

# Property Research Sheet

**Location ID#(s): 72507**

As of: 3/8/2017

Researched By: Alex Minnella

Address: 2865 Duke Parkway

Current Zoning: PDD Planned Development District

Parcel Number(s): 04-33-404-010

1929 Zoning: Not Applicable

Subdivision: Lot 5 of Butterfield East Unit Three

1957 Zoning: Not Applicable

Size: 46.78 Acres / 2,037,737 Sq. Ft.

Comp Plan Designation: Office / Research / Light Industrial

School District: Warrenville

ANPI Neighborhood: None

Park District: WPD - Warrenville Park District

TIF District: N/A

Ward: 10

Historic District: None

Overall Development Name: Butterfield

## Current Land Use

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

Number of Buildings: 0

Non-Residential Area: 2,037,737 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:** 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:** 25 feet

**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

### 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.

**Legislative History**

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The known legislative history for this Property is as follows:

**O1976-4516 approved on 2/3/1976:** An Ordinance amending Ordinance Number 4509 Annexing Territory to the City of Aurora, Illinois

**R2000-326 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.

**PDFNL2001-024 approved on 5/24/2001:** A 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

**O2012-070 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

**R2015-119 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.

**R2015-154 approved on 6/23/2015:** RESOLUTION APPROVING A FINAL PLAT FOR UNIT THREE OF BUTTERFIELD EAST SUBDIVISION LOCATED AT FERRY ROAD AND DUKE PARKWAY, AURORA, ILLINOIS 60502

**O2016-026 approved on 4/26/2016:** AN ORDINANCE VACATING CITY EASEMENTS ON LOT 5 FOR UNIT 3 OF BUTTERFIELD EAST SUBDIVISION, IN DUPAGE COUNTY, AURORA, ILLINOIS

**R2016-123 approved on 4/26/2016:** A RESOLUTION APPROVING A FINAL PLAN ON LOT 5 FOR UNIT 3 OF BUTTERFIELD EAST SUBDIVISION LOCATED AT EAST OF DUKE PARKWAY NORTH OF FERRY ROAD

**R2016-124 approved on 4/26/2016:** A RESOLUTION ACCEPTING THE DEDICATION OF A CITY EASEMENTS ON LOT 5 FOR UNIT 3 OF BUTTERFIELD EAST SUBDIVISION, IN DUPAGE COUNTY, AURORA, ILLINOIS

**R2016-311 approved on 9/27/2016:** A RESOLUTION APPROVING A WAIVER OF FINAL PLAN REQUIREMENTS FOR LOT 5 FOR UNIT THREE OF BUTTERFIELD EAST SUBDIVISION LOCATED AT 2865 DUKE PARKWAY BEING SOUTH AND EAST OF DUKE PARKWAY NORTH OF FERRY ROAD

**Location Maps Attached:**

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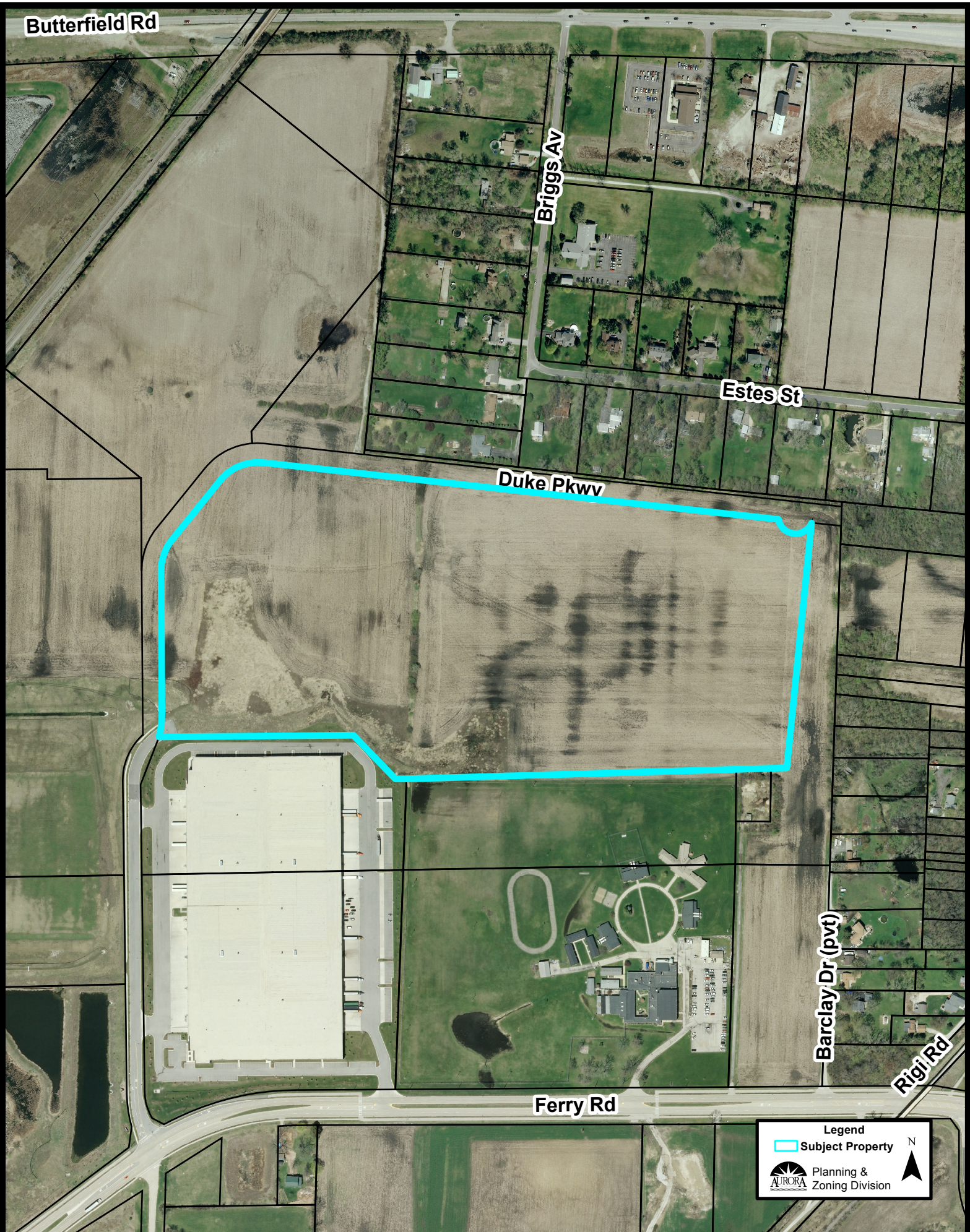
Aerial Overview

Location Map

Zoning Map

Comprehensive Plan Map

Aerial Photo (1:5,000):



Butterfield Rd

Briggs Av

Estes St

Duke Pkwy

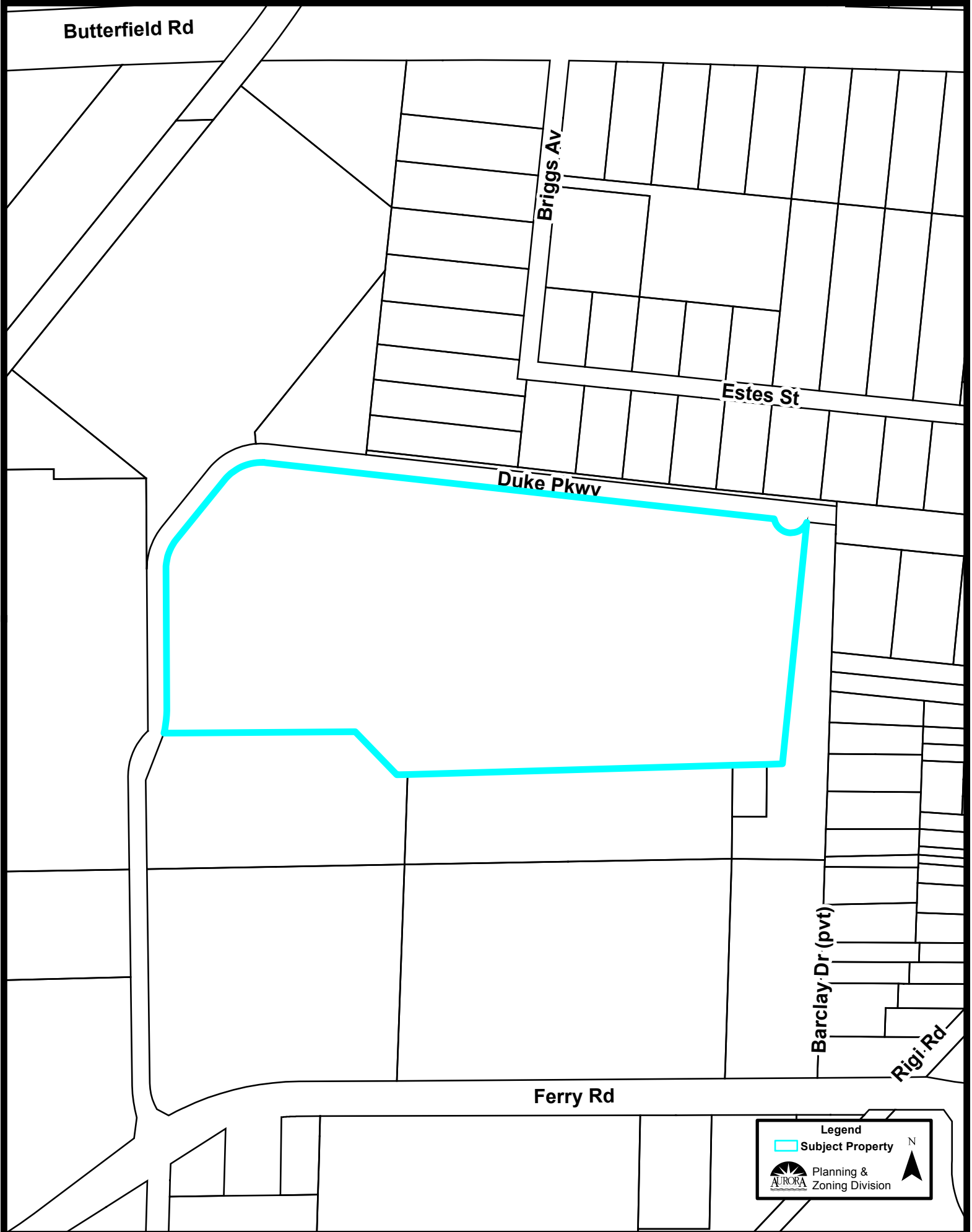
Barclay Dr (pvt)

Rigi Rd

Ferry Rd

**Legend**  
Subject Property  
N  
AURORA Planning & Zoning Division

Location Map (1:5,000):



Butterfield Rd

Briggs Av

Estes St

Duke Pkwy

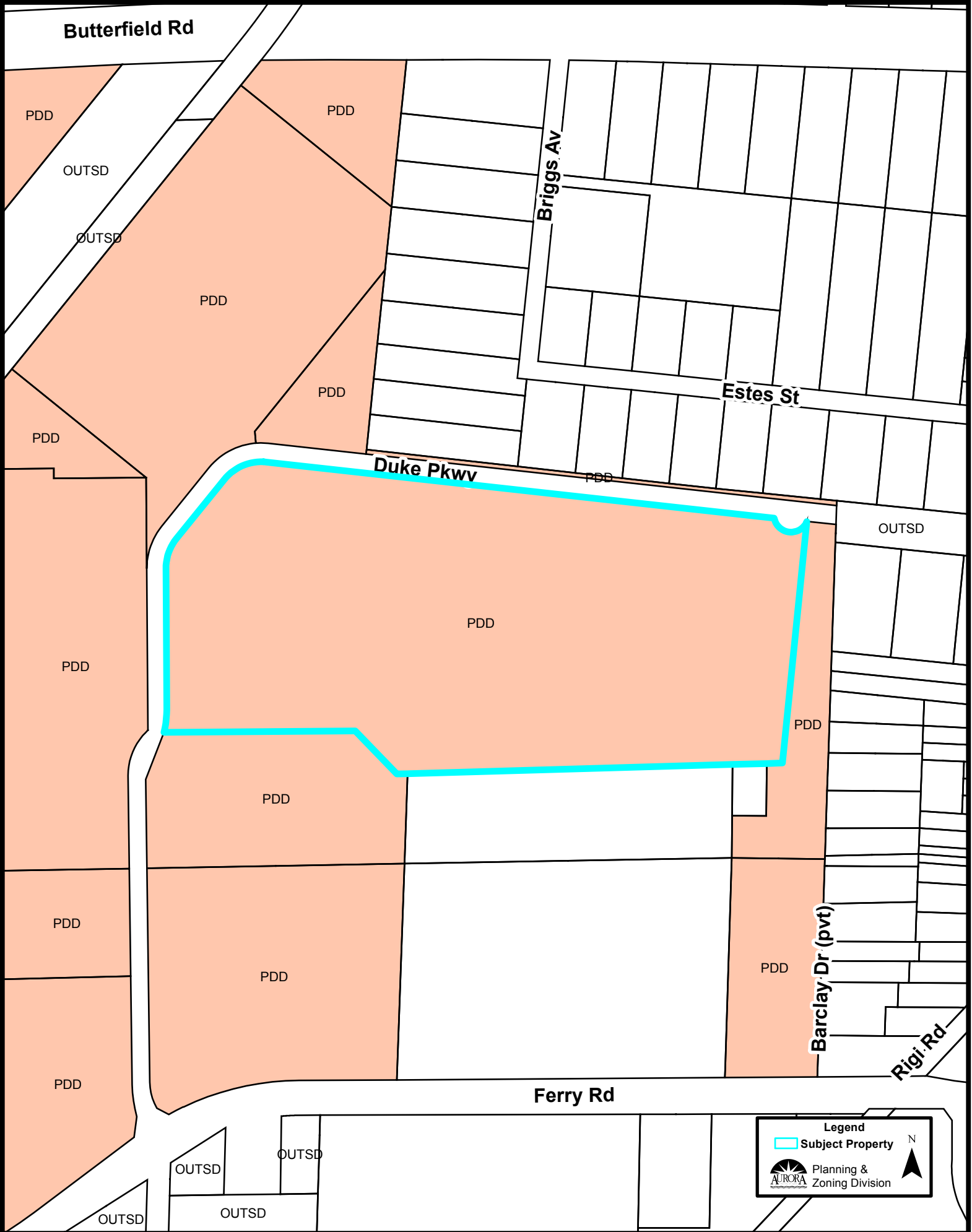
Ferry Rd

Barclay Dr (pvt)


Rigi Rd


**Legend**  
Subject Property  
AURORA Planning & Zoning Division  
N


Zoning Map (1:5,000):



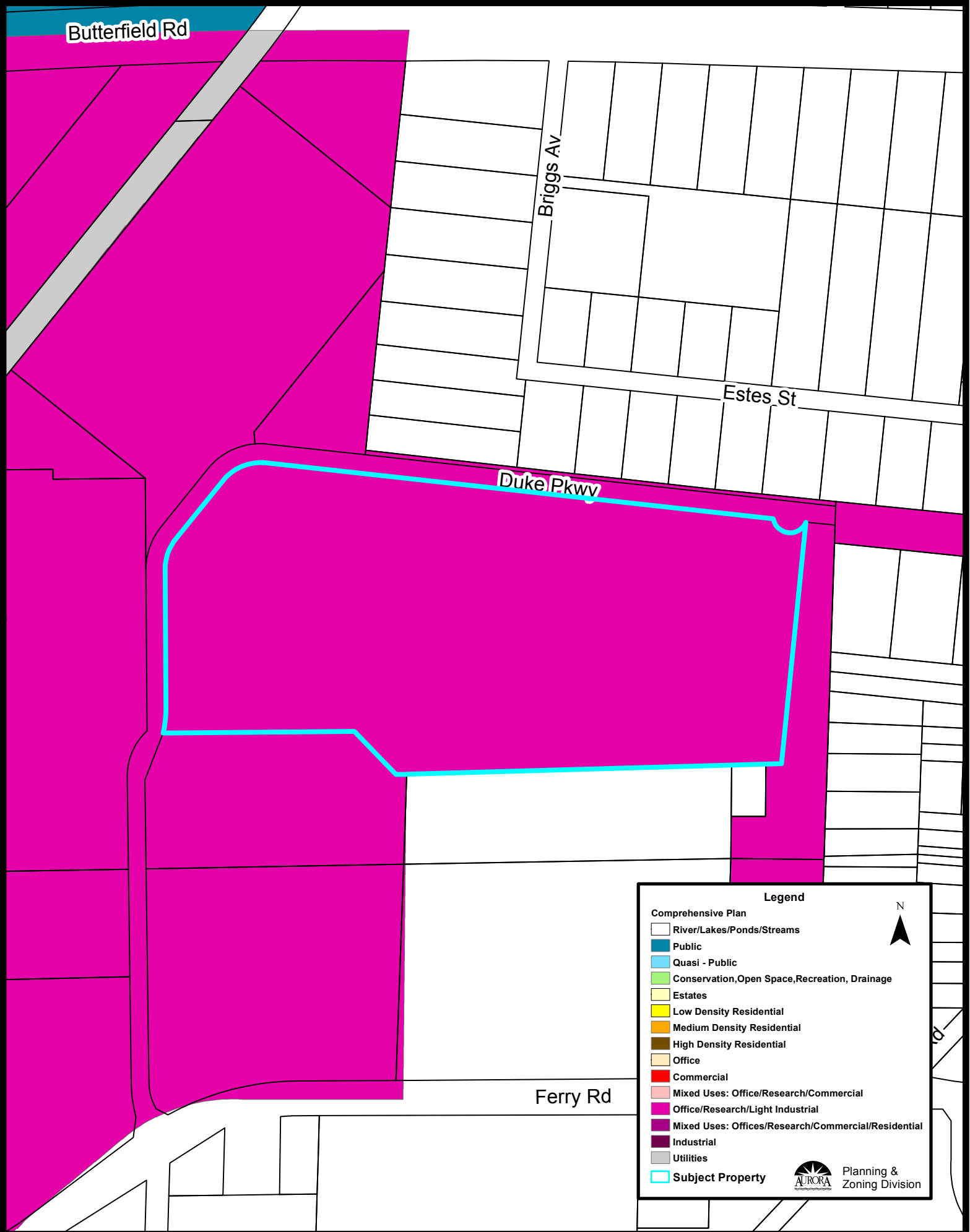
**Legend**

-  Subject Property

 Planning & Zoning Division

 N

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

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