

Property Research Sheet

Location ID#(s): 11715

As of: 2/7/2020

Researched By: Jacob Sodaro

Address: 1245 Corporate Boulevard

Current Zoning: ORI(S) Office, Research, and Light Industrial District with a Special Use

Parcel Number(s): 15-02-428-004

1929 Zoning: Not Applicable

Subdivision: Lot 4 of Farnsworth Center of Business

1957 Zoning: Not Applicable

Size: 5.889 Acres / 256,525 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: TIF #7

Ward: 1

Overall Development Name: Farnsworth Center for Business

Current Land Use

Current Land Use: Office

AZO Land Use Category: General sales, services or office (2000)

Number of Buildings: 1

Number of Stories: 5

Building Built In: 1984

Parking Spaces: 288

Total Building Area: 81,795 sq. ft.

Non-Residential Area: 256,525 sq. ft.

Zoning Provisions

Setbacks and Other Bulk Standards:

Requirements are pursuant to the Aurora Zoning Ordinance Section(s) 5 and 8.10.

Setbacks 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.

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.

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:

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: 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.

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

Interior Drive Yard Setback: 40 feet from centerline.

Other bulk standards are typically as follows:

Building Separations:

Minimum Lot Width and Area: 150 feet and 1.0 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.

Miscellaneous Notes on History

None

Legislative History

The known legislative history for this Property is as follows:

O1966-3725 approved on 1/24/1966: AN ORDINANCE ANNEXING CERTAIN TERRITORY TO THE CITY OF AURORA, COUNTY OF KANE, STATE OF ILLIOIS

O1966-3732 approved on 3/28/1966: AN ORDINANCE AMENDING ORDINANCE NO. 3100 BEING THE AURORA ZONING ORDINANCE AND THE ZONING MAP CONTAINED THEREIN

O1976-4540 approved on 7/27/1976: AN ORDINANCE AMENDING ORDINANCE NUMBER 3100, BENING THE AURORA ZONING ORDINANCE AND THE ZONING MAP ATTACHED THERETO.

R1980-098 approved on 4/14/1980: RESOLUTION APPROVING A PRELIMINARY PLAT FOR THE FARNSWORTH CENTER FOR BUSINESS AT NORTHWEST CORNER OF N. FARNSWORTH AND I-88 (EAST-WEST TOLLROAD)

R1980-363 approved on 9/16/1980: RESOLUTION APPROVING FINAL PLAT FOR THE FARNSWORTH CENTER FOR BUSINESS

O2001-105 approved on 9/25/2001: AN ORDINANCE AMENDING ORDINANCE NUMBER 3100, BEING THE AURORA ZONING ORDINANCE AND THE ZONING MAP ATTACHED THERETO, BY REZONING PROPERTY FROM M-1 AND R-1 TO ORI(S) AND B-2(S) SPECIAL USE PLANNED DEVELOPMENT, AND APPROVING A PLAN DESCRIPTION FOR 37.3 ACRES

R2011-331 approved on 11/22/2011: A RESOLUTION AUTHORIZING THE EXECUTION OF AN INTERGOVERNMENTAL AGREEMENT BETWEEN THE CITY OF AURORA AND BATAVIA SCHOOL DISTRICT 101 CONCERNING THE FARNSWORTH TIF NUMBER 2, THE WEST FARNSWORTH TIF NUMBER 7 AND EAST FARNSWORTH TIF 8.

Location Maps Attached:

Aerial Overview

Location Map

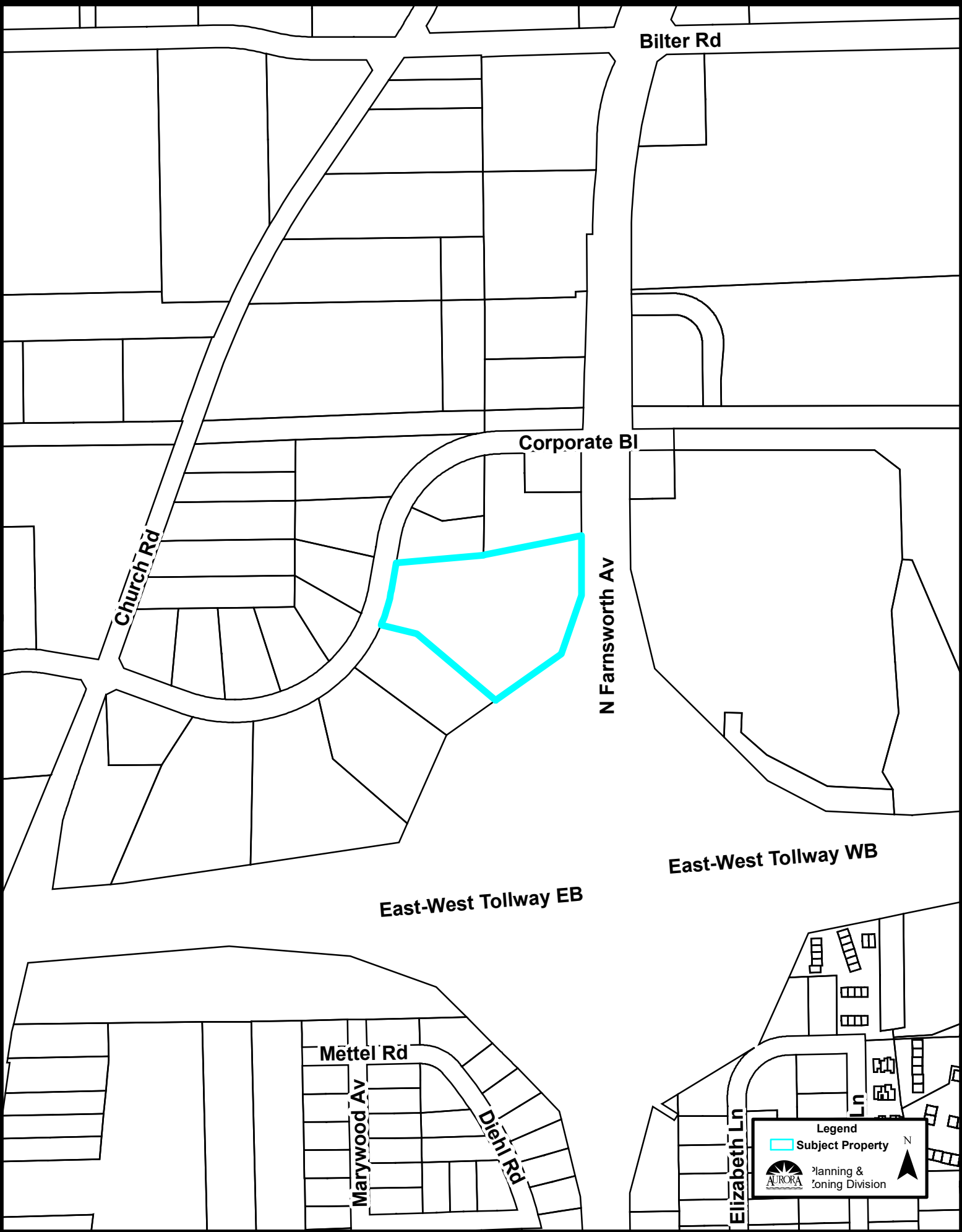
Zoning Map

Comprehensive Plan Map

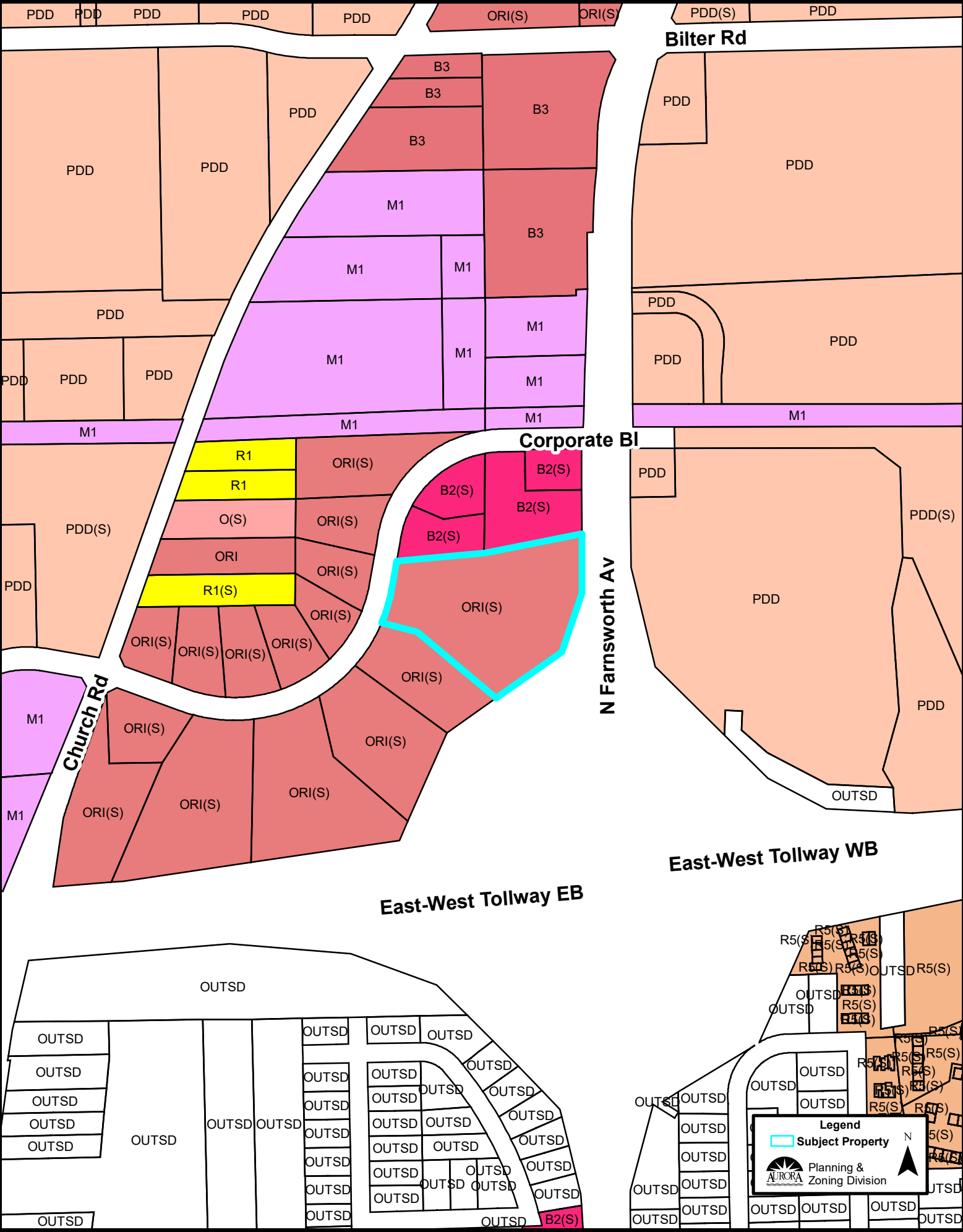
Aerial Photo (1:5,000):

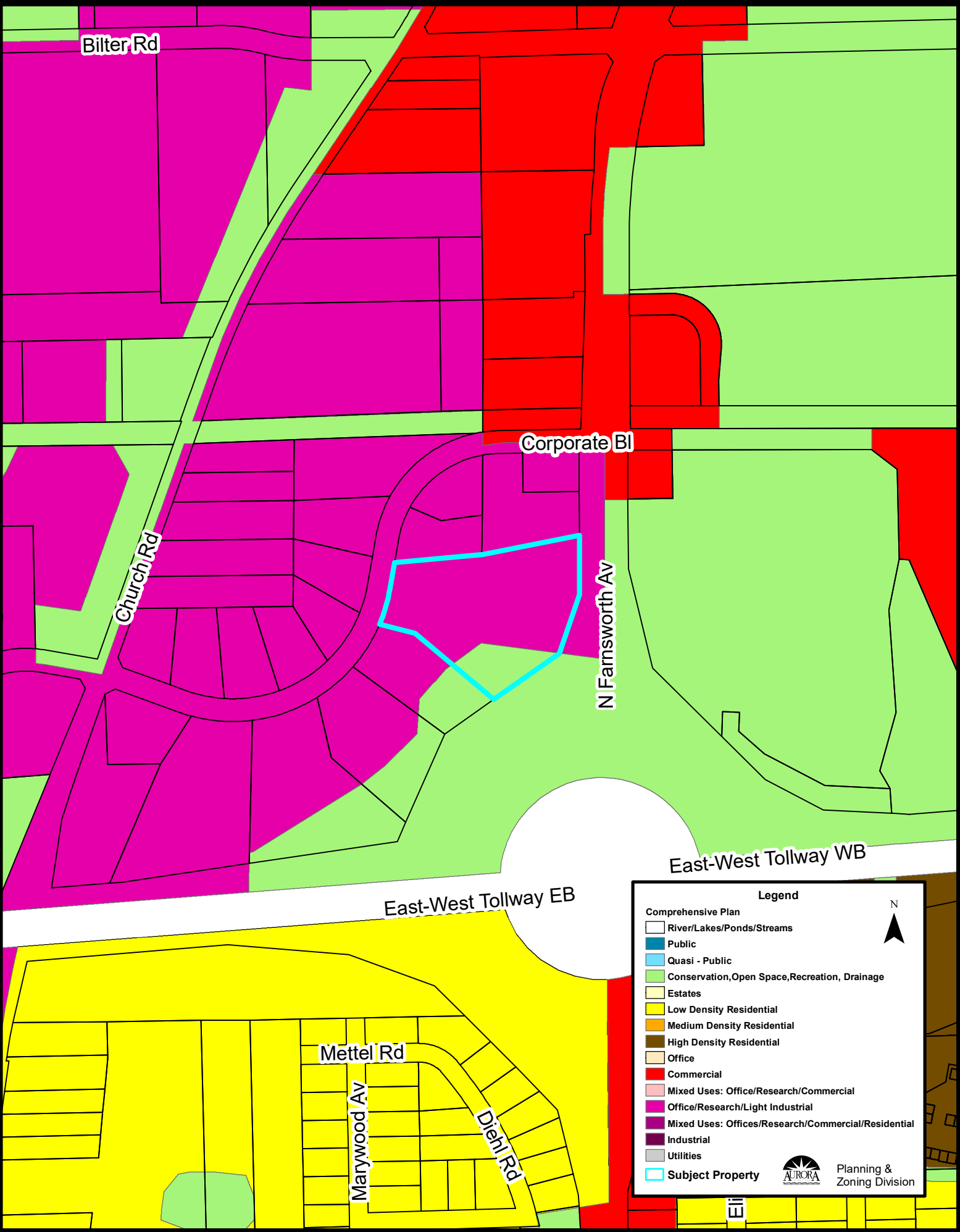


Location Map (1:5,000):



Zoning Map (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

AURORA

Planning & Zoning Division