

# Property Research Sheet

**Location ID#(s): 53273**

As of: 2/22/2016

Researched By: Alex Minnella

Address: 0 Vacant

Comp Plan Designation: Office / Research / Light Industrial

Subdivision: of ,

School District: SD 101 - Batavia School District

Parcel Number(s): 15-02-401-018

Park District: FVPD - Fox Valley Park District

Size: 5.97 Acres

Ward: 2

Current Zoning: ORI Office, Research, and Light Industrial

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 8.10.

Setbacks and other bulk standards are typically as follows:

**Front Yard Setback:** 30 feet to 70 feet when across from non-residential based on building height; 100 feet to 150 feet when across from residential based on building height; buildings 75 feet from Tollway; pavement 50 feet from Tollway; min of 50 feet from limited access highway.

20' if off a local public road; 10' if off a local private road.

**Interior 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.

**Interior Drive Yard Setback:** 40 feet from centerline.

**Exterior Side Yard Setback:** 30 feet to 70 feet when across from non-residential based on building height; 100 feet to 150 feet when across from residential based on building height; buildings 75 feet from Tollway; pavement 50 feet from Tollway; min of 50 feet from limited access highway.

Parking setback 20' if off a local public road; 10' if off a local private road.

**Exterior Side Yard Reverse Corner Setback:**

**Exterior Rear Yard Setback:** 30 feet to 70 feet when across from non-residential based on building height; 100 feet to 150 feet when across from residential based on building height; buildings 75 feet from Tollway; pavement 50 feet from Tollway; min of 50 feet from limited access highway.

20' if off a local public road; 10' if off a local private road.

**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.

**Setback Exceptions:** Yard variations in the ORI shall comply with Site Plan Review.

**Building Separations:**

**Minimum Lot Width and Area:** 150 feet and 2.0 acres

**Maximum Lot Coverage:** None.

**Maximum Structure Height:** 100 feet. (150 feet if special permit is issued).

**Floor Area Ratio:** .70 with allowances in Section 8.10-5.2

**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 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.

**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

**089-061 approved on 6/27/1989:**DESIGNATING THE DESCRIBED AREA OF SAID CITY A REDEVELOPMENT PROJECT AREA, PURSUANT TO THE TAX INCREMENT ALLOCATION REDEVELOPMENT PROJECT ACT (FARNSWORTH INTERNATIONAL TIF)

**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

**R03-521 approved on 10/28/2003:**RECOGNIZING THE EFFORT OF BARDWELL AREA NEIGHBORHOOD RESIDENTS AND THE AURORA NEIGHBORHOOD PLANNING INITIATIVE AS A COMPREHENSIVE

EXAMINATION OF THE NEIGHBORHOOD'S STRENGTHS, WEAKNESSES, OPPORTUNITIES AND THREATS, RESULTING IN A CLEAR NEIGHBORHOOD VISION WITH A SPECIFIC SET OF CONCEPTUALIZED ACTION ITEMS, WITH CONDITIONS FOR CONSIDERATION BY NEIGHBORHOOD TASK FORCES, THAT ARE DESIGNED TO REACH ESSENTIAL REVITALIZATION GOALS

**O11-074 approved on 12/20/2011:**AN ORDINANCE APPROVING A REVISED PLAN DESCRIPTION TO AMEND A CERTAIN SECTION OF THE FARNSWORTH INTERNATIONAL PLAN DESCRIPTION FOR THE PROPERTY LOCATED AT 998 CORPORATE BOULEVARD, AURORA, ILLINOIS

**PDFNL13-009 approved on 6/27/2013:**RESOLUTION APPROVING THE FINAL PLAN ON 5.97 ACRES OF VACANT LAND FOR A RECREATIONAL FIELD USE LOCATED ALONG CHURCH ROAD AND NORTH OF CORPORATE BOULEVARD, AURORA, ILLINOIS

**Location Maps Attached:**

---

Aerial Overview

Location Map

Zoning Map

Comprehensive Plan Map

Aerial Photo (1:5,000):



Bilte<sup>r</sup> Rd

Corporate Bl

Raddant Rd

Church Rd



East - West Tollway Eastbound

East - West Tollway Westbound

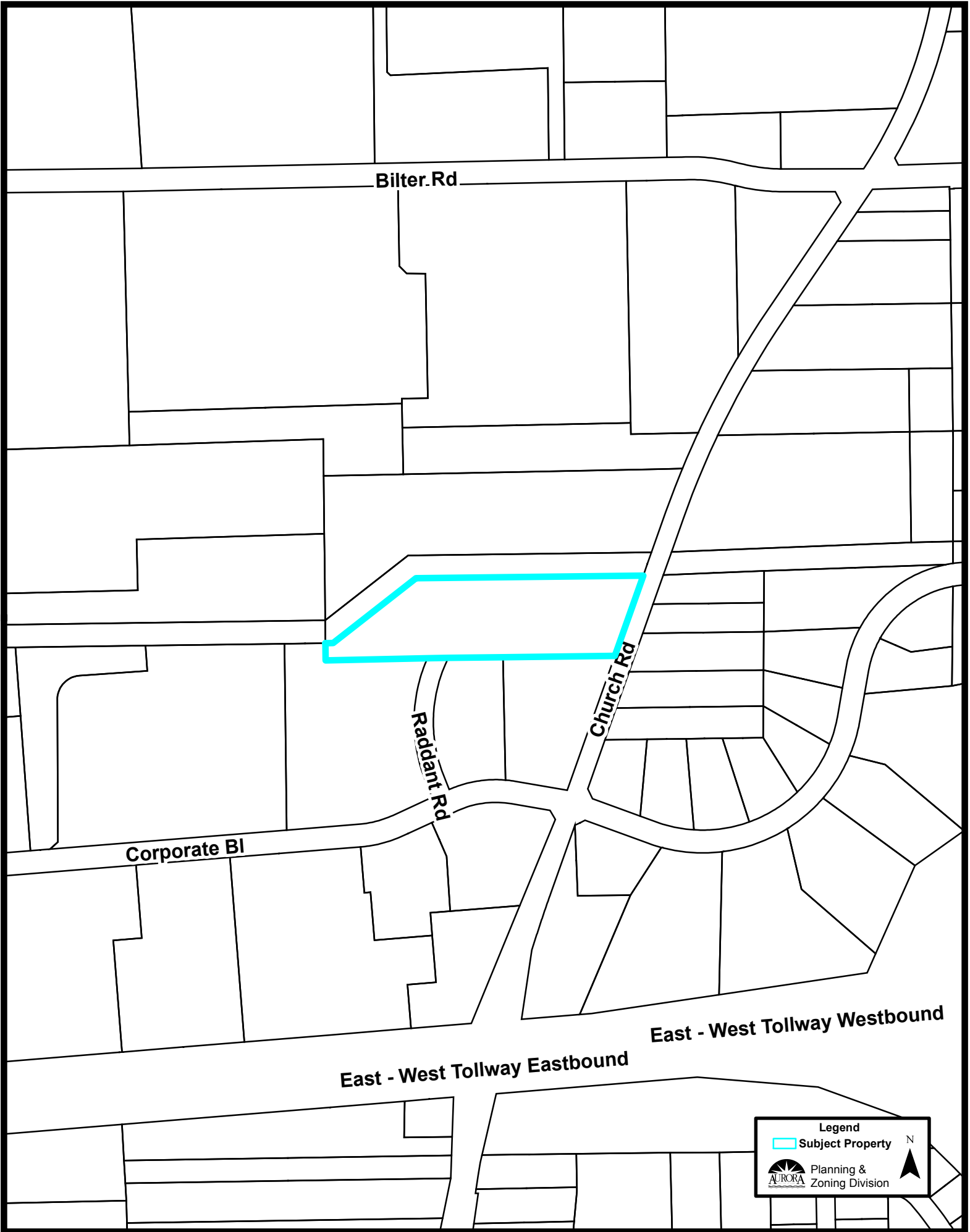
Legend

- Subject Property

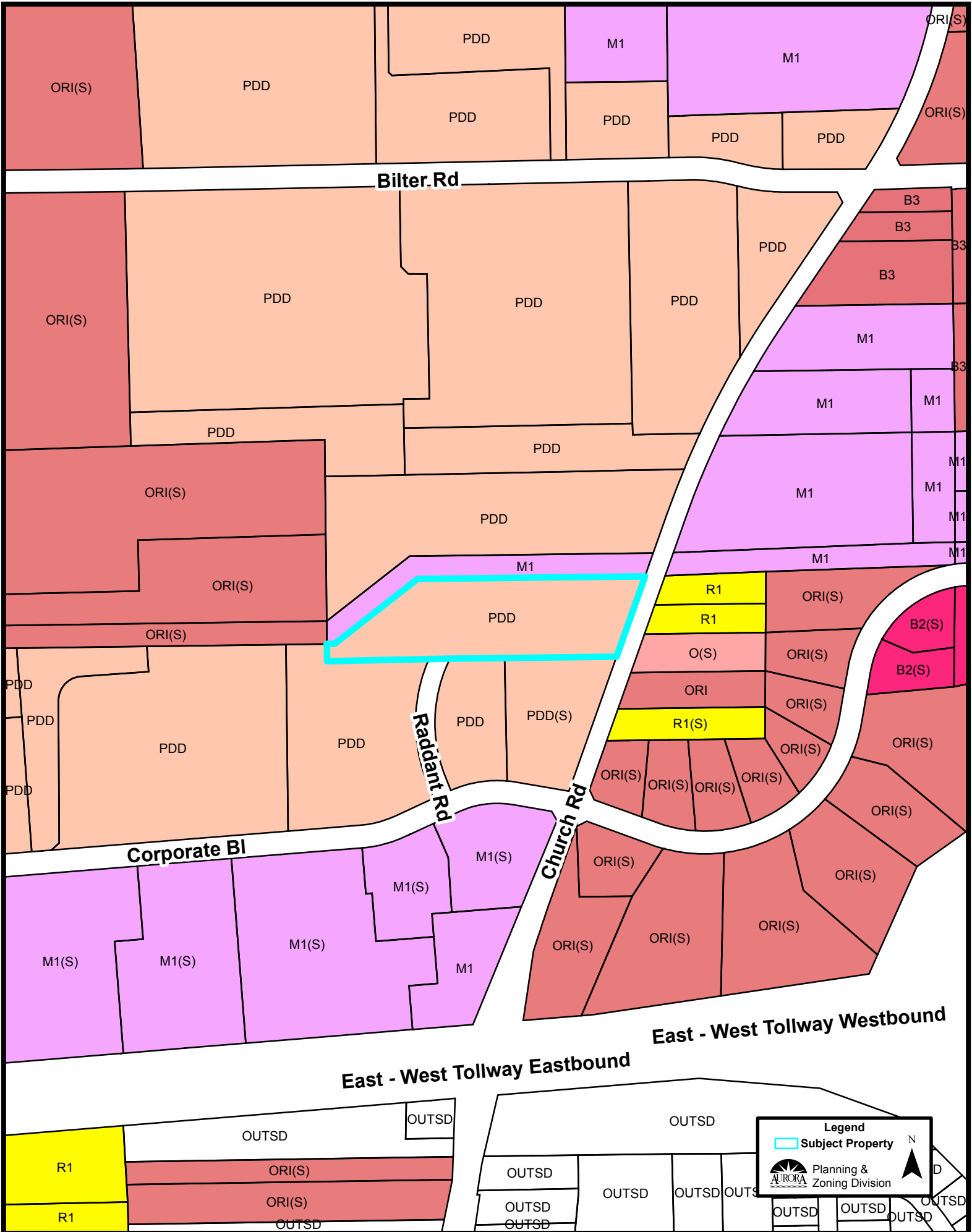
Planning & Zoning Division



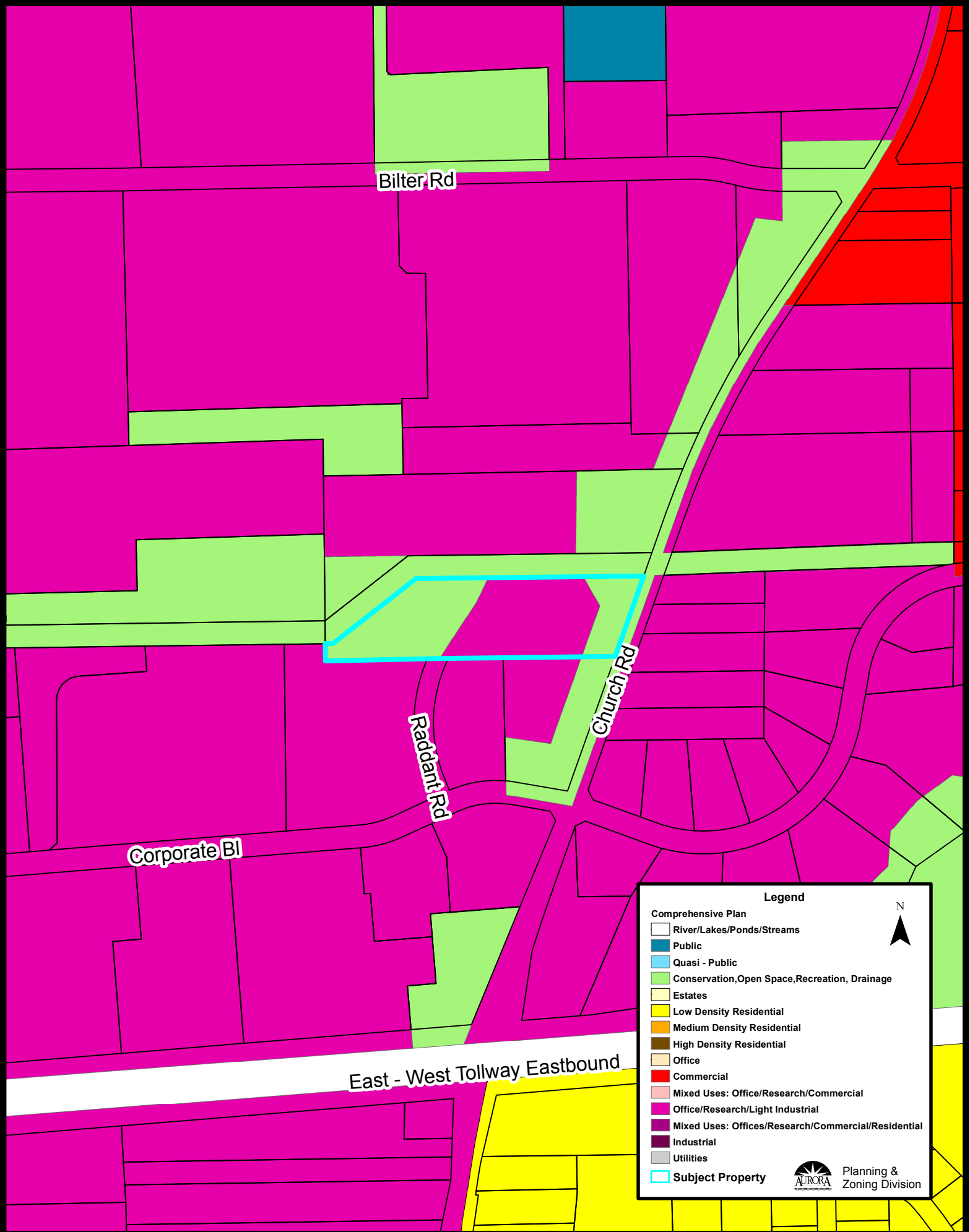
**Location Map (1:5,000):**



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



Comprehensive Plan (1:5,000):



Bilter Rd

Raddant Rd

Church Rd

Corporate Bl

East - West Tollway Eastbound

**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  
▲

Planning & Zoning Division