

# 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**

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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

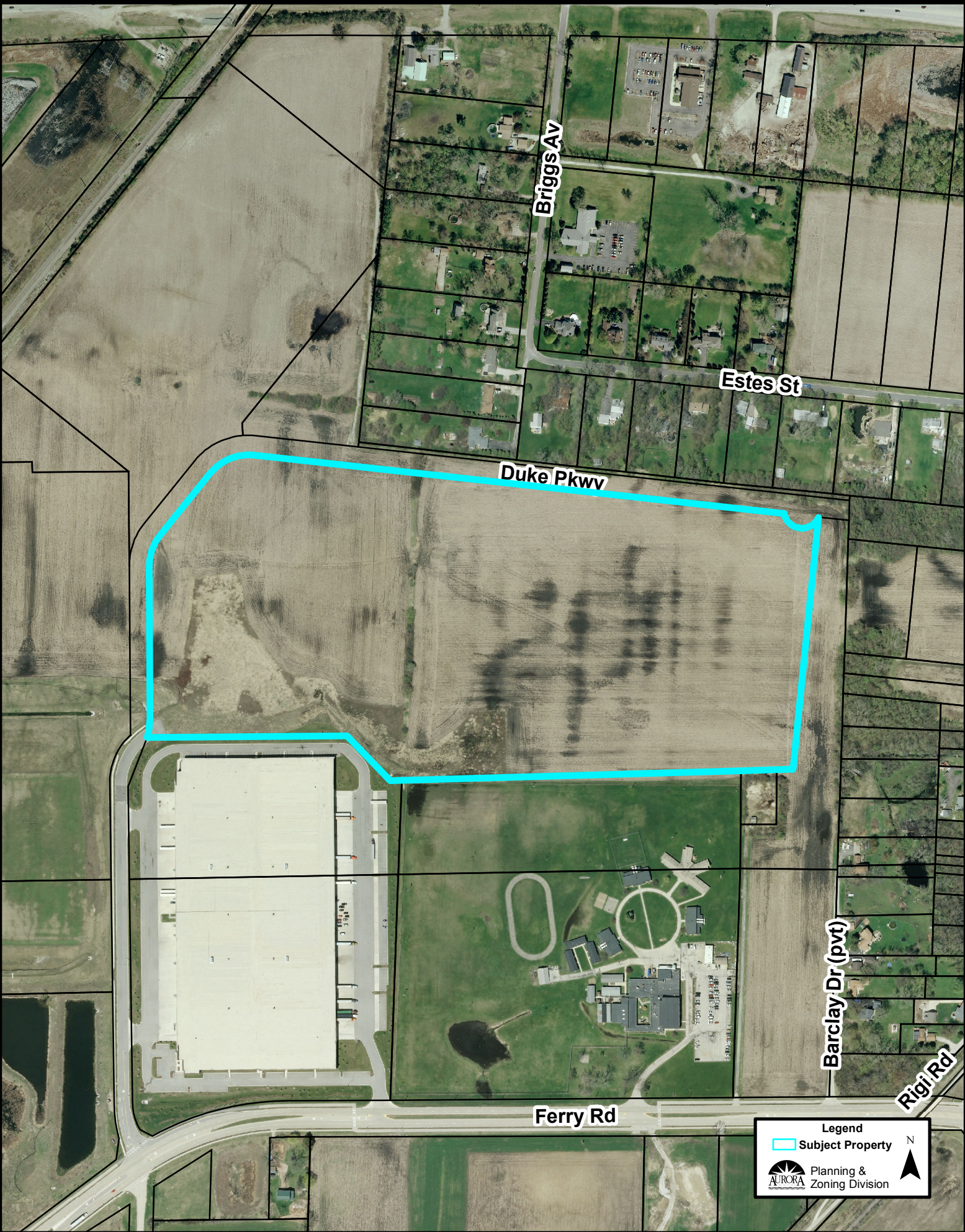
Location Map

Zoning Map

Comprehensive Plan Map

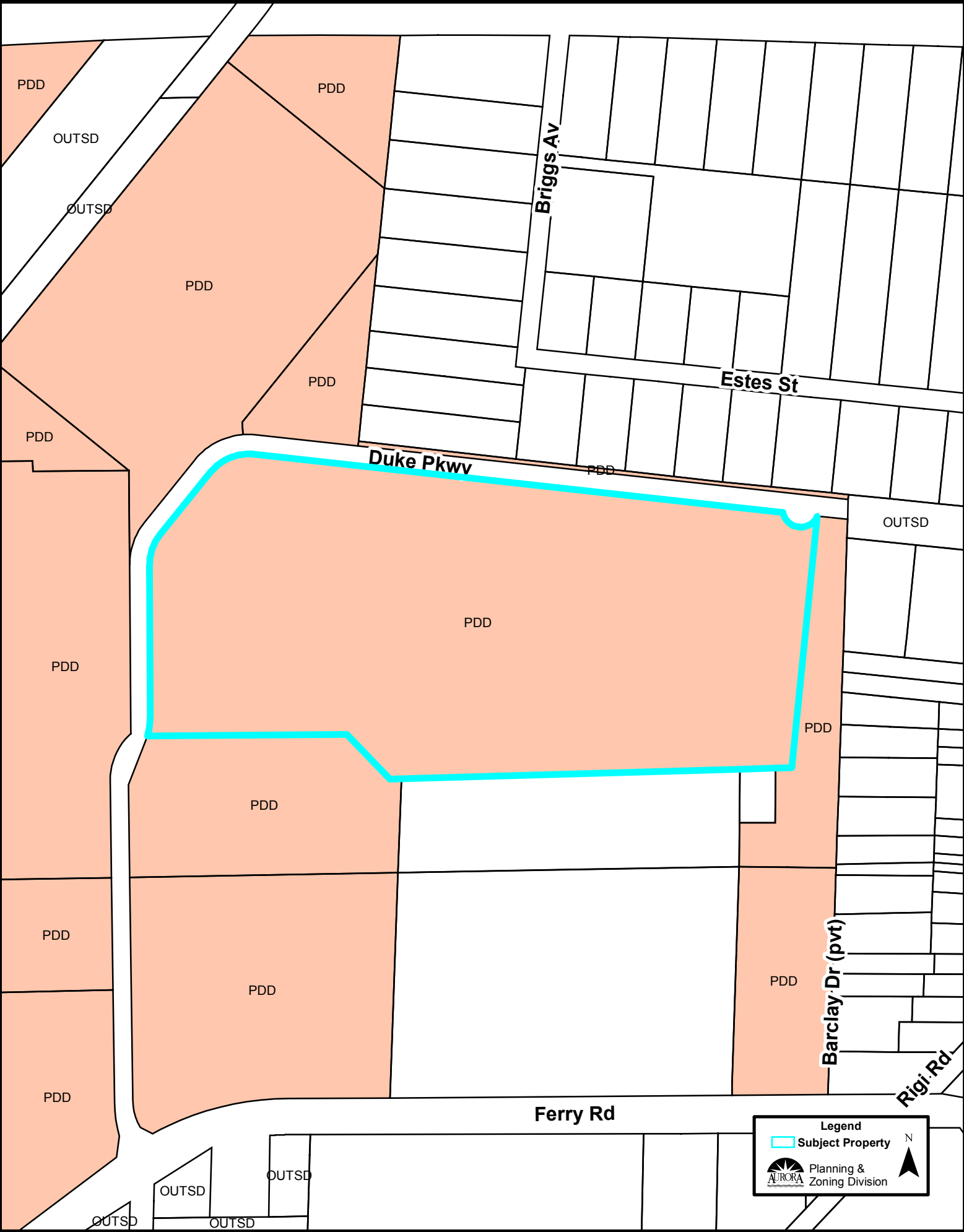


Aerial Photo (1:5,000):





Zoning Plan (1:5,000):



Legend

Subject Property

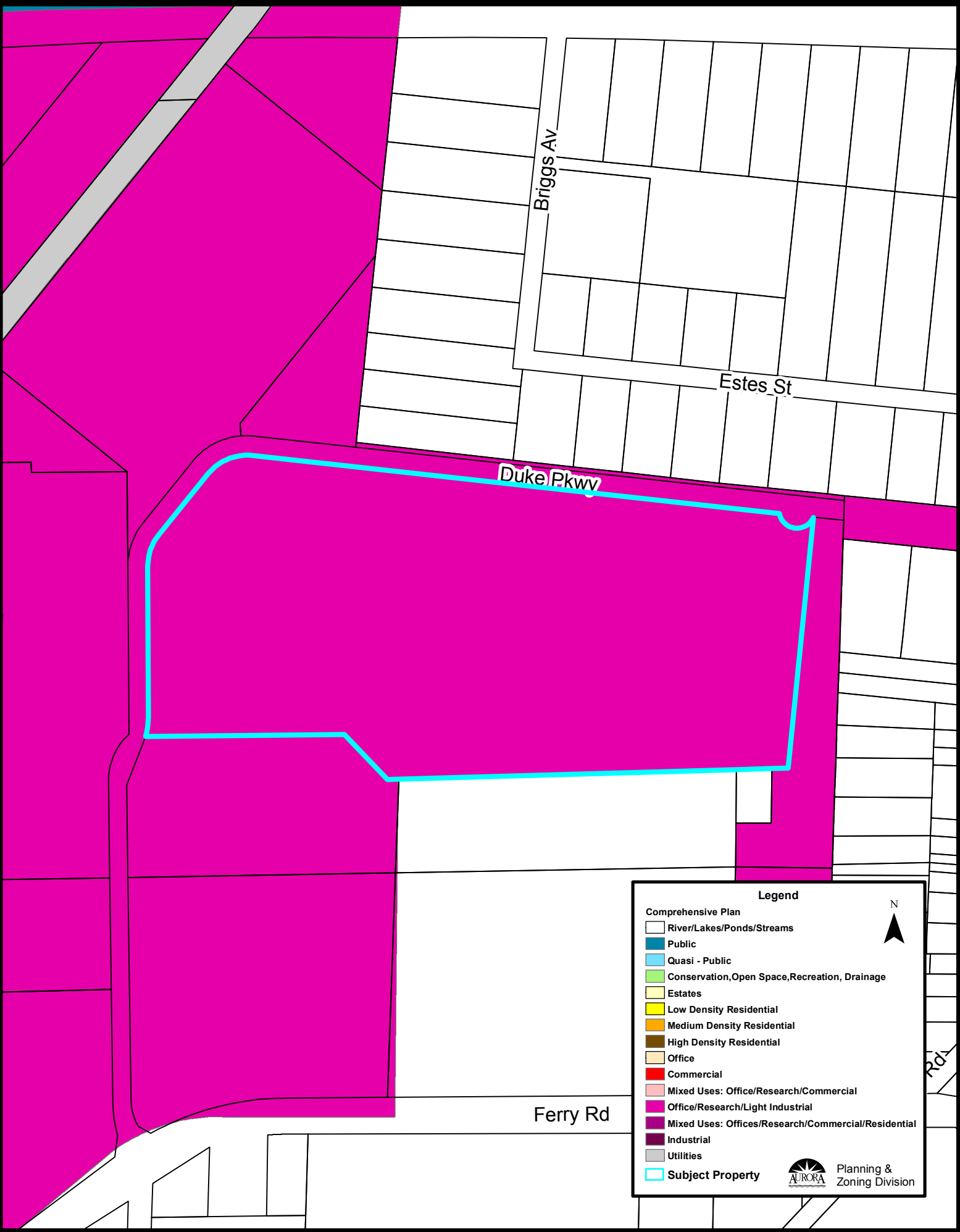


Planning & Zoning Division

N



Comprehensive Plan (1:5,000):



Location Map (1:5,000):

