

Property Research Sheet

Location ID#(s): 72507

As of: 8/25/2016

Researched By: Steve Broadwell

Address: 2865 Duke Parkway

Comp Plan Designation: Office / Research / Light Industrial

Subdivision: Lot 5 of Butterfield East, Unit Three

School District: Warrenville

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

Park District: WPD - Warrenville Park District

Size: 46.781 Acres

Ward: 10

Current Zoning: PDD

Historic District: None

1929 Zoning: Not Applicable

ANPI Neighborhood: None

1957 Zoning: Not Applicable

TIF District: N/A

Overall Development Name: Butterfield

Current Land Use

Current Land Use: Vacant Land/Open Space

Non-Residential Area: 2,037,780

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 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 Side Yard Reverse Corner Setback:

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

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.

Legislative History

The known legislative history for this Property is as follows:

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

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: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: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

R2012-070 approved on 3/13/2012:RESOLUTION AUTHORIZING THE EXECUTION OF AN INTERGOVERNMENTAL AGREEMENT BETWEEN THE CITY OF AURORA AND THE FOX VALLEY PARK DISTRICT REGARDING SIMMONS PARK WALKING PATH

R2015-119 approved on 5/12/2015: 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.

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

Location Maps Attached:

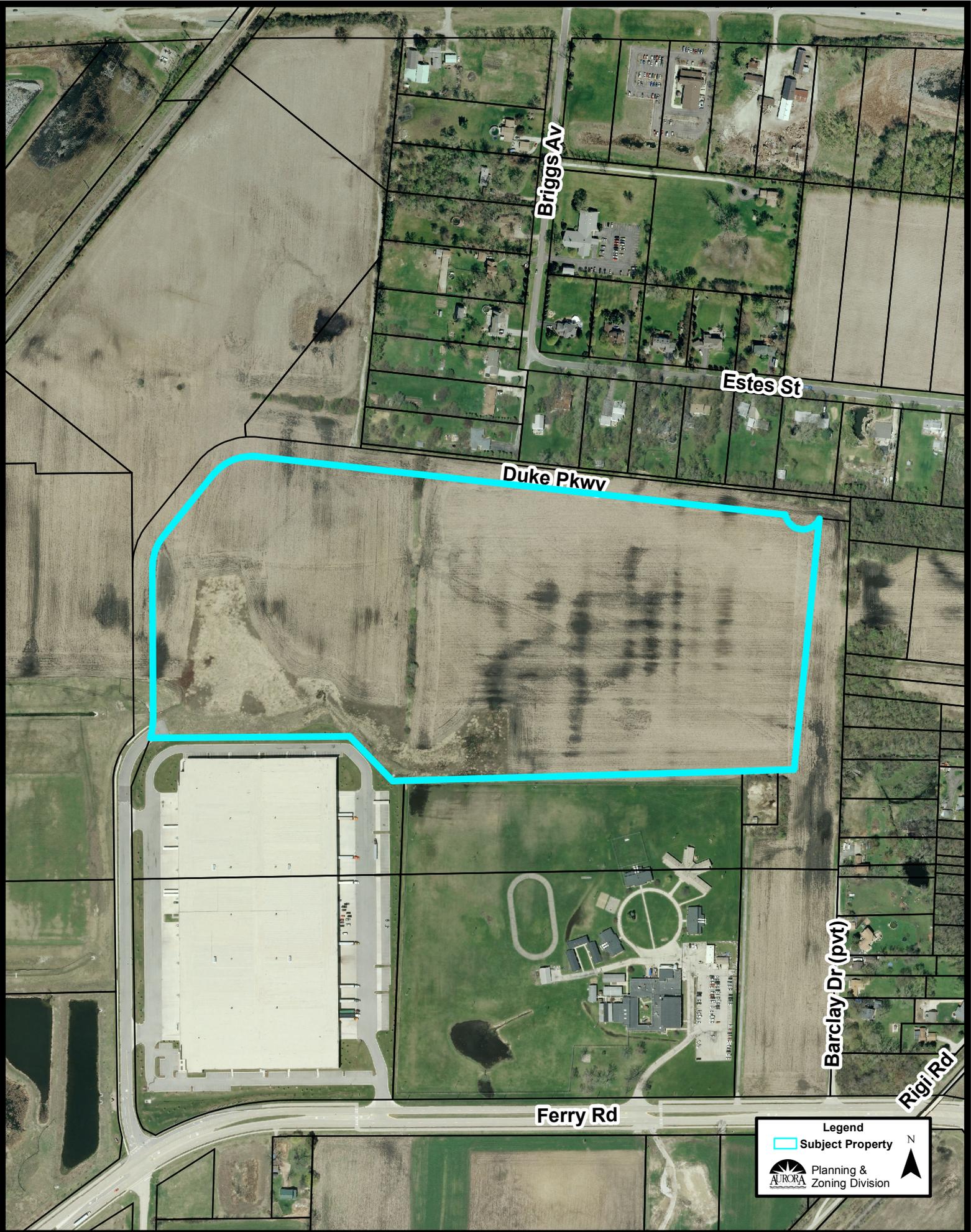
Aerial Overview

Location Map

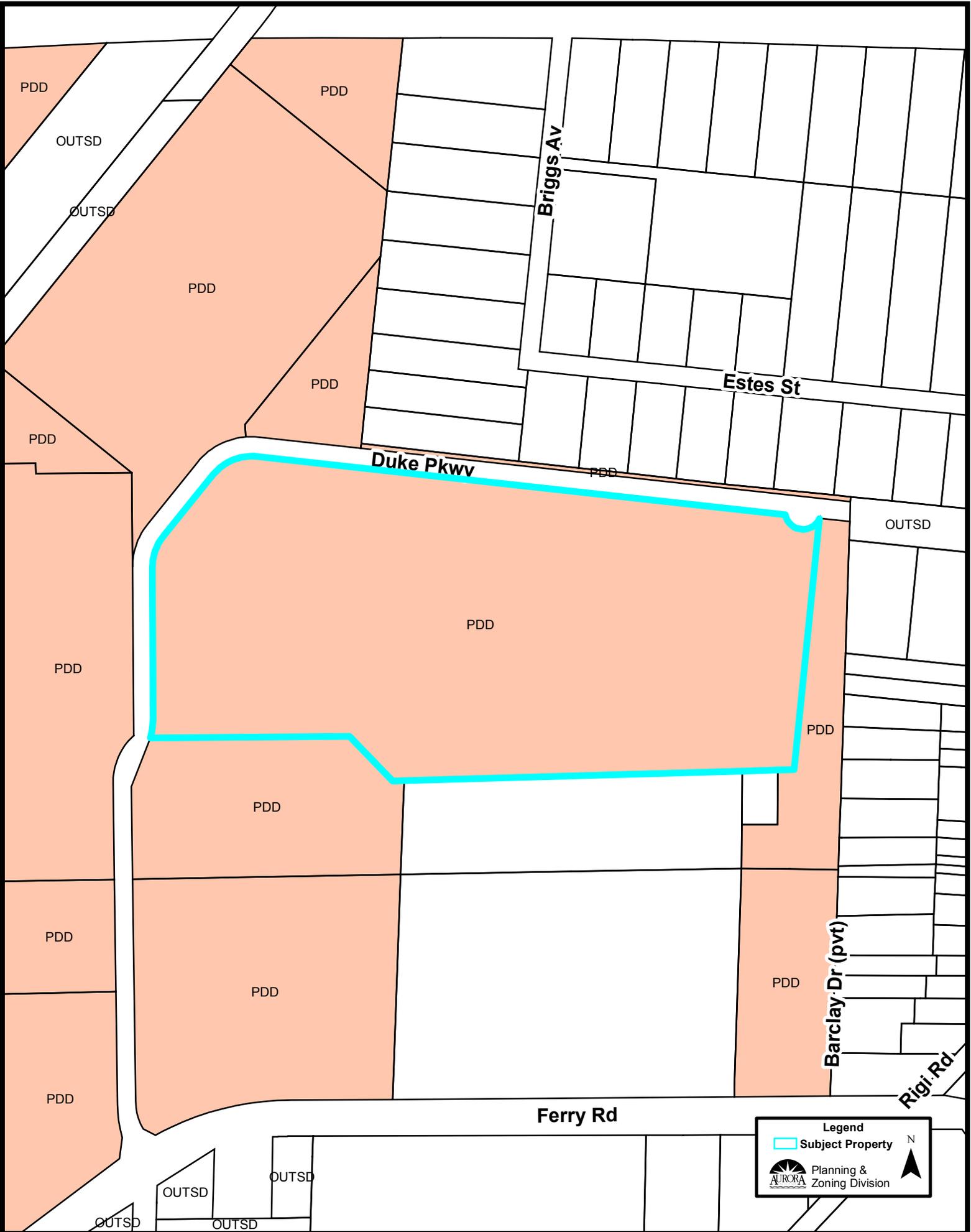
Zoning Map

Comprehensive Plan Map

Aerial Photo (1:5,000):



Zoning Plan (1:5,000):



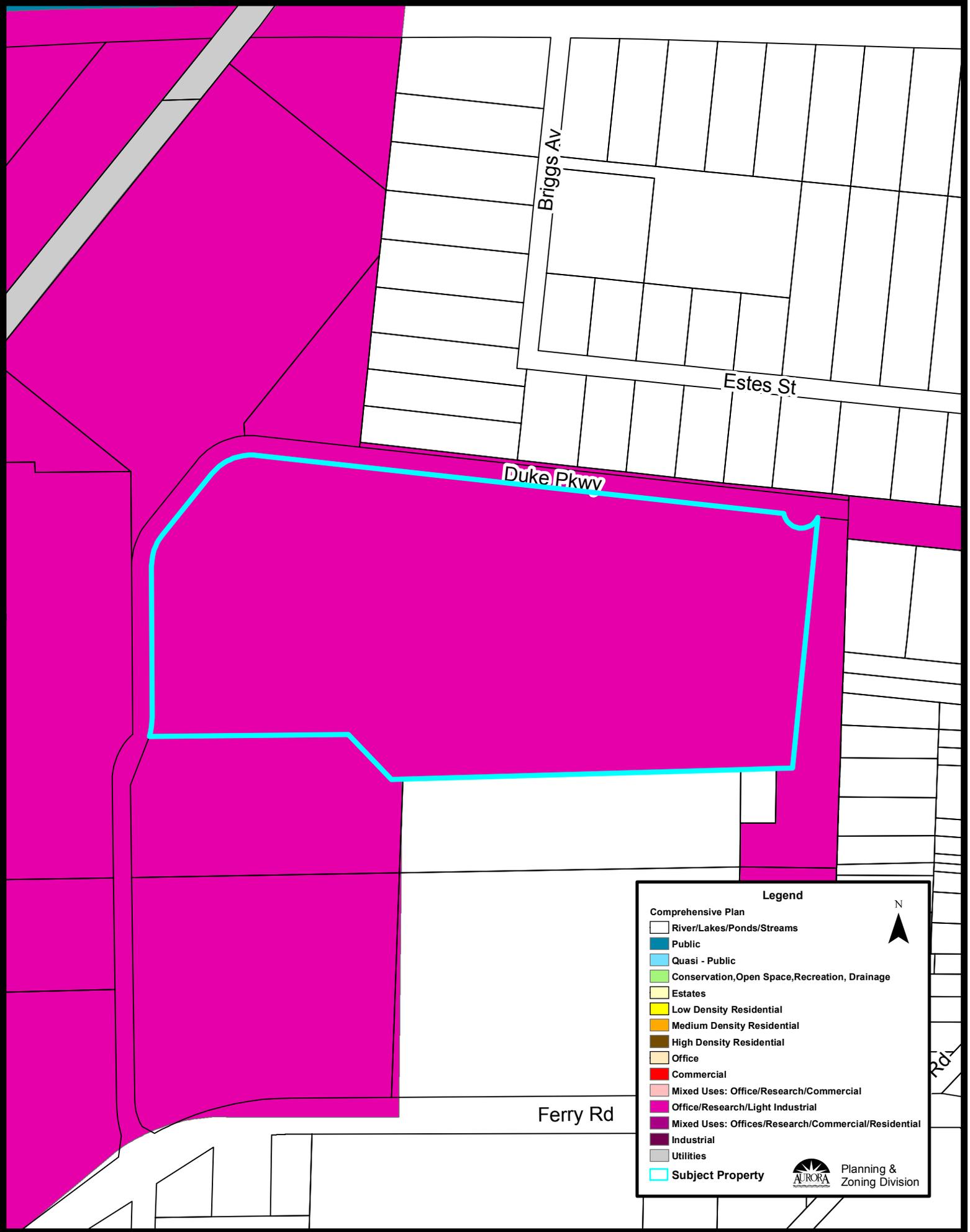
Legend

-  Subject Property

 Planning & Zoning Division

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Comprehensive Plan (1:5,000):



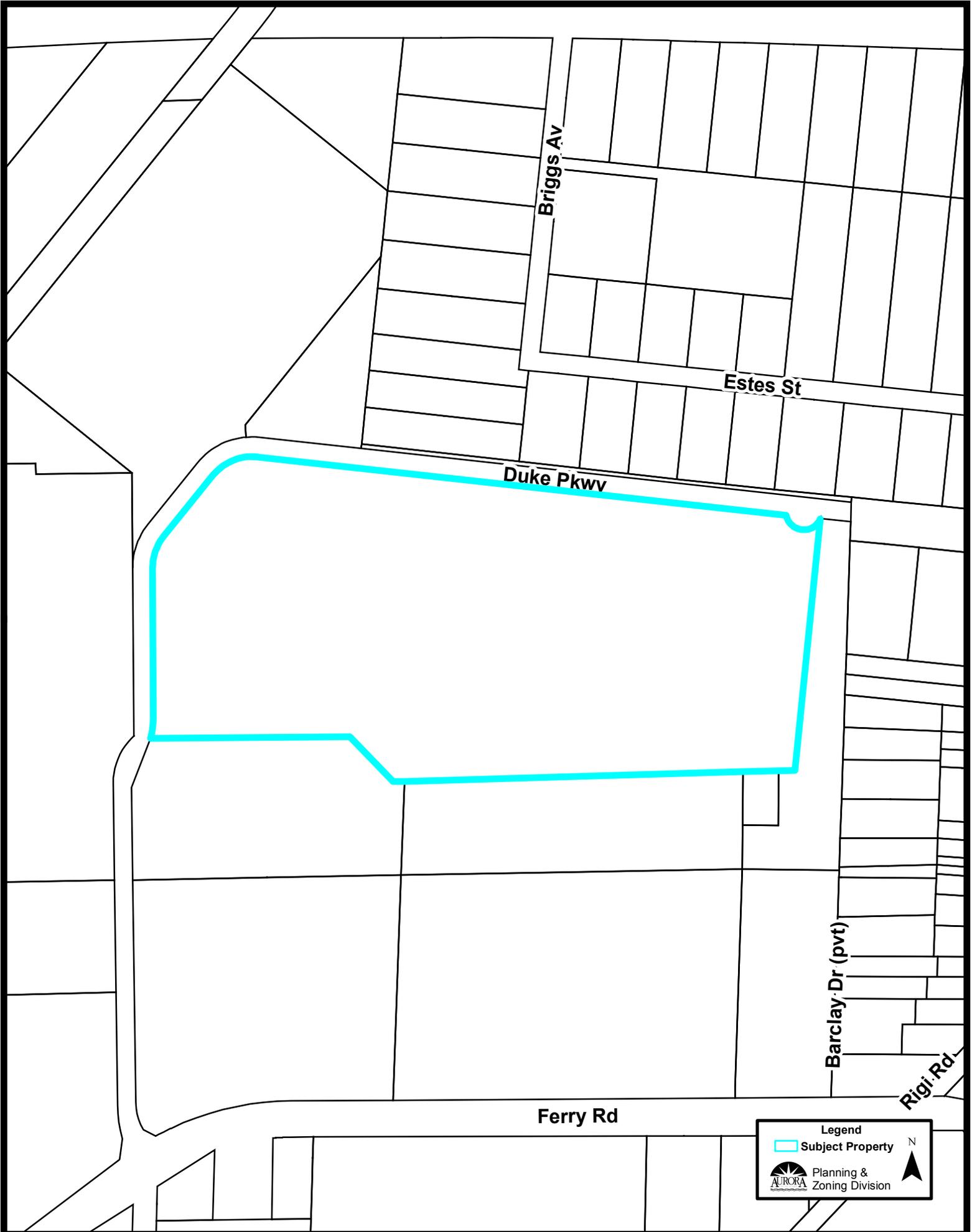
Legend

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

Planning & Zoning Division

Location Map (1:5,000):



Legend

- Subject Property

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