

# Property Research Sheet

**Location ID#(s): 71059-7160**

As of: 4/20/2015

Researched By: Tracey Vacek

Address: 2810 Duke Parkway

Comp Plan Designation: Office / Research / Light Industrial

Subdivision: Part of Lot 2A of Butterfield East, Unit One Resubdivision Lot 2

School District: SD 204 - Indian Prairie School District & SD 200 - Community Unit School District

Parcel Number(s): 04-33-301-011 and 07-04-101-019

Park District: WPD - Warrenville Park District

Size: 49.86 Acres

Ward: 10

Current Zoning: PDD

Overall Development Name: Butterfield Planned Development District

## Current Land Use

Current Land Use: Vacant Land/Open Space Vacant Land/Open Space

## 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 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

**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.

### 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:

### Special Uses:

Special Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.3, and .

### 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:

**O76-4500 approved on 1/14/1976:** ORDINANCE PROVIDING FOR THE EXECUTION OF AN ANNEXATION AGREEMENT WITH THE OWNERS OF THE RECORD OF TERRITORY WHICH MAY BE ANNEXED TO THE CITY OF AURORA

**O76-4509 approved on 2/3/1976:**AN ORDINANCE ANNEXING TERRITORY TO THE CITY OF AURORA, ILLINOIS

**O76-4510 approved on 2/3/1976:**AN ORDINANCE ESTABLISHING A PLANNED DEVELOPMENT DISTRICT AND APPROVING A PLAN DESCRIPTION

**O76-4516 approved on 2/3/1976:**AN ORDINANCE AMENDING ORDINANCE NUMBER 4509 (O76-4509) ANNEXING TERRITORY TO THE CITY OF AURORA, ILLINOIS

**R88-322 approved on 2/4/1988:** RESOLUTION APPROVING A REVISED LAND USE PLAN FOR BUTTERFIELD PLANNED DEVELOPMENT DISTRICT

**R00-326 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.

**PDFNL01-024 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

**R02-367 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.

**R07-181 approved on 4/10/2007:** A 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

**PDFNL07-025 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

**PDFNL07-026 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

**O12-070 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, AURORA, ILLINOIS

**PDFNL10-010 approved on 5/13/2010:** RESOLUTION ACCEPTING THE FINAL PLAT ON 49.80 ACRES OF VACANT LAND FOR THE RESUBDIVISION OF LOT 2 OF BUTTERFIELD EAST, UNIT 1 LOCATED AT 2810 DUKE PARKWAY, AURORA, ILLINOIS

**Location Maps Attached:**

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Aerial Overview

Location Map

Zoning Map

Comprehensive Plan Map

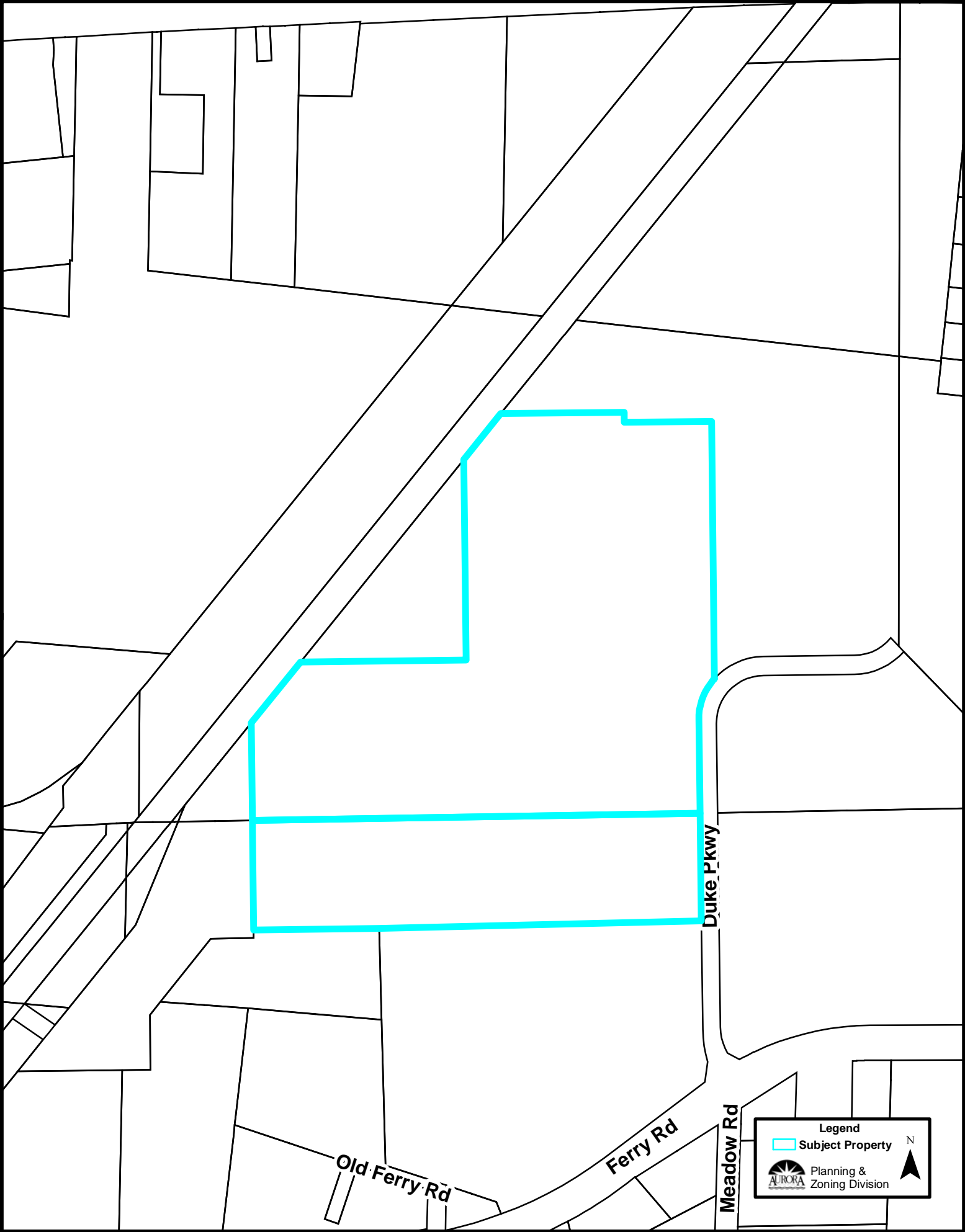


Aerial Photo (1:5,000):





Location Map (1:5,000):



Zoning Plan (1:5,000):

