

Property Research Sheet

Location ID#(s): 58433

As of: 3/15/2016

Researched By: Alex Minnella

Address: 0 Vacant

Comp Plan Designation: Office / Research / Light Industrial

Subdivision: of Butterfield East, Unit Three/ Phase II

School District: SD 200 - Community Unit School District

Parcel Number(s): 04-33-405-001

Park District: WPD - Warrenville Park District

Size: 2.82 Acres

Ward: 10

Current Zoning: PDD

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: 25 feet

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: 25 feet

Exterior Side Yard Reverse Corner Setback:

Exterior Rear Yard Setback: 25 feet

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: Parking spaces - 10 feet

Building Separations: 30 feet - Principal to Principal; 15 feet - Principal to accessory

Minimum Lot Width and Area: 150 feet and 2.0 acres

Maximum Lot Coverage: None.

Maximum Structure Height: 100 feet

Floor Area Ratio: 0.7

Minimum Primary Structure Size: None.

Minimum Dwelling Unit Size: None

Maximum Density:

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: Retail Upon application to an issuance by the division of inspection and permits for a permit thereof, and incidental or secondary only to a principal building containing forty thousand (40,000) or more square feet of gross floor area, one (1) or more uses hereinafter set forth may be operated as accessory uses if each such use meets the following conditions: (1) is provided for the convenience of the owner and/or tenants, (2) does not have exterior signs of any type, (3) does not have separate outside entrance facing any street and (4) is not evident from any street: i. Book and stationery store, ii. Barbershop, or beauty parlor, iii. Candy and ice cream shops, retail only, iv. Drugstores, v. Camera and photographic supply shops for retail, vi. Gift shop. Notions store. Tobacco store. Newsstand, vii. Office supply store, viii. Optician, optometrist, ix. Postal substations. Telegraph office, x. Travel bureau and transportation ticket office, xi. Blueprinting and photo static establishments, xii. Photographic development and processing drop-off service only, no physical processing on premises, xiii. Parcel delivery station of not more than two hundred fifty (250) square feet, xiv. Typewriter, computer, adding machine and office machine sales and drop-off repair service, xv. Valet shop--cleaning pick-up and drop-off only--no plant on premises.

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:

O76-4500 approved on 1/14/1976: 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

O76-4509 approved on 2/9/1976: AN ORDINANCE ANNEXING TERRITORY TO THE CITY OF AURORA, ILLINOIS

O76-4510 approved on 2/3/1976: AN ORDINANCE ESTABLISHING A PLANNED DEVELOPMENT DISTRICT AND APPROVING A PLAN DESCRIPTION

O76-4516 approved on 2/3/1976: AN ORDINANCE AMENDING ORDINANCE NUMBER 4509 (O76-4509) ANNEXING TERRITORY TO THE CITY OF AURORA, ILLINOIS

R88-322 approved on 2/4/1988: RESOLUTION APPROVING A REVISED LAND USE PLAN FOR BUTTERFIELD PLANNED DEVELOPMENT DISTRICT

R00-326 approved on 7/25/2000: A RESOLUTION APPROVING A PRELIMINARY PLAN AND PLAT FOR PROPERTY LOCATED NORTH OF FERRY ROAD, WEST OF ROUTE 59 IN DUPAGE COUNTY ILLINOIS.

PDFNL01-024 approved on 5/24/2001: RESOLUTION APPROVING THE FINAL PLAT AND PLAN FOR PHASE II/UNIT 3-A OF BUTTERFIELD SUBDIVISION BEING VACANT LAND LOCATED NORTH OF FERRY ROAD, EAST OF THE EJ & E RAILROAD IN THE CITY OF AURORA, IL., 60504

R02-367 approved on 8/27/2002: RESOLUTION APPROVING A REVISION OF THE FINAL PLAT AND PLAN FOR UNIT 3 OF THE BUTTERFIELD SUBDIVISION BY CREATING UNIT 3A BEING VACANT LAND LOCATED NEAR THE NORTHEAST CORNER OF THE E.J.&E. RAILROAD AND FERRY ROAD IN THE CITY OF AURORA, IL.

R07-181 approved on 4/10/2007:A RESOLUTION APPROVING A PRELIMINARY PLAN AND PLAT REVISION ON 248.019 ACRES FOR 8 DISTRIBUTION FACILITIES AS BUTTERFIELD EAST LOCATED NORTH OF FERRY ROAD, WEST OF STATE ROUTE 59, AND SOUTH OF BUTTERFIELD ROAD IN AURORA, IL 60502

PDFNL07-049 approved on 11/29/2007: RESOLUTION APPROVING A WAIVER OF FINAL PLAN REQUIREMENTS FOR AN OVERALL DEVELOPMENT MONUMENT SIGN ON LOT 106, MONUMENT SIGN AND DIRECTIONAL SIGN FOR LOT 1 OF THE BUTTERFIELD EAST SUBDIVISION, LOCATED ALONG FERRY ROAD AND DUKE PARKWAY, AURORA, ILLINOIS

R15-119 approved on 5/12/2015: A RESOLUTION APPROVING A REVISION TO THE PRELIMINARY PLAN AND PLAT AND GRANTING ASSOCIATED VARIANCES FOR PROPERTY LOCATED ON NORTH SIDE OF FERRY ROAD, WEST OF ROUTE 59, AND SOUTH OF BUTTERFIELD ROAD.

R16-053 approved on 3/8/2016: A RESOLUTION AUTHORIZING AN INTERGOVERNMENTAL AGREEMENT BETWEEN THE CITY OF AURORA AND THE CITY OF WARRENVILLE REGARDING THE DISCONNECTION AND ANNEXATION OF CERTAIN TERRITORY

Location Maps Attached:

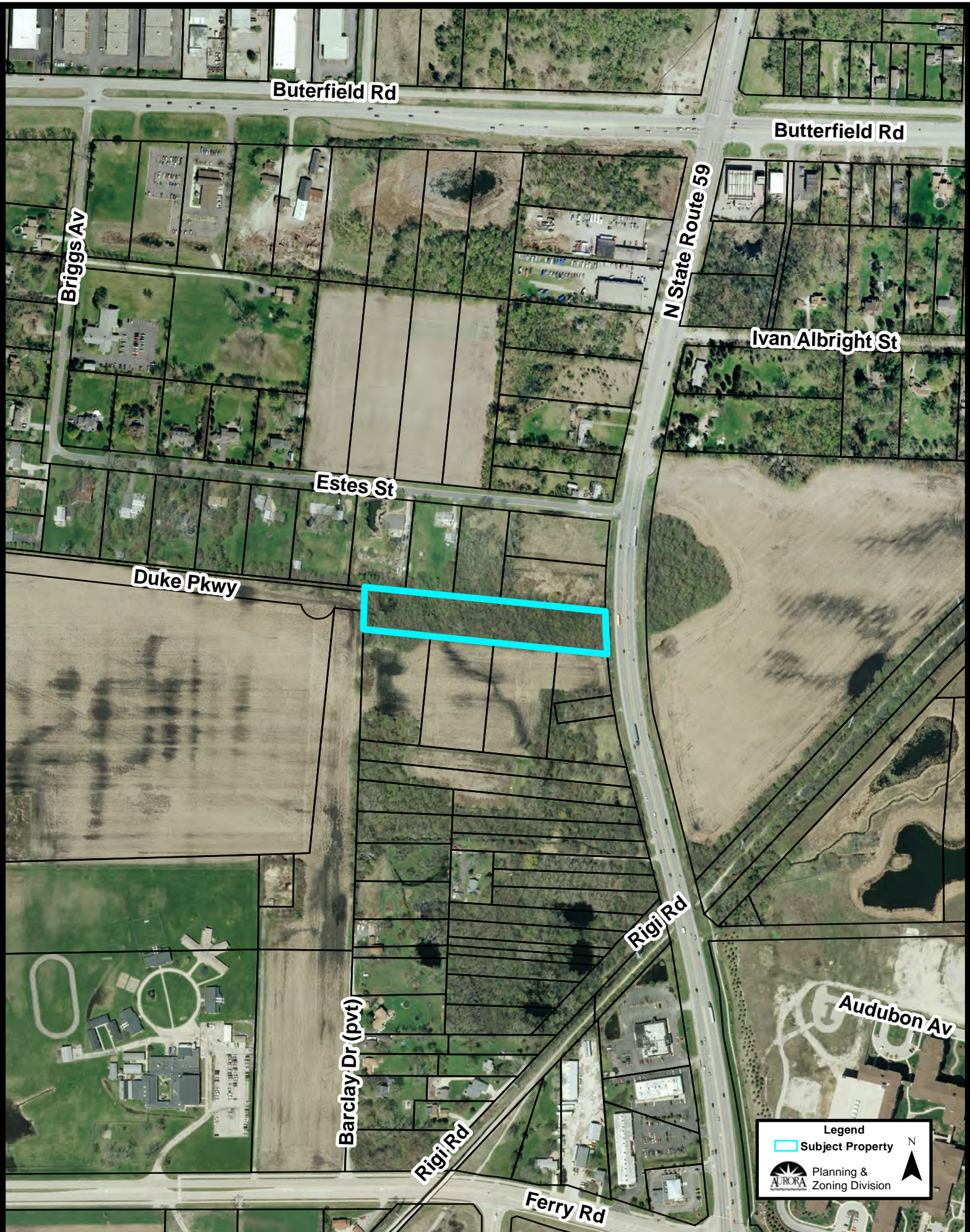
Aerial Overview

Location Map

Zoning Map

Comprehensive Plan Map

Aerial Photo (1:5,000):



Buterfield Rd

Butterfield Rd

Briggs Av

N State Route 59

Ivan Albright St

Estes St

Duke Pkwy

Barclay Dr (pvt)

Rigi Rd

Rigi Rd

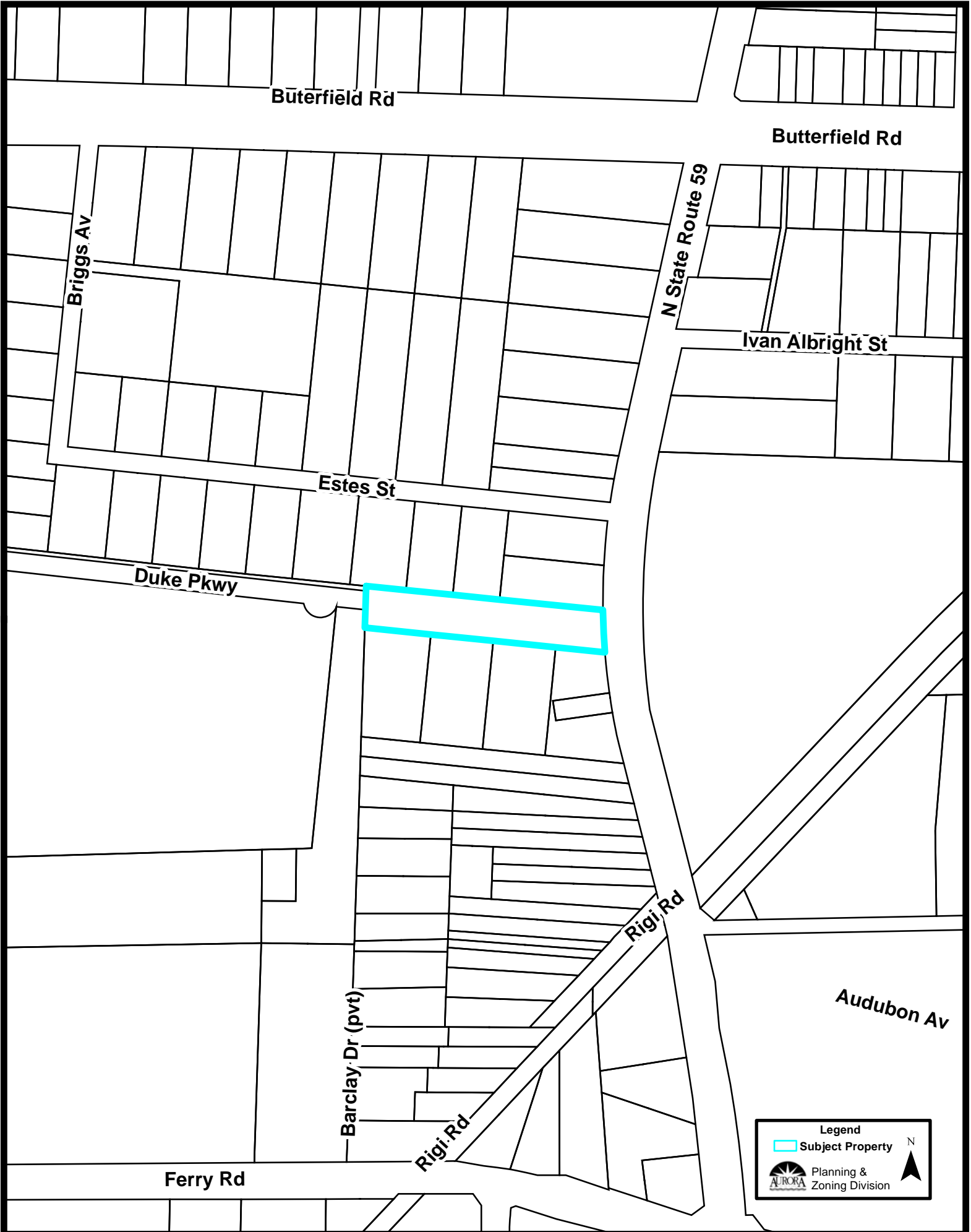
Ferry Rd

Audubon Av

Legend
Subject Property
Planning & Zoning Division
AURORA



Location Map (1:5,000):



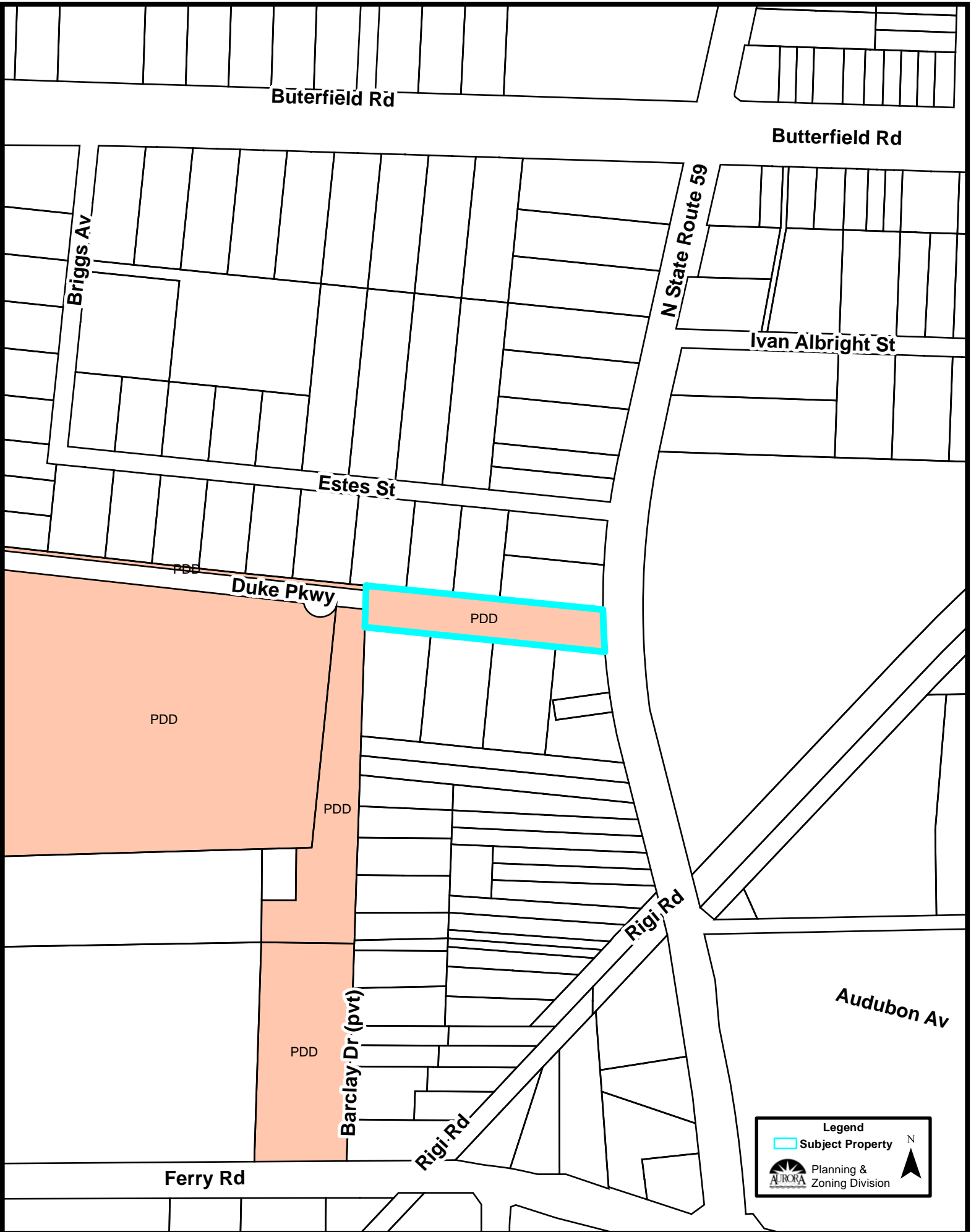
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-  Subject Property

 Planning & Zoning Division

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Zoning Plan (1:5,000):



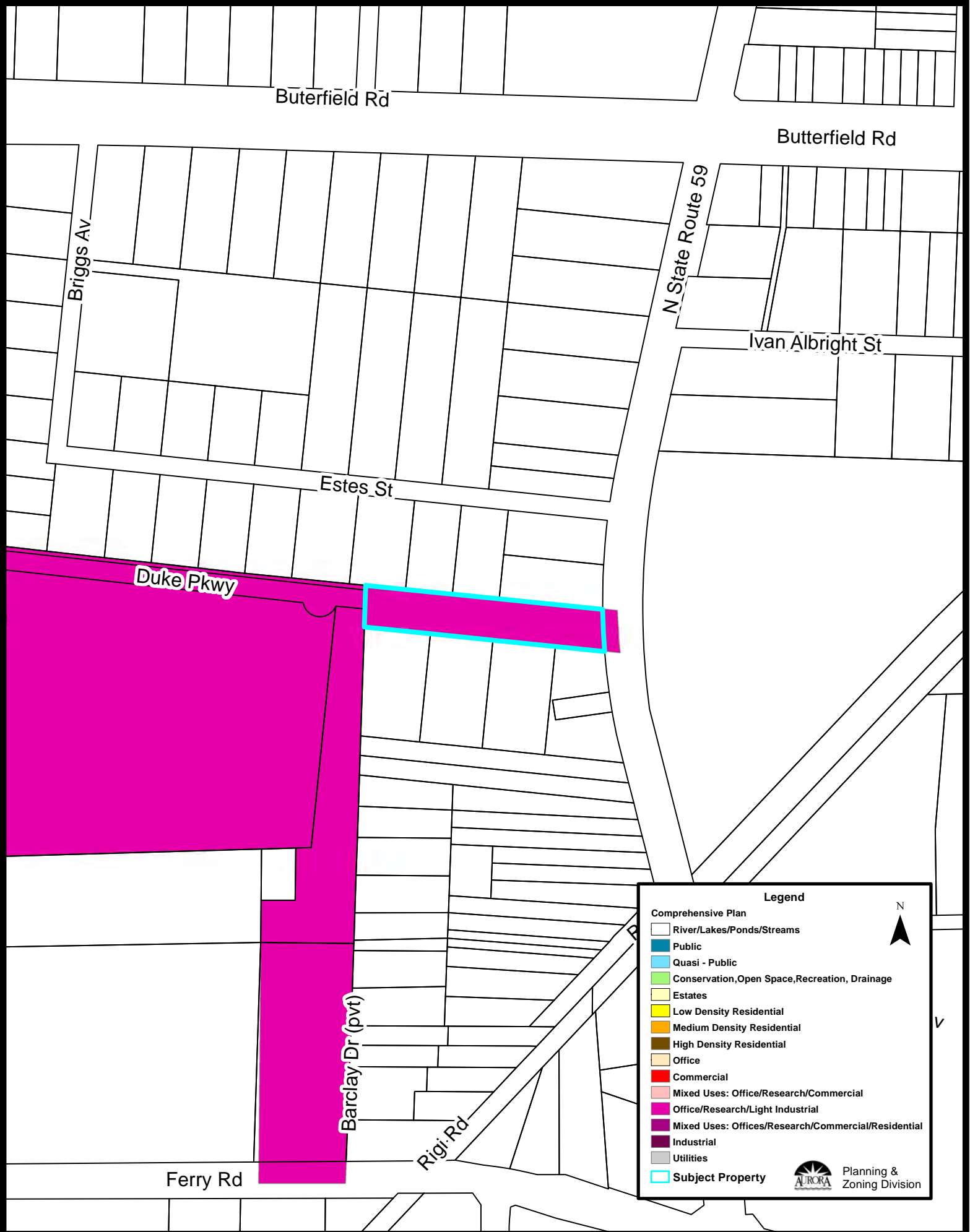
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Comprehensive Plan (1:5,000):



Butterfield Rd

Buterfield Rd

Briggs Av

N State Route 59

Ivan Albright St

Estes St

Duke Pkwy

Barclay Dr (pvt)

Rigi Rd

Ferry Rd

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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