

Property Research Sheet

Location ID#(s): 60390

As of: 10/23/2018

Researched By: Jill Morgan

Address: 2555 Frieder Lane

Current Zoning: PDD Planned Development District

Parcel Number(s): 07-04-102-016

1929 Zoning: Not Applicable

Subdivision: Lot 27 of Arthur T. McIntosh and Company's Ferry Road Farms

1957 Zoning: Not Applicable

Size: 6.86 Acres / 298,822 Sq. Ft.

Comp Plan Designation: Mixed Uses: Office / Research / Commercial

School District: SD 131 - East Aurora School District

ANPI Neighborhood: None

Park District: WPD - Warrenville Park District

TIF District: N/A

Ward: 10

Historic District: None

Overall Development Name: Butterfield Phase II Unit 4

Current Land Use

Current Land Use: Vacant Land/Open Space AZO Land Use Category: Light Industrial (3100)

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: 25 feet

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. **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: 25 feet

Setback Exceptions: Parking spaces - 10 feet

Interior Drive Yard Setback: 40 feet from centerline.

Other bulk standards are typically as follows:

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:

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

Previous proposals for the subject property include the following casefiles: NA04/1-15.225-AA/A/PDD/R and NA04/1-15.226-PPN/PSD/R, both of which were withdrawn from the approval process by the Petitioner on 7/12/16

Legislative History

The known legislative history for this Property is as follows:

O1976-4500 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

O1976-4509 approved on 2/3/1976: AN ORDINANCE ANNEXING TERRITORY TO THE CITY OF AURORA, ILLINOIS

O1976-4510 approved on 2/3/1976: AN ORDINANCE ESTABLISHING A PLANNED DEVELOPMENT DISTRICT AND APPROVING A PLAN DESCRIPTION

O1976-4516 approved on 2/3/1976: AN ORDINANCE AMENDING ORDINANCE NUMBER 4509 ANNEXING TERRITORY TO THE CITY OF AURORA, ILLINOIS

R1988-322 approved on 10/18/1988: RESOLUTION APPROVING A REVISED LAND USE PLAN FOR BUTTERFIELD PLANNED DEVELOPMENT DISTRICT.

R1991-255 approved on 8/20/1991: RESOLUTION APPROVING LAND USE AND CIRCULATION CHANGES IN THE AREA OF THE BUTTERFIELD PROJECT AS PRESENTED IN THE REPORT - MAJOR CHANGE #51: BUTTERFIELD PROJECT, AS PART OF THE REVISION AND UPDATE OF THE 1984 COMPREHENSIVE PLAN

O2002-085 approved on 8/13/2002: AN ORDINANCE PROVIDING FOR THE EXECUTION OF AN ANNEXATION AGREEMENT PROVIDING FOR PDD PLANNED DEVELOPMENT DISTRICT ZONING WITH THE OWNERS OF RECORD OF TERRITORY WHICH MAY BE ANNEXED TO THE CITY OF AURORA AND WHICH IS LOCATED EAST OF EOLA ROAD AND SOUTH OF EXISTING FERRY ROAD BEING VACANT LAND IN DUPAGE COUNTY ILLINOIS.

O2002-087 approved on 8/27/2002: AN ORDINANCE ANNEXING CERTAIN PROPERTY BEING VACANT LAND LOCATED EAST OF EOLA ROAD AND SOUTH OF EXISTING FERRY ROAD TO THE CITY OF AURORA, ILLINOIS 60504 PURSUANT TO AN APPROVED ANNEXATION AGREEMENT.

O2002-088 approved on 8/27/2002: AN ORDINANCE ESTABLISHING A PLANNED DEVELOPMENT DISTRICT, AND APPROVING A PLAN DESCRIPTION FOR 13.8 ACRES LOCATED EAST OF EOLA ROAD AND SOUTH OF EXISTING FERRY ROAD.

R2002-368 approved on 8/27/2002: A RESOLUTION APPROVING A PRELIMINARY PLAN AND PLAT REVISION ON 63.19 ACRES FOR UNIT 4 OF THE BUTTERFIELD CENTER FOR BUSINESS LOCATED AT THE NORTHEAST CORNER OF THE E.J. &E. RAILROAD AND THE EAST-WEST TOLLWAY.

R2008-469 approved on 10/28/2008: A RESOLUTION APPROVING A PRELIMINARY PLAT AND PLAN REVISION FOR BUTTERFIELD SUBDIVISION, UNIT 4 TO INCLUDE 5.37 ACRES OF PROPERTY INTO UNIT 4B AS LOT 402, LOCATED ALONG SUNRISE ROAD AND WEST OF MERIDIAN ROAD IN DUPAGE COUNTY, ILLINOIS

Location Maps Attached:

Aerial Overview

Location Map

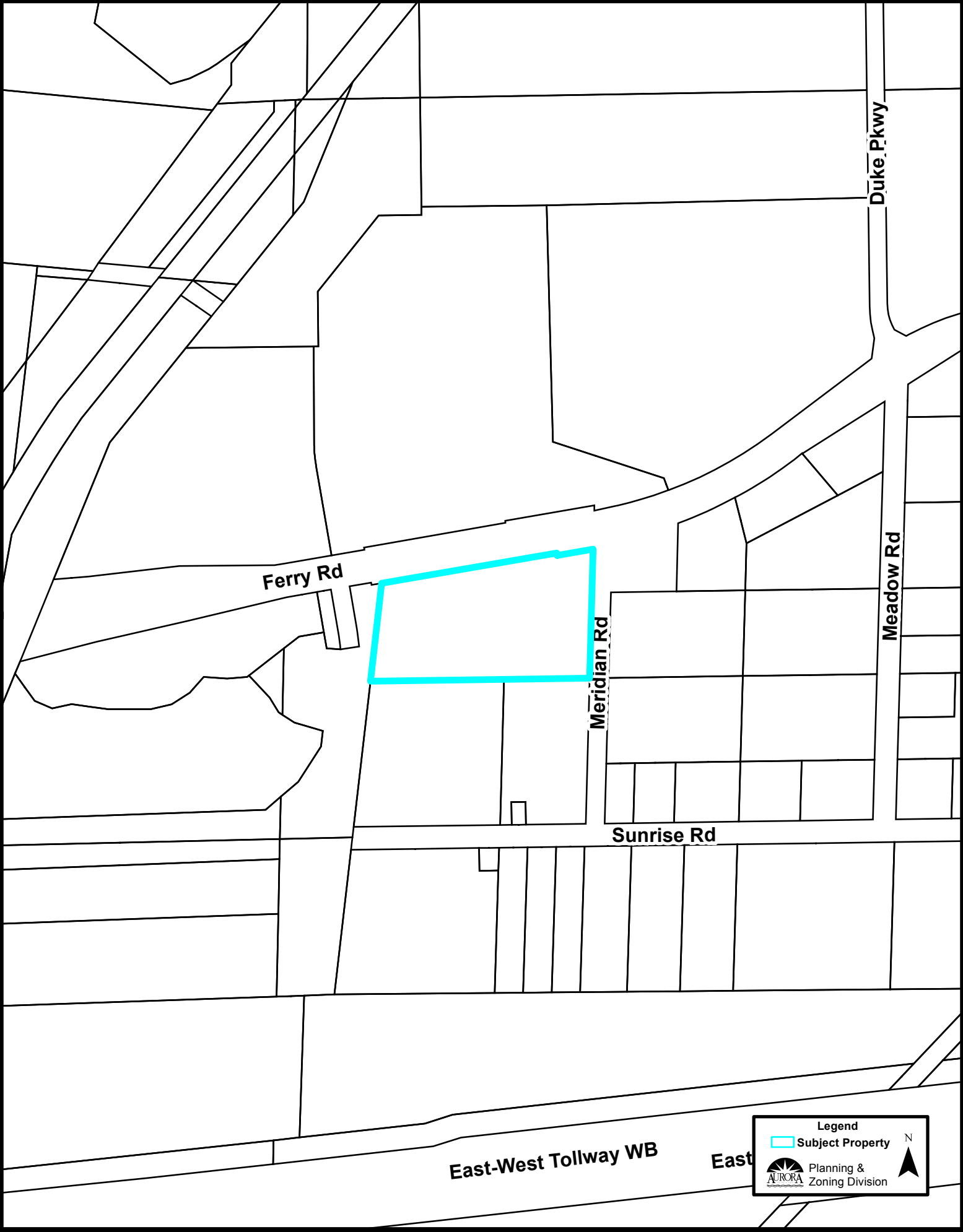
Zoning Map

Comprehensive Plan Map

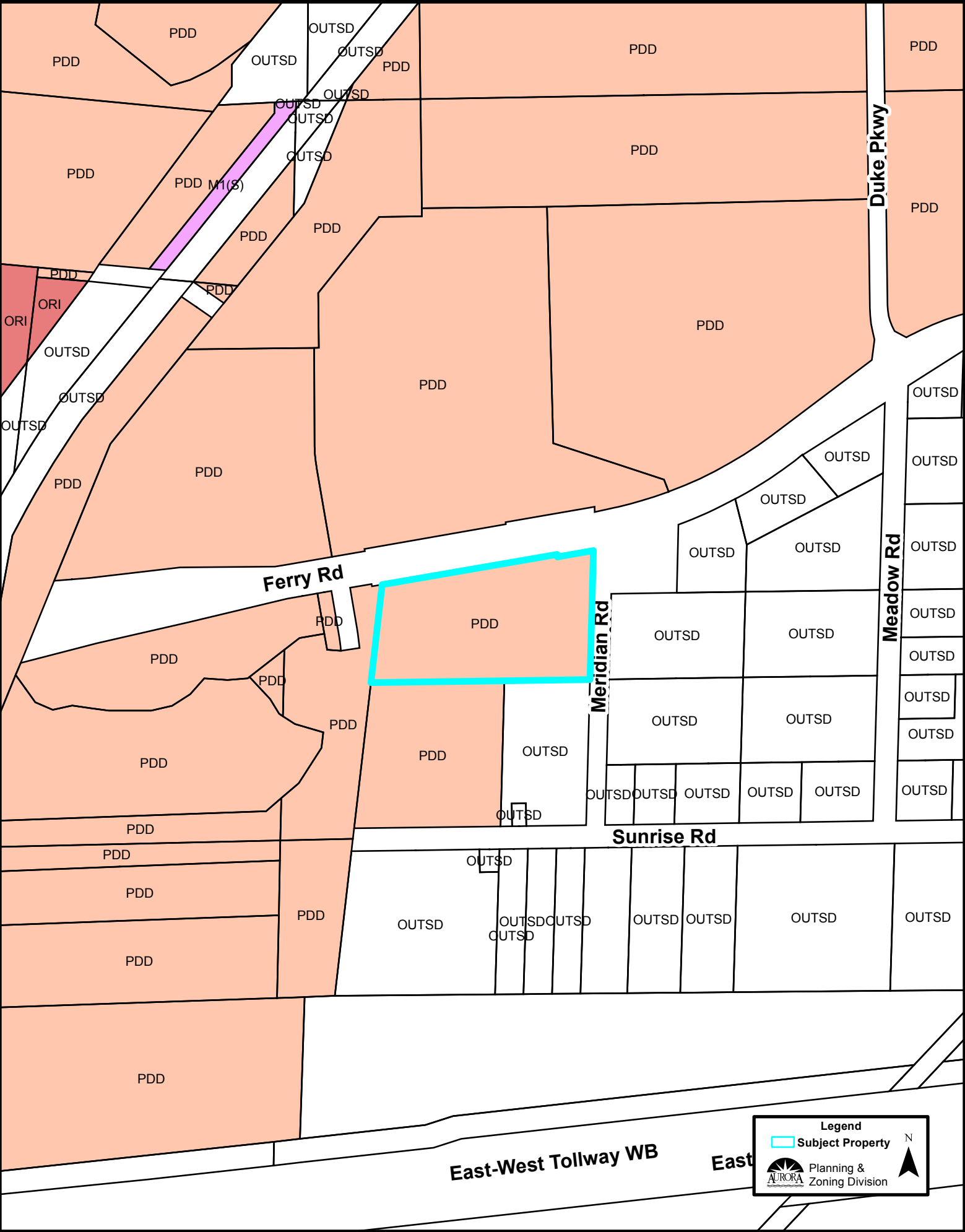
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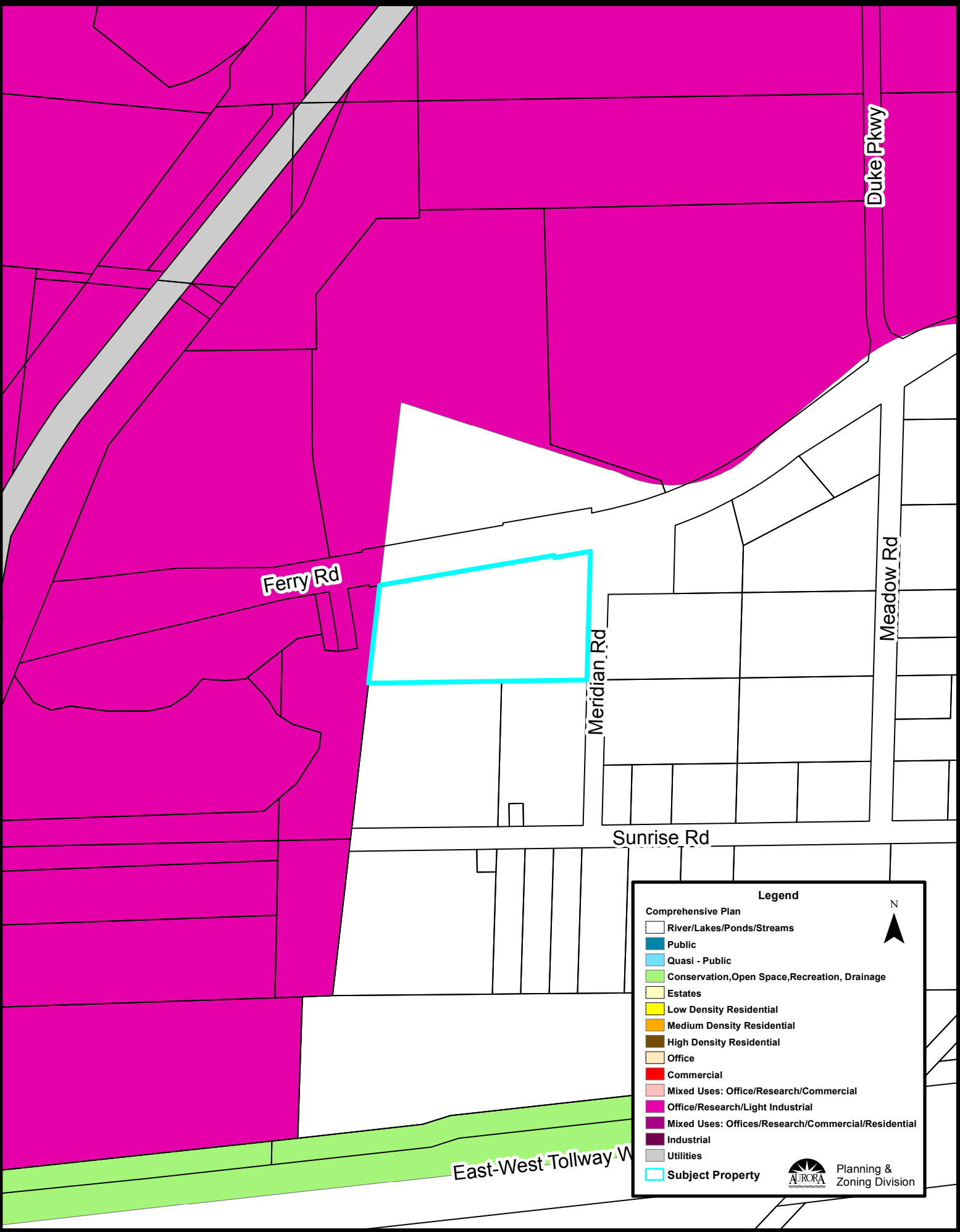


Location Map (1:5,000):



Zoning Map (1:5,000):





Property Research Sheet

Location ID#(s): 62078

As of: 10/23/2018

Researched By: Jill Morgan

Address: 0 Vacant

Current Zoning: PDD Planned Development District

Parcel Number(s): 07-04-102-003

1929 Zoning: Not Applicable

Subdivision: Lot 14 of Arthur T. McIntosh and Company's Ferry Road Farms

1957 Zoning: Not Applicable

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ANPI Neighborhood: None

Park District: WPD - Warrenville Park District

TIF District: N/A

Ward: 10

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Side Yard Reverse Corner Setback:

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O2008-101 approved on 10/28/2008: AN ORDINANCE PROVIDING FOR THE EXECUTION OF AN ANNEXATION AGREEMENT PROVIDING FOR PDD PLANNED DEVELOPMENT DISTRICT ZONING WITH THE OWNERS OF RECORD OF TERRITORY WHICH MAY BE ANNEXED TO THE CITY OF AURORA AND WHICH IS LOCATED ALONG SUNRISE ROAD AND WEST OF MERIDIAN ROAD BEING 5.73 ACRES OF VACANT LAND IN DUPAGE COUNTY ILLINOIS

O2008-102 approved on 10/28/2008: AN ORDINANCE ANNEXING CERTAIN PROPERTY BEING 5.73 ACRES OF VACANT LAND LOCATED ALONG SUNRISE ROAD AND WEST OF MERIDIAN ROAD TO THE CITY OF AURORA, ILLINOIS 60563 PURSUANT TO AN APPROVED ANNEXATION AGREEMENT

O2008-103 approved on 10/28/2008: AN ORDINANCE ESTABLISHING A PLANNED DEVELOPMENT DISTRICT AND APPROVING A PLAN DESCRIPTION FOR 5.37 ACRES OF PROPERTY LOCATED ALONG SUNRISE ROAD AND WEST OF MERIDIAN ROAD IN DUPAGE COUNTY, ILLINOIS

R2008-469 approved on 10/28/2008: A RESOLUTION APPROVING A PRELIMINARY PLAT AND PLAN REVISION FOR BUTTERFIELD SUBDIVISION, UNIT 4 TO INCLUDE 5.37 ACRES OF PROPERTY INTO UNIT 4B AS LOT 402, LOCATED ALONG SUNRISE ROAD AND WEST OF MERIDIAN ROAD IN DUPAGE COUNTY, ILLINOIS

Location Maps Attached:

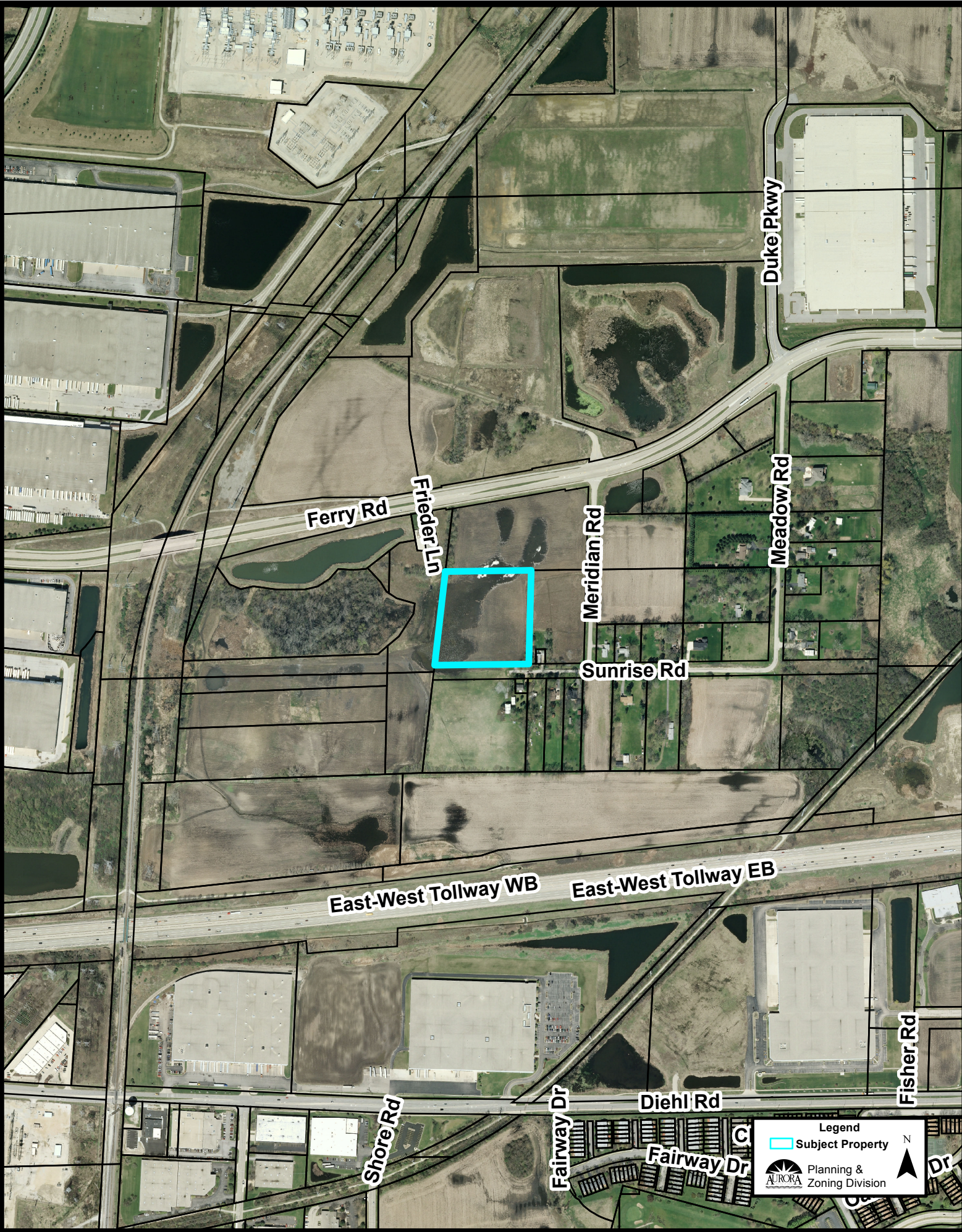
Aerial Overview

Location Map

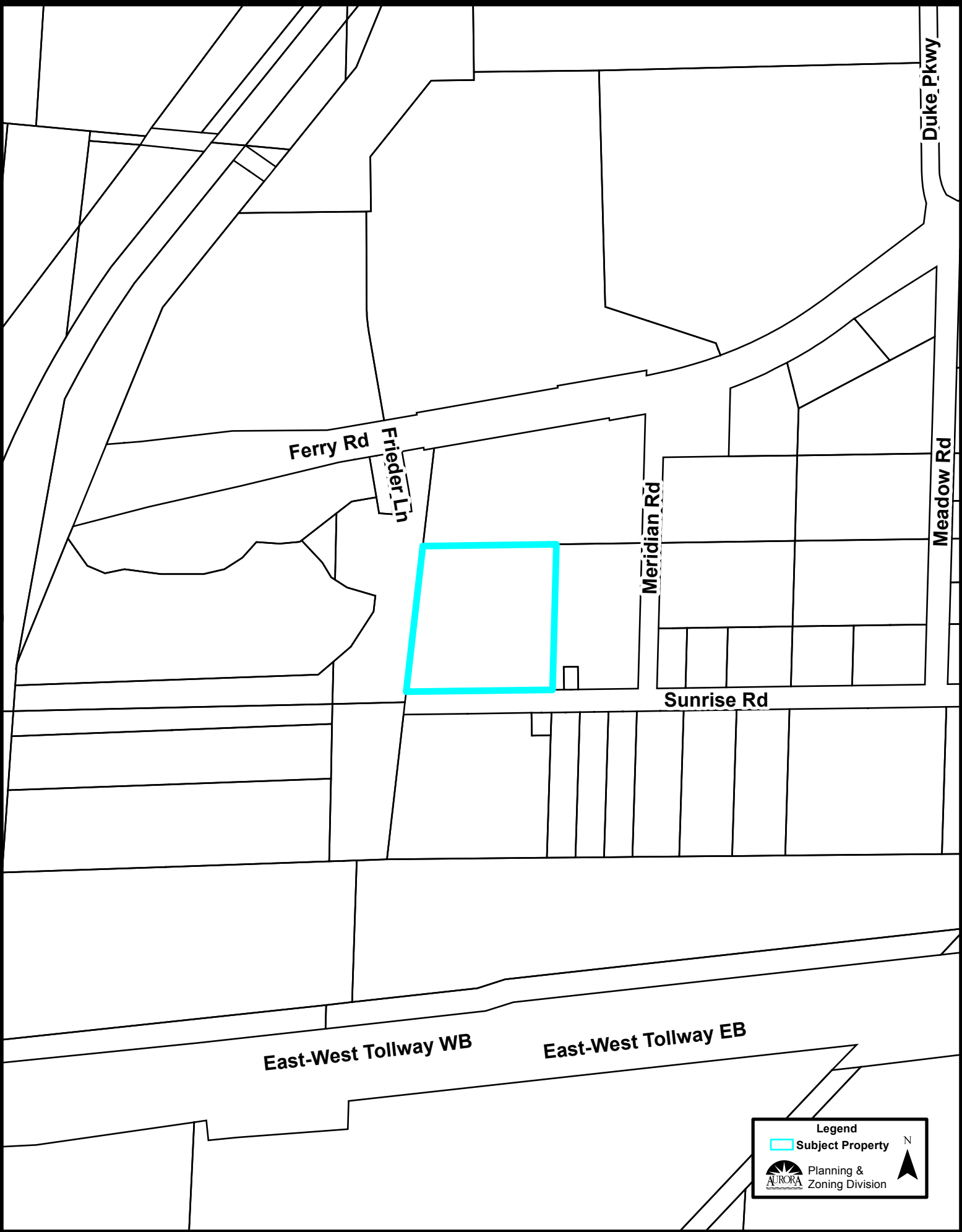
Zoning Map

Comprehensive Plan Map


Aerial Photo (1:5,000):





Location Map (1:5,000):



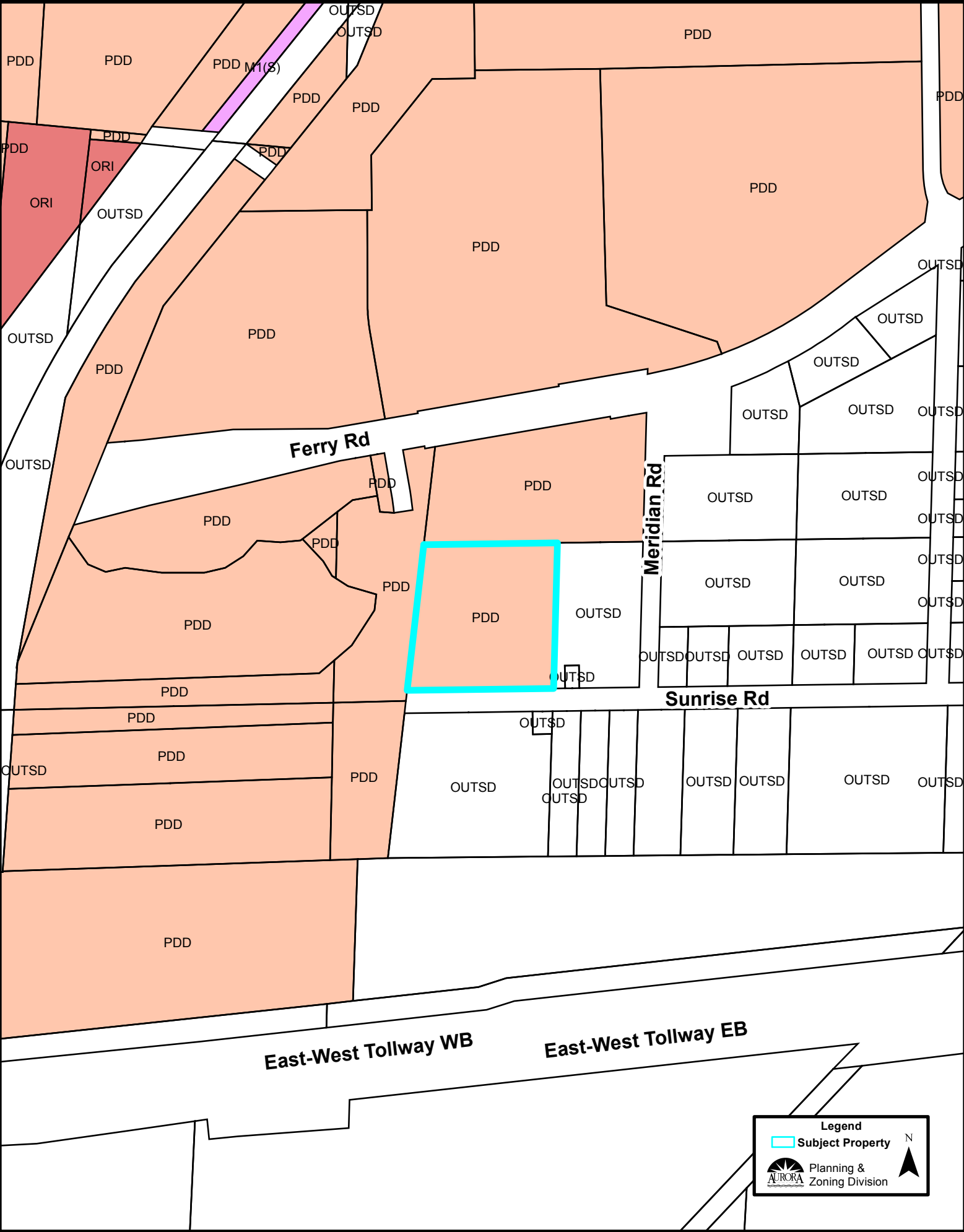
Legend

 Subject Property

 Planning & Zoning Division

 N

Zoning Map (1:5,000):



Comprehensive Plan (1:5,000):

