

# Property Research Sheet

**Location ID#(s): 48343**

As of: 2/18/2016

Researched By: Alex Minnella

Address: 998 Corporate Boulevard

Comp Plan Designation: Office / Research / Light Industrial

Subdivision: Lot 2 of A.T.S. Subdivision,

School District: SD 101 - Batavia School District

Parcel Number(s): 15-02-402-003

Park District: FVPD - Fox Valley Park District

Size: 3.11 Acres

Ward: 1

Current Zoning: PDD Planned Development District

Historic District:

1929 Zoning: Not Applicable

ANPI Neighborhood: Big Woods Marmion

1957 Zoning: Not Applicable

TIF District: N/A

## Current Land Use

Current Land Use: Office

Number of Stories: 1

Number of Buildings: 1

Non-Residential Area: 135,471.60 sq ft

Building Built In: 2002

Parking Spaces: 138

Total Building Area: 38,965 Ssq ft sq. ft.

## Zoning Provisions

### Setbacks and Other Bulk Standards:

Requirements are pursuant to the Aurora Zoning Ordinance Section(s) 5 and Section 8.10 and Section III.A-3.1 of the Farnsworth International Plan Development.

Setbacks and other bulk standards are typically as follows:

**Front Yard Setback:** Bilter Road - 30 feet Building setback & 25 feet parking set back; Butterfield Road 50' set back; Exterior (Internal Roads) 25'

**Interior Side Yard Setback:** 15 feet to 30 feet from non-residential based on building height; 100 feet from residential; 8 feet parking set back

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

**Exterior Side Yard Setback:** Bilter Road - 30 feet Building setback & 25 feet parking set back; Butterfield Road 50' set back; Exterior (Internal Roads) 25'

**Exterior Side Yard Reverse Corner Setback:** Bilter Road - 30 feet Building setback & 25 feet parking set back; Butterfield Road 50' set back; Exterior (Internal Roads) 25'

**Exterior Rear Yard Setback:** Bilter Road - 30 feet Building setback & 25 feet parking set back; Butterfield Road 50' set back; Exterior (Internal Roads) 25'

**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.

**Minimum Lot Width and Area:** 40,000 sq ft ; 75 feet in width

**Maximum Lot Coverage:**

**Maximum Structure Height:** 100' it may be increased to 150' by special use.

**Floor Area Ratio:** 0.70; an additional 0.2 maybe granted if 75% of parking is provided

underground; 0.02 for each additional acre in lot size above 1 acre to a maximum of 10 acres.

**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 Section 8.10 and Section III.A-3.1 of the Farnsworth International Plan Development.

Permitted Uses:

Permitted Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.2, and Section 8.10 and Section III.A-3.1 of the Farnsworth International Plan Development Permitted Exceptions: As per attachment 4b

Special Uses:

Special Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.3, and Section 8.10 and Section III.A-3.1 of the Farnsworth International Plan Development.

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 Section 8.10 and Section III.A-3.1 of the Farnsworth International Plan Development.

**Legislative History**

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The known legislative history for this Property is as follows:

**O67-3885 approved on 9/12/1967:** AN ORDINANCE ANNEXING CERTAIN TERRITORY TO THE CITY OF AURORA, COUNTY OF KANE, STATE OF ILLINOIS

**O67-3900 approved on 11/14/1967:**AN ORDINANCE AMENDING ORDINANCE NUMBER 3100 BEING THE AURORA ZONING ORDINANCE AND THE ZONING MAP ATTACHED THERETO

**O89-038 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

**O89-040 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

**PD94-039 approved on 9/12/1994:** APPROVING THE FINAL PLAT FOR THE A.T.S. SUBDIVISION

**PDFNL01-001 approved on 1/18/2001:** RESOLUTION APPROVING THE FINAL PLAN ON LOT 2 OF THE A.T.S. SUBDIVISION FOR AN OFFICE/WAREHOUSE FACILITY LOCATED AT THE NORTHWEST CORNER OF CHURCH ROAD AND CORPORATE BOULEVARD.

**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

**O11-075 approved on 12/20/2011:**AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR AN AUTISTIC AND SPECIAL NEEDS MENTAL HEALTH FACILITY USE LOCATED AT 998 CORPORATE BOULEVARD, AURORA ILLINOIS

**R12-027 approved on 2/14/2012:**RESOLUTION AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT WITH CORPORATE TECHNICAL CENTER, LLC FOR THE PROPERTY LOCATED AT 998 CORPORATE BLVD.

**Location Maps Attached:**

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Aerial Overview

Location Map

Zoning Map

Comprehensive Plan Map

Aerial Photo (1:1,000):




Church Rd

Corporate Pk

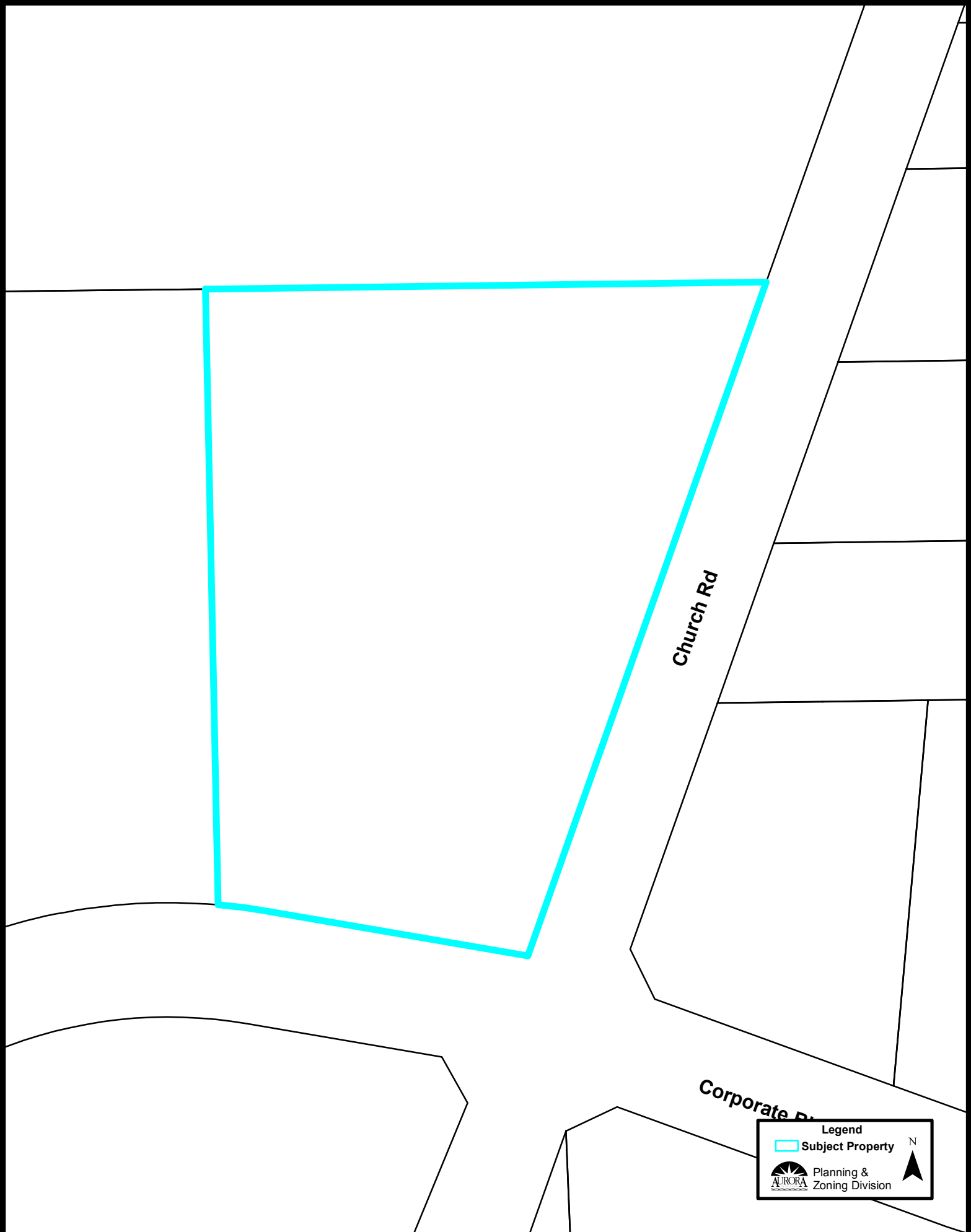
Legend

- Subject Property


AURORA Planning & Zoning Division





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



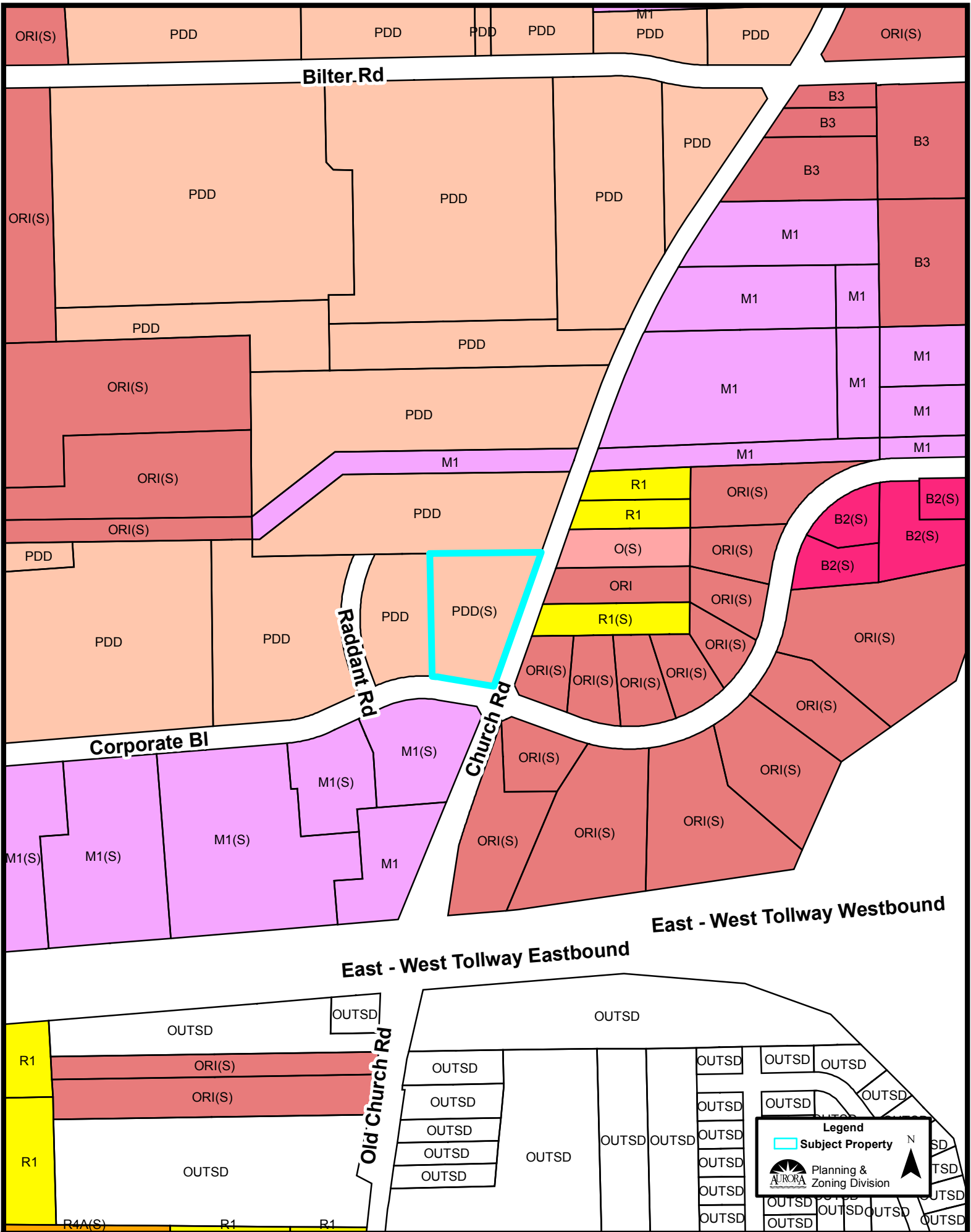
**Legend**

-  Subject Property

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 N

# Zoning Plan (1:5,000):

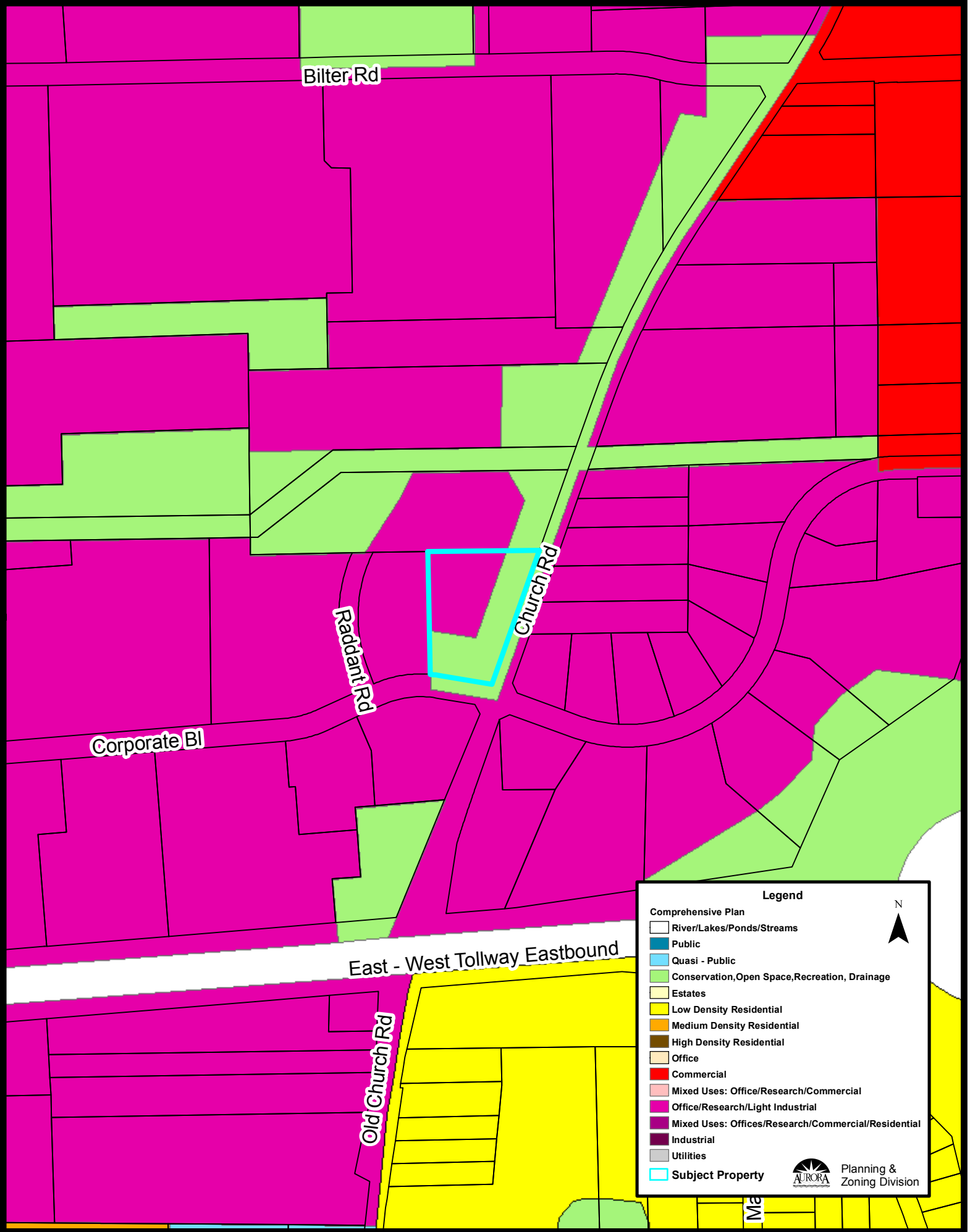


**Legend**

- Subject Property

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Comprehensive Plan (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

N  
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