

Property Research Sheet

Location ID#(s): 72501-72594

As of: 1/5/2017

Researched By: Alex Minnella

Address: 2805 Duke Pkwy

Park District: WPD - Warrenville Park District

Parcel Number(s): 04-33-301-016; 07-04-105-001

Ward: 10

Subdivision: Lot 1 of Butterfield East Unit Three

Current Zoning: PDD Planned Development District

Size: 25.05 Acres / 1,091,178 Sq. Ft.

Comp Plan Designation: Office / Research / Light Industrial

School District: SD 204 - Indian Prairie School District; Warrenville

Overall Development Name: Butterfield East

Current Land Use

Current Land Use: Light Industry

AZO Land Use Category: Warehouse, Distribution and storage services (3300)

Number of Buildings: 1

Number of Stories: 1

Parking Spaces: 117

Building Built In:

Non-Residential Area: 1,091,178 sq. ft.

Total Building Area: 549,522 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 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

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.

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:

O1976-4500 approved on 1/14/1976: ORDINANCE PROVIDING FOR THE EXECUTION OF AN ANNEXATION AGREEMENT WITH THE OWNERS OF RECORD OF TERRITORY WHICH MAY BE ANNEXED TO THE CITY OF AURORA

O1976-4509 approved on 2/3/1976: AN ORDINANCE ANNEXING TERRITORY TO THE CITY OF AURORA, ILLINOIS

O1976-4510 approved on 2/3/1976: AN ORDINANCE ESTABLISHING A PLANNED DEVELOPMENT DISTRICT AND APPROVING A PLAN DESCRIPTION

O1976-4516 approved on 2/3/1976: AN ORDINANCE AMENDING ORDINANCE NUMBER 4509 ANNEXING TERRITORY TO THE CITY OF AURORA, ILLINOIS

R1988-322 approved on 10/18/1988: RESOLUTION APPROVING A REVISED LAND USE PLAN FOR BUTTERFIELD PLANNED DEVELOPMENT DISTRICT

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

R2002-367 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.

R2007-181 approved on 4/10/2007: 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

PDFNL2007-025 approved on 6/28/2007: RESOLUTION APPROVING THE FINAL PLAN FOR LOT 1 OF THE BUTTERFIELD EAST SUBDIVISION UNIT 1, BEING 25.37 ACRES OF VACANT LAND LOCATED DIRECTLY NORTH OF FERRY ROAD AND EAST OF THE EJ&E RAILROAD IN THE CITY OF AURORA, IL 60563

PDFNL2007-026 approved on 6/28/2007: RESOLUTION APPROVING THE FINAL PLAT OF BUTTERFIELD EAST SUBDIVISION UNIT 1, BEING 95.0846 ACRES OF VACANT LAND LOCATED DIRECTLY NORTH OF FERRY ROAD AND EAST OF THE EJ&E RAILROAD IN THE CITY OF AURORA, IL 60563

PDFNL2007-049 approved on 11/29/2007: RESOLUTION APPROVING A WAIVER OF FINAL PLAN REQUIREMENTS FOR AN OVERALL DEVELOPMENT MONUMENT SIGN ON LOT 106, MONUMENT SIGN AND DIRECTIONAL SIGN FOR LOT 1 OF THE BUTTERFIELD EAST SUBDIVISION, LOCATED ALONG FERRY ROAD AND DUKE PARKWAY, AURORA, ILLINOIS

R2008-347 approved on 7/22/2008: RESOLUTION ACCEPTING THE DEDICATION OF CITY EASEMENTS LOCATED NORTH OF FERRY ROAD AND EAST OF THE EJ&E EASTERN RAILROAD, AURORA, ILLINOIS

PDFNL2011-003 approved on 5/26/2011: RESOLUTION APPROVING A REVISION TO THE FINAL PLAN ON LOT 1 OF THE BUTTERFIELD EAST SUBDIVISION, UNIT 1 FOR A PARKING LOT ADDITION LOCATED AT 2805 DUKE PARKWAY, AURORA, ILLINOIS

O2012-070 approved on 9/11/2012: 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: 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

R2015-155 approved on 6/23/2015: RESOLUTION APPROVING A FINAL PLAN ON LOTS 4, 6, 103, 104, 105 AND 107 FOR UNIT THREE OF BUTTERFIELD EAST SUBDIVISION LOCATED AT FERRY ROAD AND DUKE PARKWAY, AURORA, ILLINOIS 60502

Location Maps Attached:

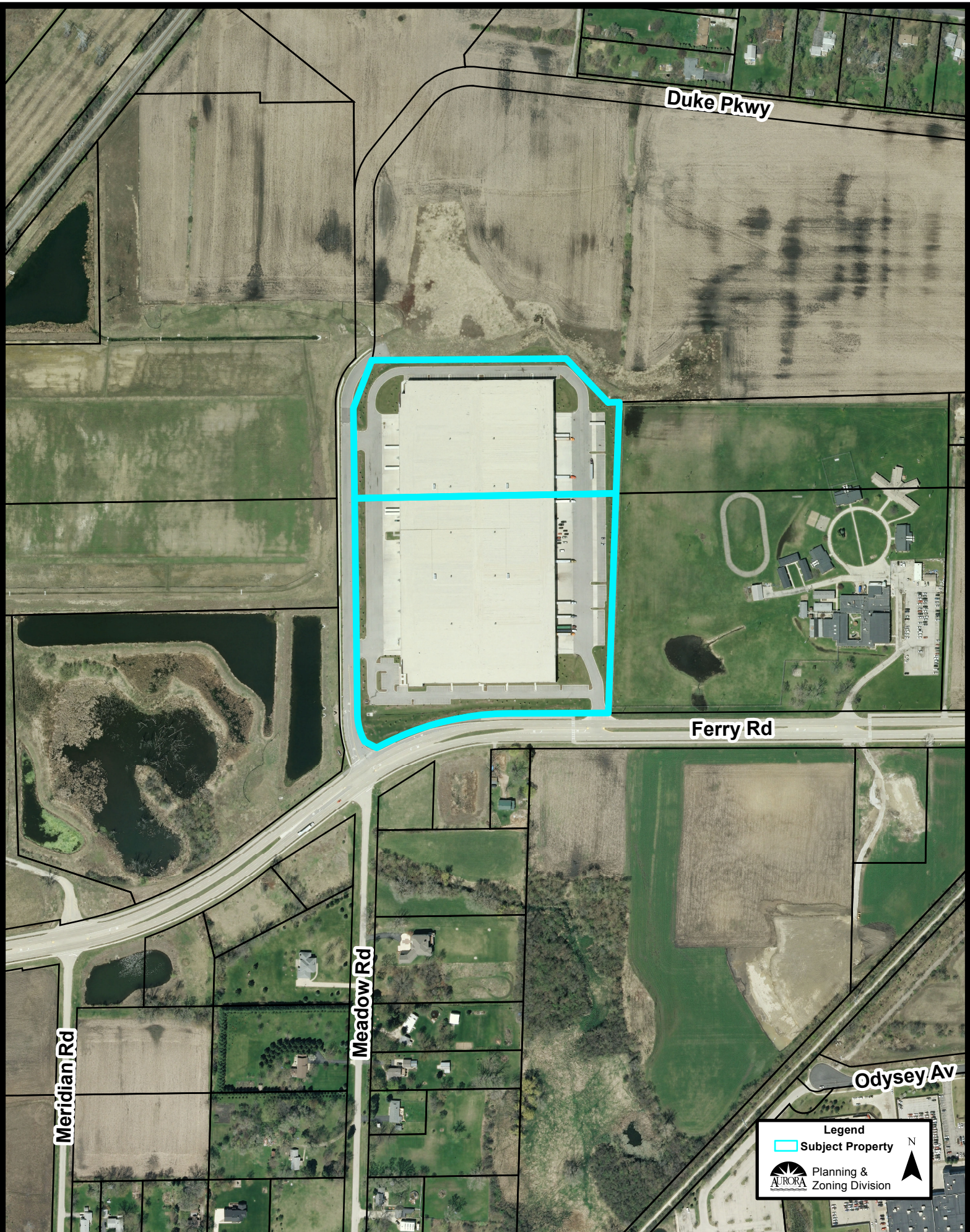
Aerial Overview

Location Map

Zoning Map

Comprehensive Plan Map

Aerial Photo (1:5,000):



Duke Pkwy


Ferry Rd


Meadow Rd


Meridian Rd

Odyssey Av

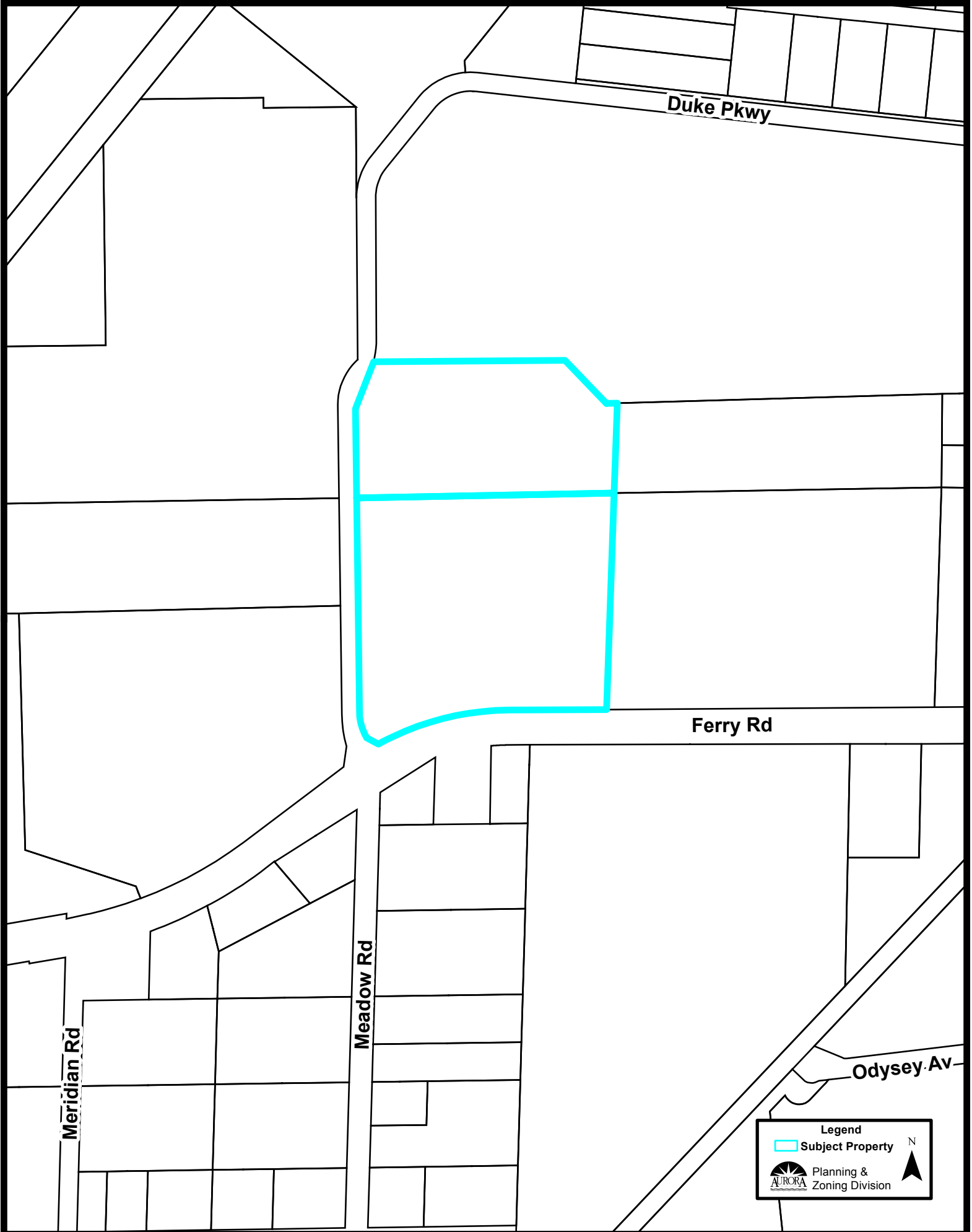
Legend

-  Subject Property


 Planning & Zoning Division


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Location Map (1:5,000):



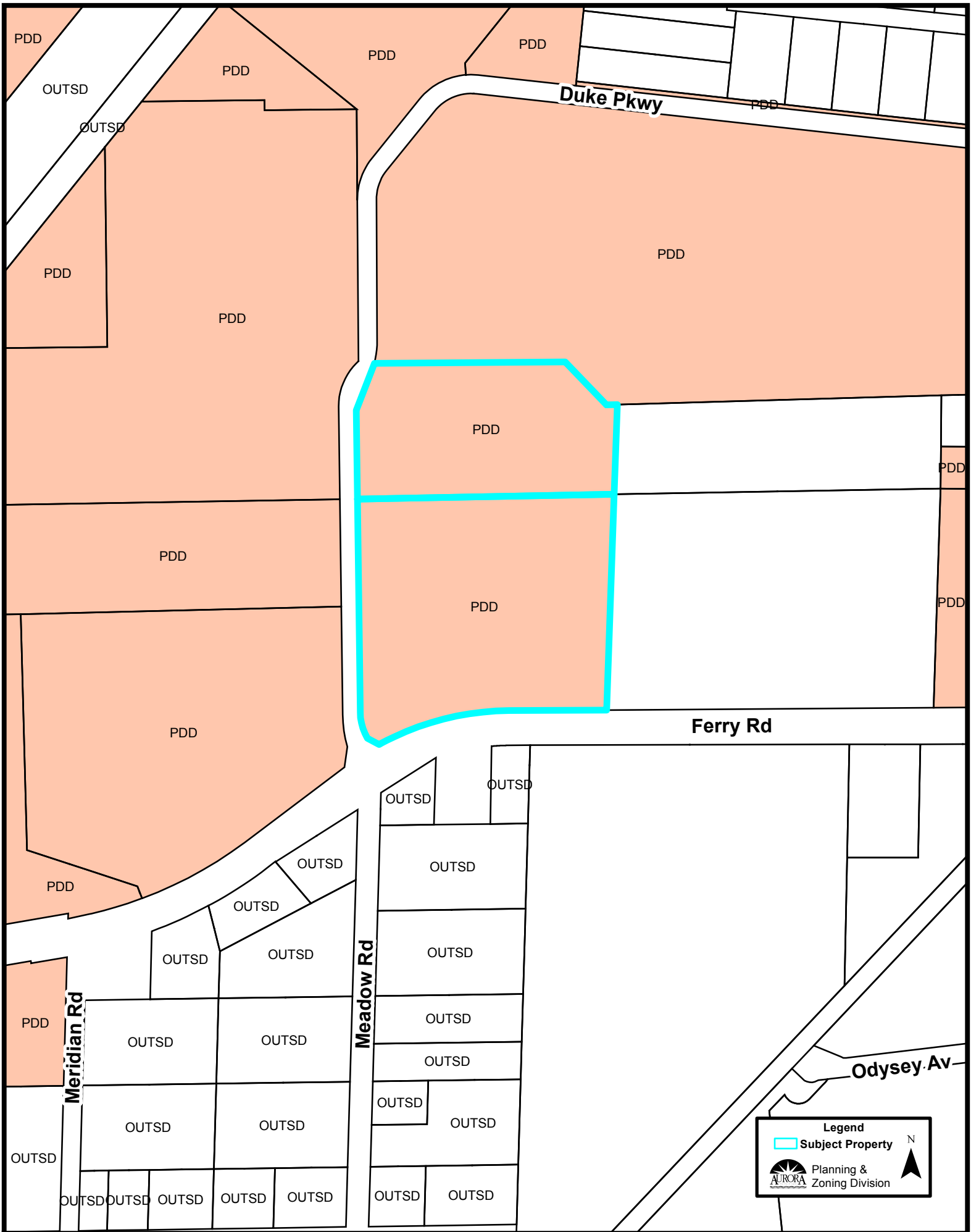
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 Subject Property


 Planning & Zoning Division


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Zoning Map (1:5,000):



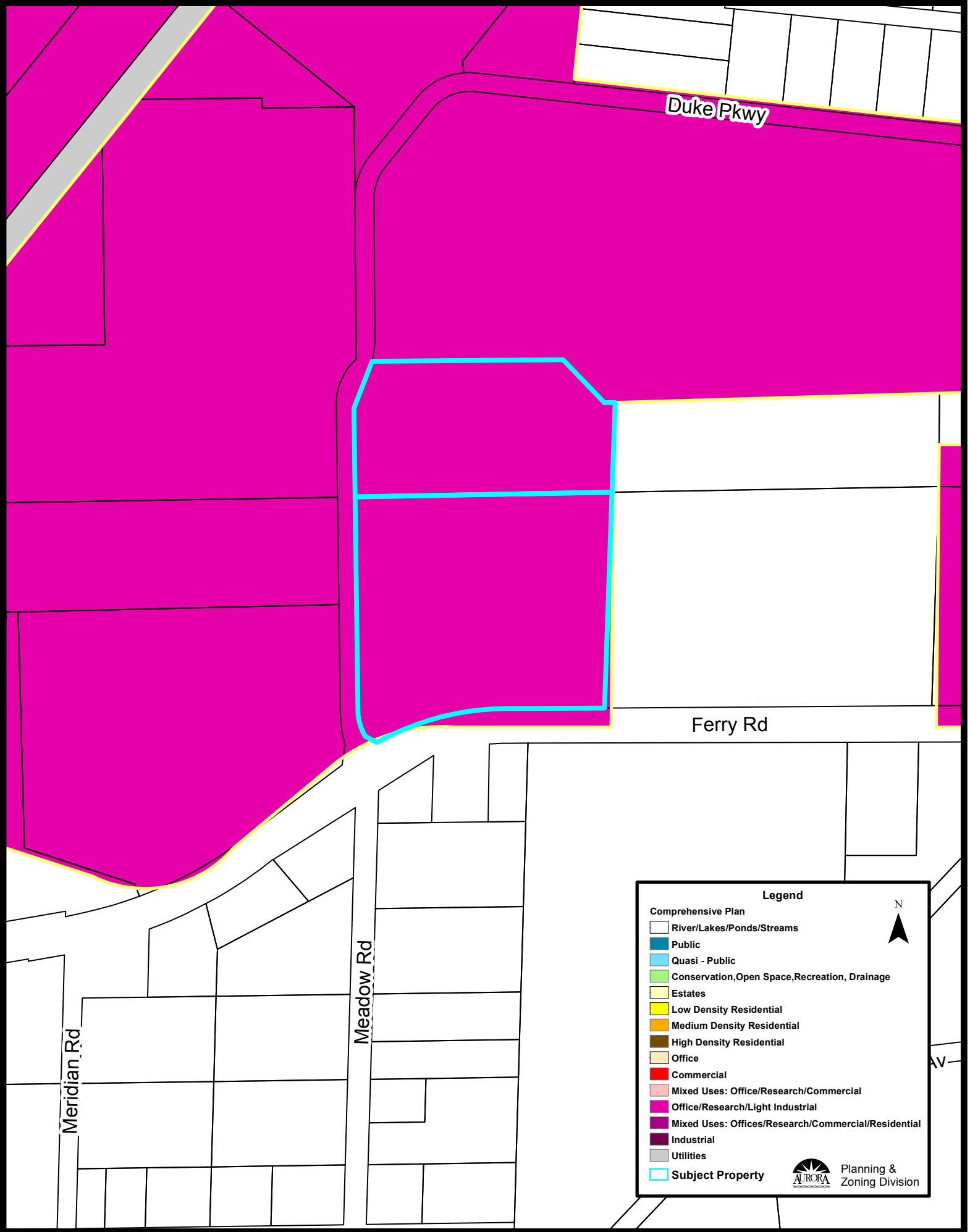
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Comprehensive Plan (1:5,000):



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

AURORA Planning & Zoning Division