

Property Research Sheet

Location ID#: 58428

As of: 4/20/2015

Researched By: Tracey Vacek

Address: Vacant

Comp Plan Designation: Office / Research / Light Industrial

Parcel Number(s): 04-33-301-001

School District: SD 204 - Indian Prairie School District

Size: 20.28 Acres

Park District: WPD - Warrenville Park District

Current Zoning: PDD Planned Development District

Ward: 10

1929 Zoning: Not Applicable

Historic District: None

1957 Zoning: Not Applicable

ANPI Neighborhood: None

TIF District: N/A

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 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

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

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 THE RECORD OF TERRITORY WHICH MAY BE ANNEXED TO THE CITY OF AURORA

O76-4509 approved on 2/3/1976: 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

O12-070 approved on 9/11/2012: AN ORDINANCE ESTABLISHING A SPECIAL SIGN DISTRICT FOR THE BUTTERFIELD EAST SUBDIVISION LOCATED NORTH OF FERRY ROAD, WEST OF STATE ROUTE 59 AND EAST OF THE EJ&E RAILROAD TRACKS, AURORA, ILLINOIS

Location Maps Attached:

Aerial Overview

Aerial Map

Zoning Map

Comprehensive Plan Map

Property Research Sheet

Location ID#: 58427

As of: 4/20/2015

Researched By: Tracey Vacek

Address: Vacant

Comp Plan Designation: Office / Research / Light Industrial

Parcel Number(s): 04-33-400-001

School District: SD 204 - Indian Prairie School District

Size: 4.21 Acres

Park District: WPD - Warrenville Park District

Current Zoning: PDD Planned Development District

Ward: 10

1929 Zoning: Not Applicable

Historic District: None

1957 Zoning: Not Applicable

ANPI Neighborhood: None

TIF District: N/A

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 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

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

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:

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O12-070 approved on 9/11/2012: AN ORDINANCE ESTABLISHING A SPECIAL SIGN DISTRICT FOR THE BUTTERFIELD EAST SUBDIVISION LOCATED NORTH OF FERRY ROAD, WEST OF STATE ROUTE 59 AND EAST OF THE EJ&E RAILROAD TRACKS, AURORA, ILLINOIS

Location Maps Attached:

Aerial Overview

Aerial Map

Zoning Map

Comprehensive Plan Map

Property Research Sheet

Location ID#: 71058

As of: 4/20/2015

Researched By: Tracey Vacek

Address: Vacant

Comp Plan Designation: Office / Research / Light Industrial

Parcel Number(s): 04-33-301-012

School District: SD 200 - Community Unit School District

Size: 20.67 Acres

Park District: WPD - Warrenville Park District

Current Zoning: PDD Planned Development District

Ward: 10

1929 Zoning: Not Applicable

Historic District: None

1957 Zoning: Not Applicable

ANPI Neighborhood: None

TIF District: N/A

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 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

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

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.

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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.

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Location Maps Attached:

Aerial Overview

Aerial Map

Zoning Map

Comprehensive Plan Map

Property Research Sheet

Location ID#: 70482

As of: 4/20/2015

Researched By: Tracey Vacek

Address: Vacant

Comp Plan Designation: Office / Research / Light Industrial

Parcel Number(s): 04-33-404-009

School District: SD 200 - Community Unit School District

Size: 7.02 Acres

Park District: WPD - Warrenville Park District

Current Zoning: PDD Planned Development District

Ward: 10

1929 Zoning: Not Applicable

Historic District: None

1957 Zoning: Not Applicable

ANPI Neighborhood: None

TIF District: N/A

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 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

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:

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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:

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Location Maps Attached:

Aerial Overview

Aerial Map

Zoning Map

Comprehensive Plan Map

Property Research Sheet

Location ID#: 58432

As of: 4/20/2015

Researched By: Tracey Vacek

Address: Vacant

Comp Plan Designation: Office / Research / Light Industrial

Parcel Number(s): 04-33-404-007

School District: SD 200 - Community Unit School District

Size: 36.72 Acres

Park District: WPD - Warrenville Park District

Current Zoning: PDD Planned Development District

Ward: 10

1929 Zoning: Not Applicable

Historic District: None

1957 Zoning: Not Applicable

ANPI Neighborhood: None

TIF District: N/A

Current Land Use

Current Land Use: Vacant/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 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

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.

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Location Maps Attached:

Aerial Overview

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Zoning Map

Comprehensive Plan Map

Property Research Sheet

Location ID#: 60357

As of: 4/20/2015

Researched By: Tracey Vacek

Address: Vacant

Comp Plan Designation: Office / Research / Light Industrial

Parcel Number(s): 07-04-200-006

School District: SD 204 - Indian Prairie School District

Size: 5.73 Acres

Park District: WPD - Warrenville Park District

Current Zoning: PDD Planned Development District

Ward: 10

1929 Zoning: Not Applicable

Historic District: None

1957 Zoning: Not Applicable

ANPI Neighborhood: None

TIF District: N/A

Current Land Use

Current Land Use: Vacant/Open Space

Zoning Provisions

Setbacks and Other Bulk Standards:

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

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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

Parking and Loading:

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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

O12-070 approved on 9/11/2012: AN ORDINANCE ESTABLISHING A SPECIAL SIGN DISTRICT FOR THE BUTTERFIELD EAST SUBDIVISION LOCATED NORTH OF FERRY ROAD, WEST OF STATE ROUTE 59 AND EAST OF THE EJ&E RAILROAD TRACKS, AURORA, ILLINOIS

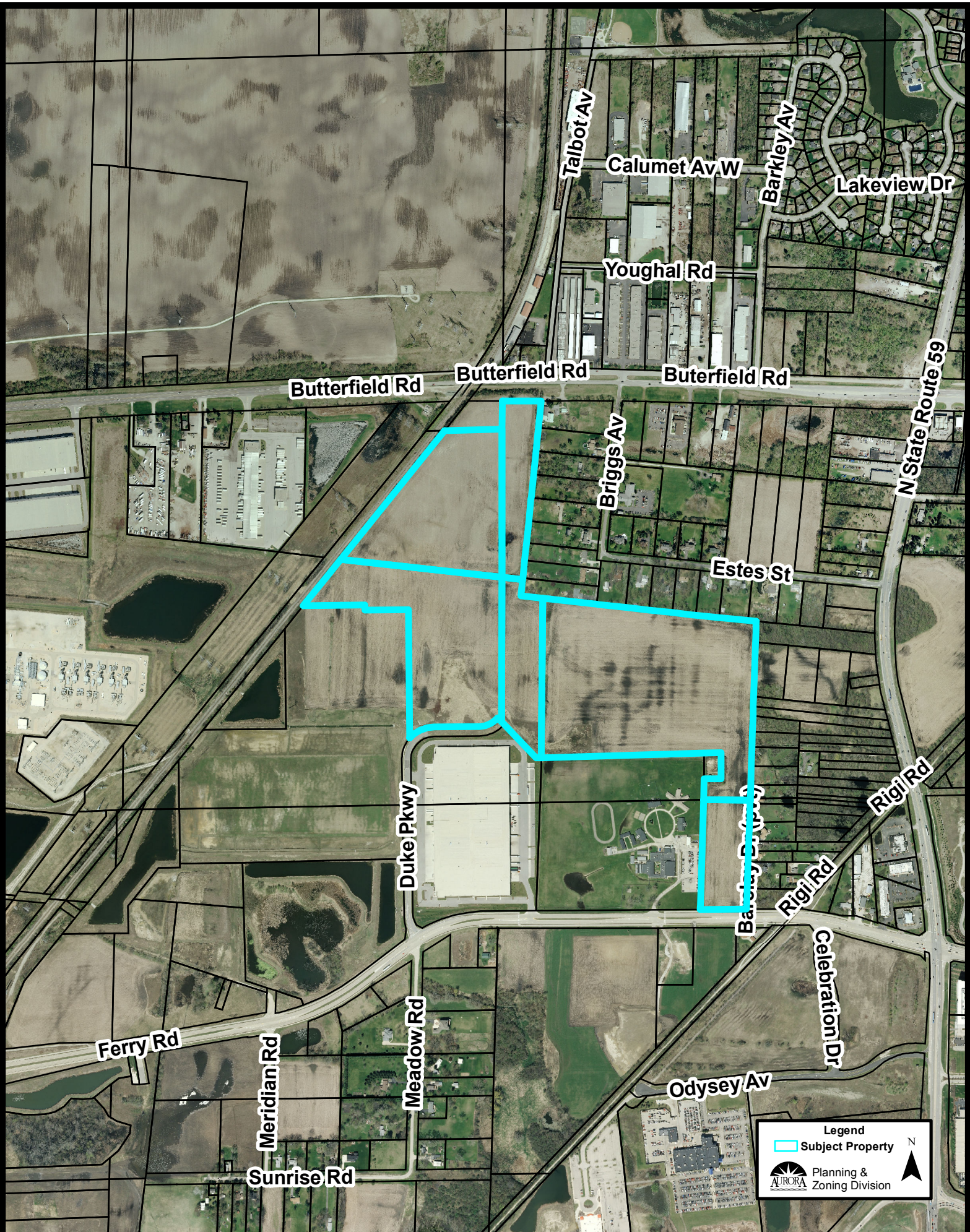
Location Maps Attached:

Aerial Overview

Aerial Map

Zoning Map

Comprehensive Plan Map

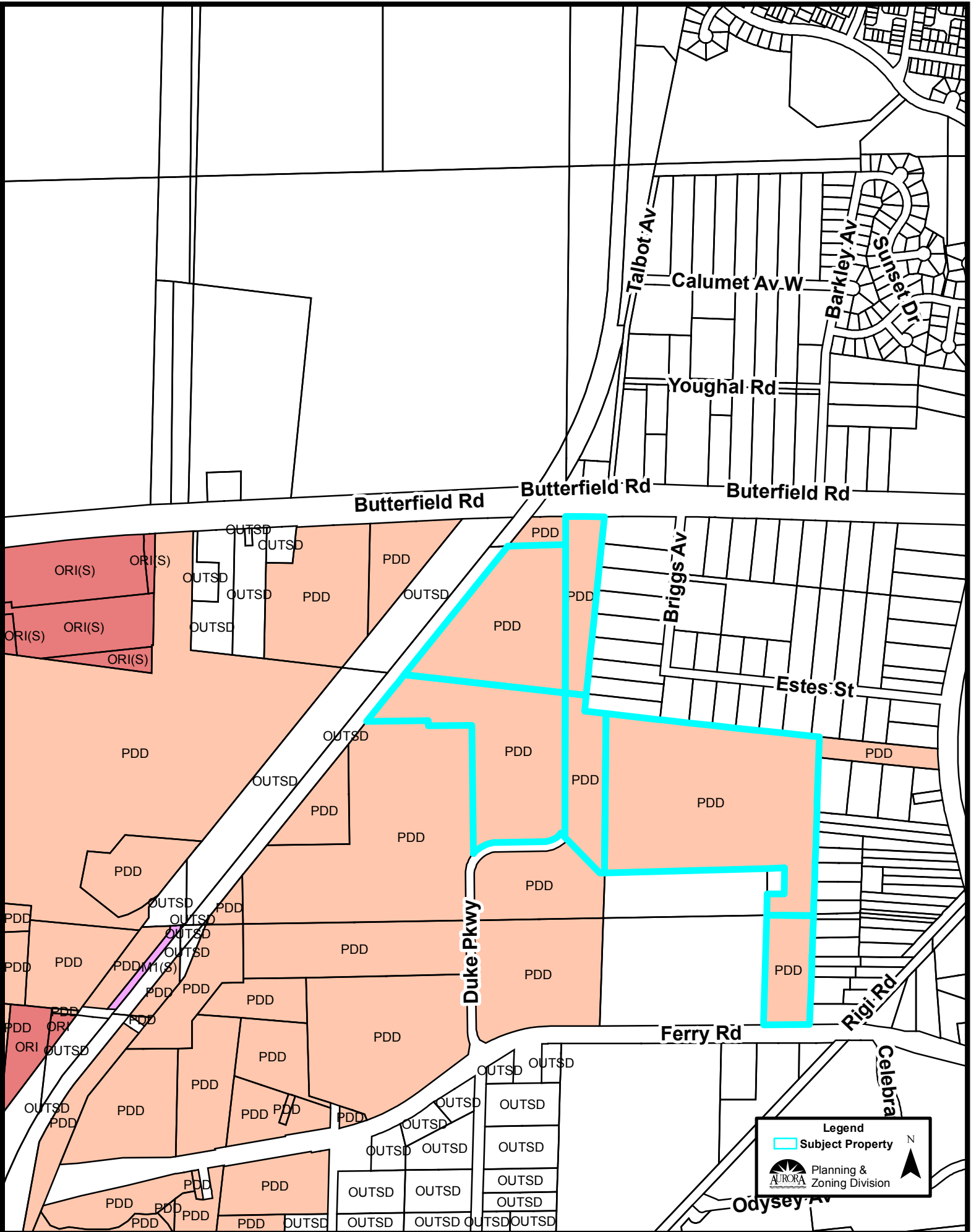


Legend

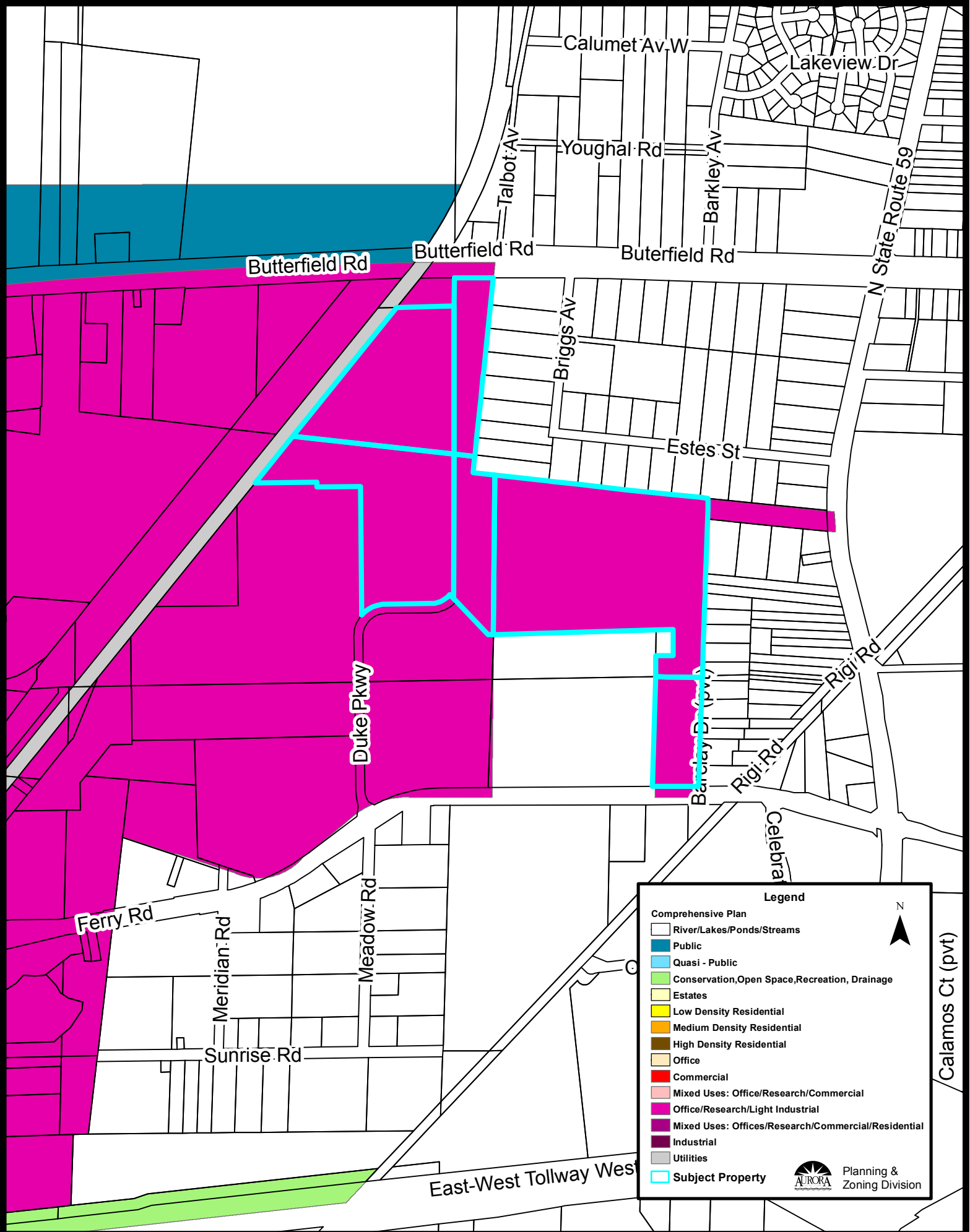
- Subject Property

Planning & Zoning Division

Zoning Plan (1:10,000):



Comprehensive Plan (1:10,000):



Legend

N
▲

- 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


 Planning &
Zoning Division

Calamos Ct (pvt)

Location Map (1:10,000):

