVERLY DRIVE, LOCATED DIRECTLY SOUTH OF BUTTERFIELD ROAD, AURORA, ILLINOIS

Location Maps Attached:

Aerial Overview

Location Map

Zoning Map

Comprehensive Plan Map

Location Map (1:1,000):

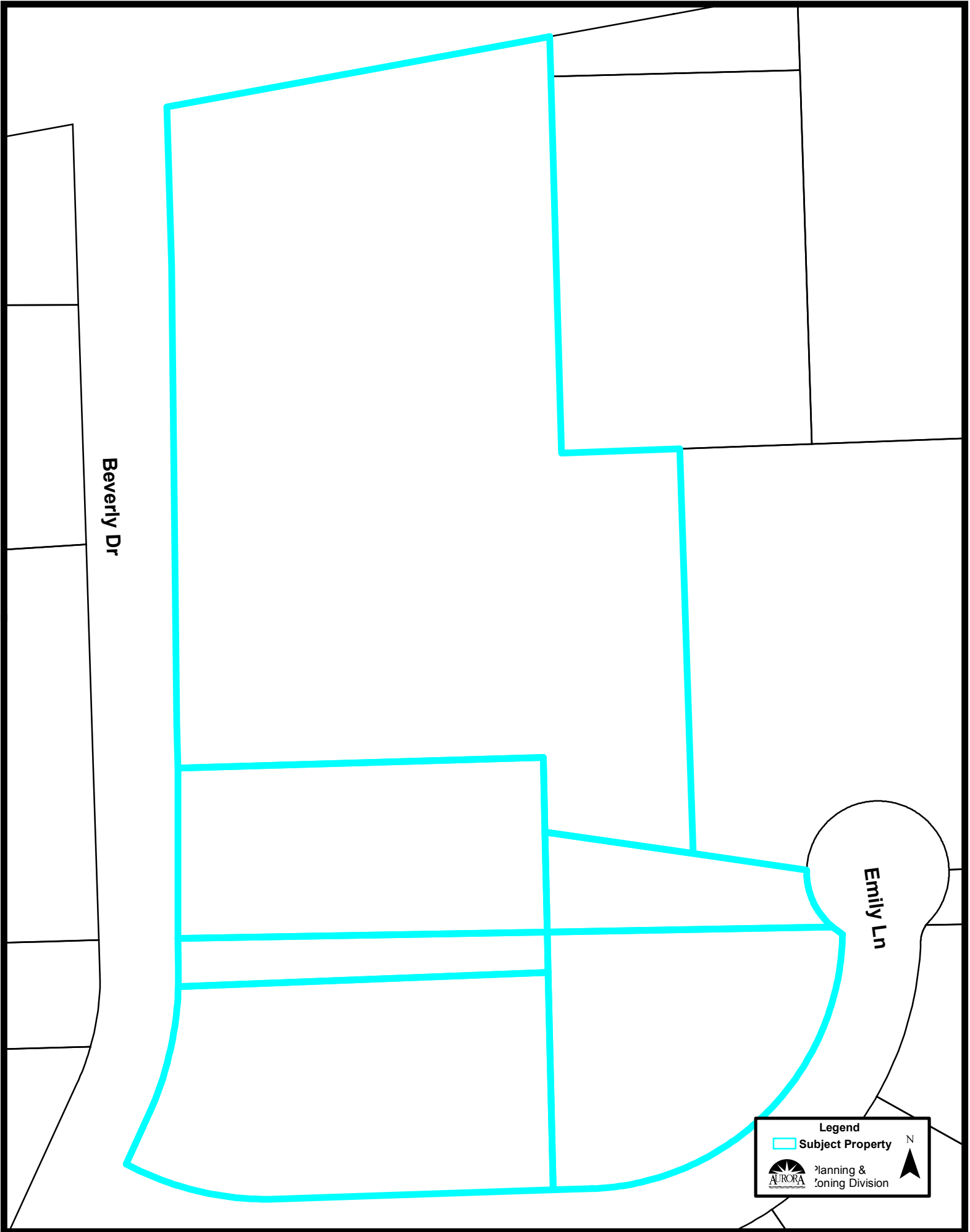
Beverly Dr

Emily Ln

Legend
Subject Property
Planning & Zoning Division




Location Map (1:5,000):




Beverly Dr

Emily Ln

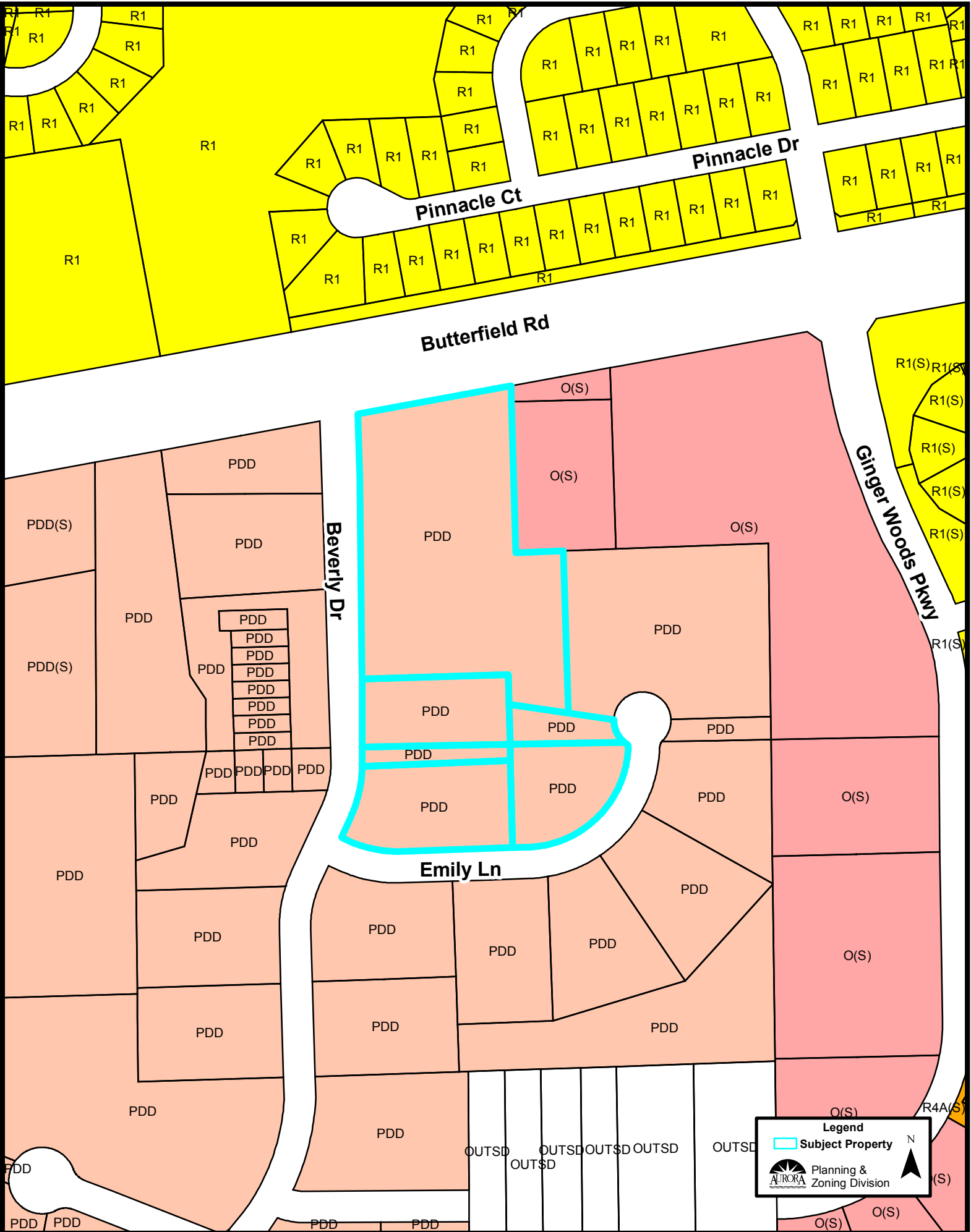
Legend
Subject Property



Planning & Zoning Division



Zoning Map (1:5,000):



Comprehensive Plan (1:5,000):

