

Property Research Sheet

Location ID#(s): 67908

As of: 6/22/2017

Researched By: Alex Minnella

Address: 1555 Butterfield Road

Current Zoning: PDD Planned Development District

Parcel Number(s): 12-36-376-021

1929 Zoning: Not Applicable

Subdivision: Lot 6 of Butterfield Village Center

1957 Zoning: Not Applicable

Size: 2.45 Acres / 106,722 Sq. Ft.

Comp Plan Designation: Commercial

School District: SD 101 - Batavia School District

ANPI Neighborhood: Big Woods Marmion

Park District: BPD - Batavia Park District

TIF District: N/A

Ward: 1

Historic District: None

Overall Development Name: Butterfield Village Center

Current Land Use

Current Land Use: Commercial

AZO Land Use Category: Retail sales or service (2100)

Number of Buildings: 1

Number of Stories: 1

Building Built In: 2008

Parking Spaces: 118

Total Building Area: 18,655 sq. ft.

Non-Residential Area: 106,851 sq. ft.

Number of Stories: 1

Zoning Provisions

Setbacks and Other Bulk Standards:

Requirements are pursuant to the Aurora Zoning Ordinance Section(s) 5 and Section III.A-2.1 of the Farnsworth International Plan Development.

Setbacks are typically as follows:

Front Yard Setback: Butterfield Road 50' set back; Exterior (Internal Roads) 25'

Side Yard Setback: 15 feet to 30 feet from non-residential based on building height; 100 feet from residential; 8 feet parking set back

Exterior Side Yard Setback: Butterfield Road 50' set back; Exterior (Internal Roads) 25'

Exterior Side Yard Reverse Corner Setback: Butterfield Road 50' set back; Exterior (Internal Roads) 25'

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.

Exterior Rear Yard Setback: Butterfield Road 50' set back; Exterior (Internal Roads) 25'

Interior Drive Yard Setback: 40 feet from centerline.

Other bulk standards are typically as follows:

Minimum Lot Width and Area: 40,000 sq ft; 75 feet in width

Maximum Lot Coverage: None

Maximum Structure Height: None

Floor Area Ratio: None

Minimum Primary Structure Size: None

Minimum Dwelling Unit Size: None

Maximum Density: 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 Section 8.10 and Section III.A-2.1 of the Farnsworth International Plan Development.

Permitted Uses:

Permitted Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.2 and Section 8.10 and Section III.A-2.1 of the Farnsworth International Plan Development.

Permitted Exceptions: As per attachment 5b of the Farnsworth International Plan Description including Special Uses.

Special Uses:

Special Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.3 and Section(s) 4.3, and Section 8.10 and Section III.A-2.1 of the Farnsworth International Plan Development.

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 Section(s) 4.3, and Section 8.10 and Section III.A-2.1 of the Farnsworth International Plan Development.

Legislative History

The known legislative history for this Property is as follows:

O1989-039 approved on 5/2/1989: AN ORDINANCE ANNEXING CERTAIN PROPERTY TO THE CITY OF AURORA PURSUANT TO AN APPROVED ANNEXATION AGREEMENT.

O1998-038 approved on 5/12/1998: AMENDING ORDINANCE NO. 3100, BEING THE AURORA ZONING ORDINANCE AND THE ZONING MAP ATTACHED THERETO, BY REZONING PROPERTY LOCATED AT 412 FLAGG STREET FROM R-4 TWO FAMILY RESIDENTIAL TO R-3 SINGLE FAMILY RESIDENTIAL DISTRICT

O1998-040 approved on 5/12/1998: ANNEXING TERRITORY LOCATED AT 504 SOUTH CALUMET AVENUE

O2005-093 approved on 7/26/2005: AN ORDINANCE GRANTING A STORMWATER VARIANCE ON 6.037 ACRES FOR A 6 LOT RETAIL CENTER ON THE PROPERTY LOCATED AT THE SOUTHEAST CORNER OF BUTTERFIELD ROAD AND FARNSWORTH AVENUE, AURORA, ILLINOIS

R2005-322 approved on 7/26/2005: A RESOLUTION APPROVING A PRELIMINARY PLAT AND PLAN ON 6.037 ACRES FOR A RETAIL CENTER LOCATED AT THE SOUTHEAST CORNER OF BUTTERFIELD ROAD AND FARNSWORTH AVENUE.

R2005-323 approved on 7/26/2005: A RESOLUTION APPROVING A DEVELOPMENT AGREEMENT BETWEEN THE BUTTERFIELD VILLAGE CENTER PARTNERS, LLC AND THE CITY OF AURORA.

PDFNL2005-034 approved on 10/13/2005: A RESOLUTION APPROVING THE FINAL PLAT AND PLAN ON 15.8 ACRES FOR A RETAIL DEVELOPMENT LOCATED AT THE SOUTHEAST CORNER OF FARNSWORTH AVENUE AND BUTTERFIELD ROADS IN THE CITY OF AURORA.

R2009-010 approved on 1/27/2009: A RESOLUTION ACCEPTING THE DEDICATION OF CITY EASEMENTS AT 1505, 1507, 1515, 1535, 1545 AND 1555 BUTTERFIELD ROAD, AURORA, ILLINOIS.

Location Maps Attached:

Aerial Overview

Location Map

Zoning Map

Comprehensive Plan Map

Aerial Photo (1:1,000):



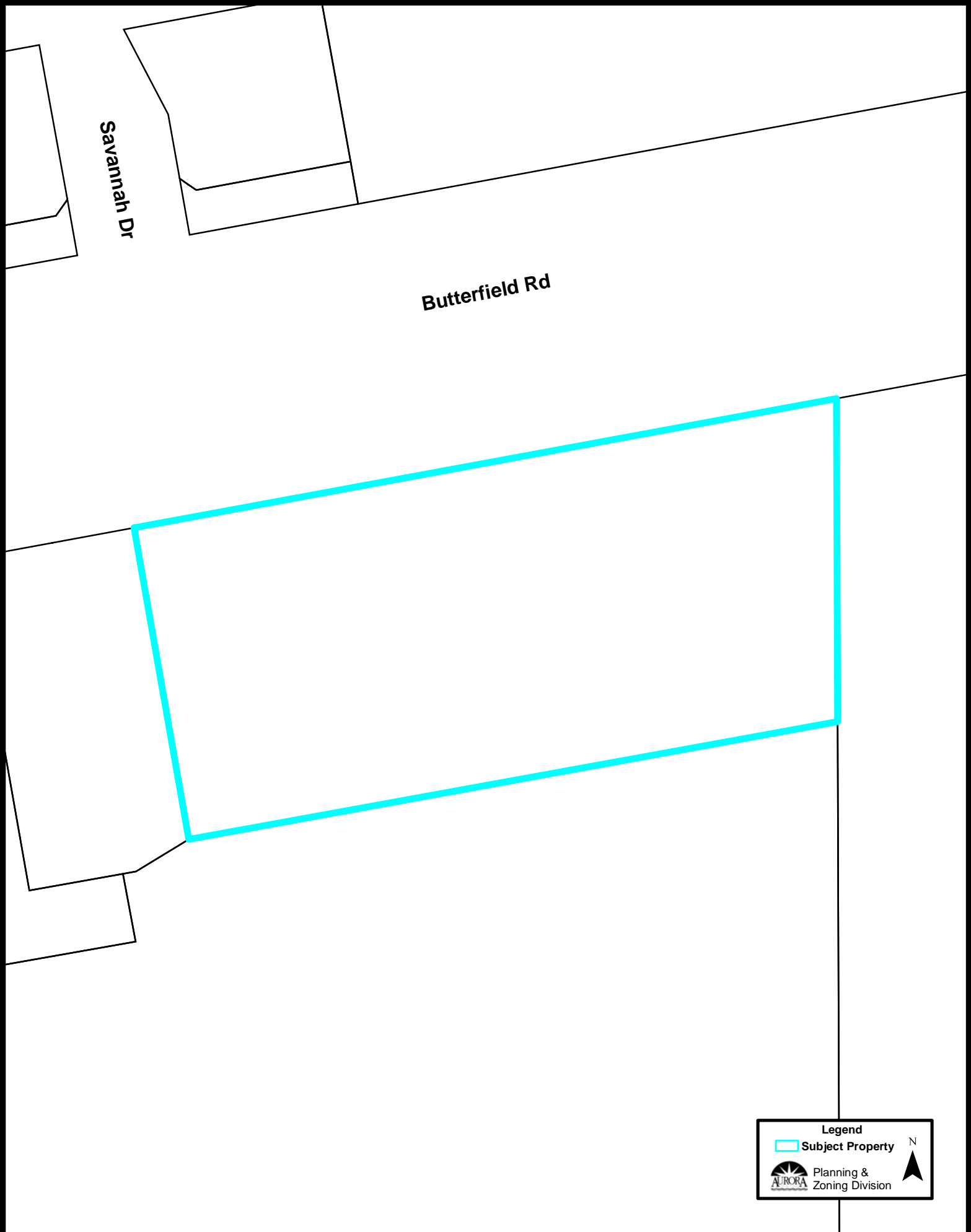
Legend
Subject Property



Planning & Zoning Division



Location Map (1:1,000):



Savannah Dr

Butterfield Rd

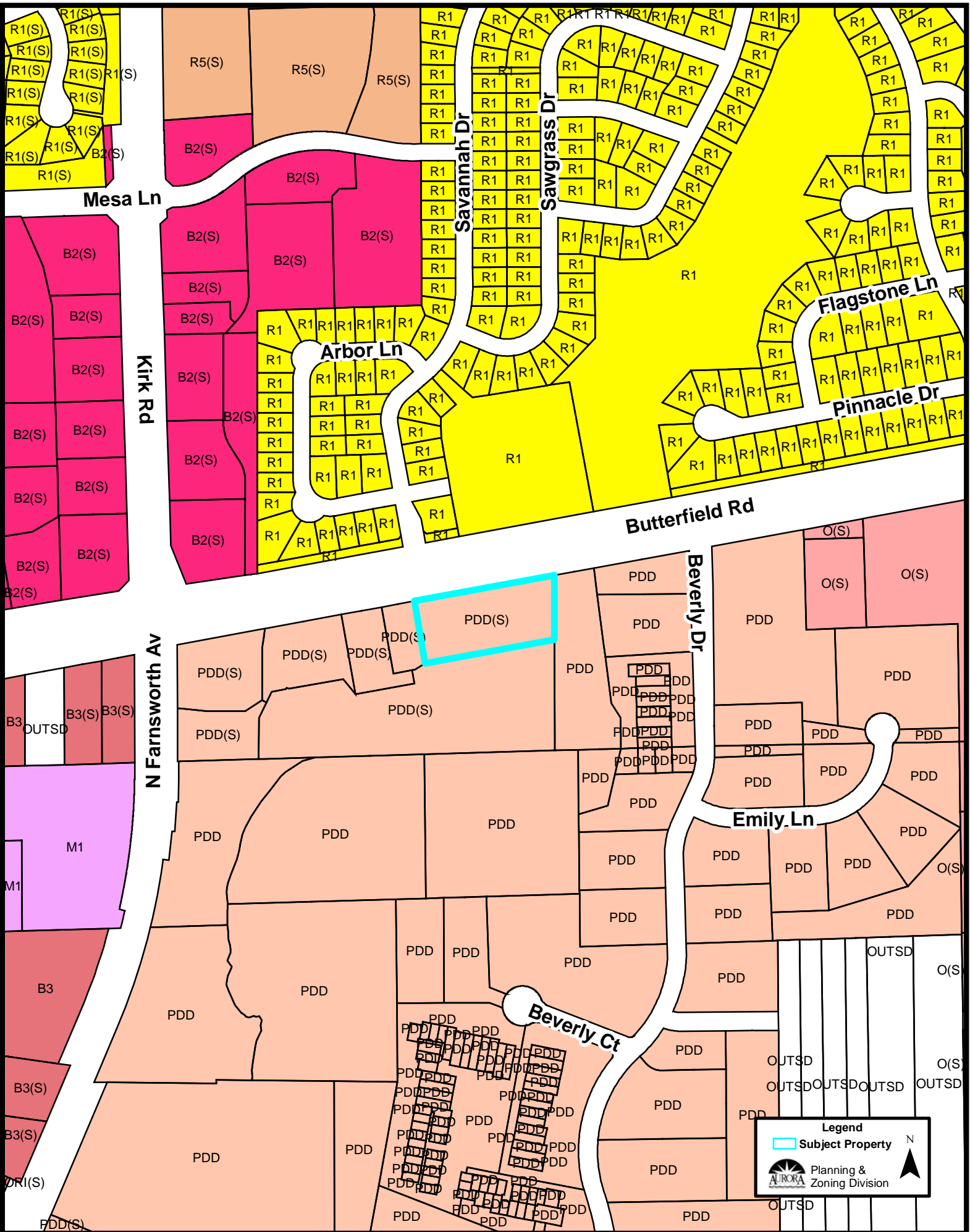
Legend

 Subject Property

 Planning & Zoning Division

 N

Zoning Plan (1:5,000):



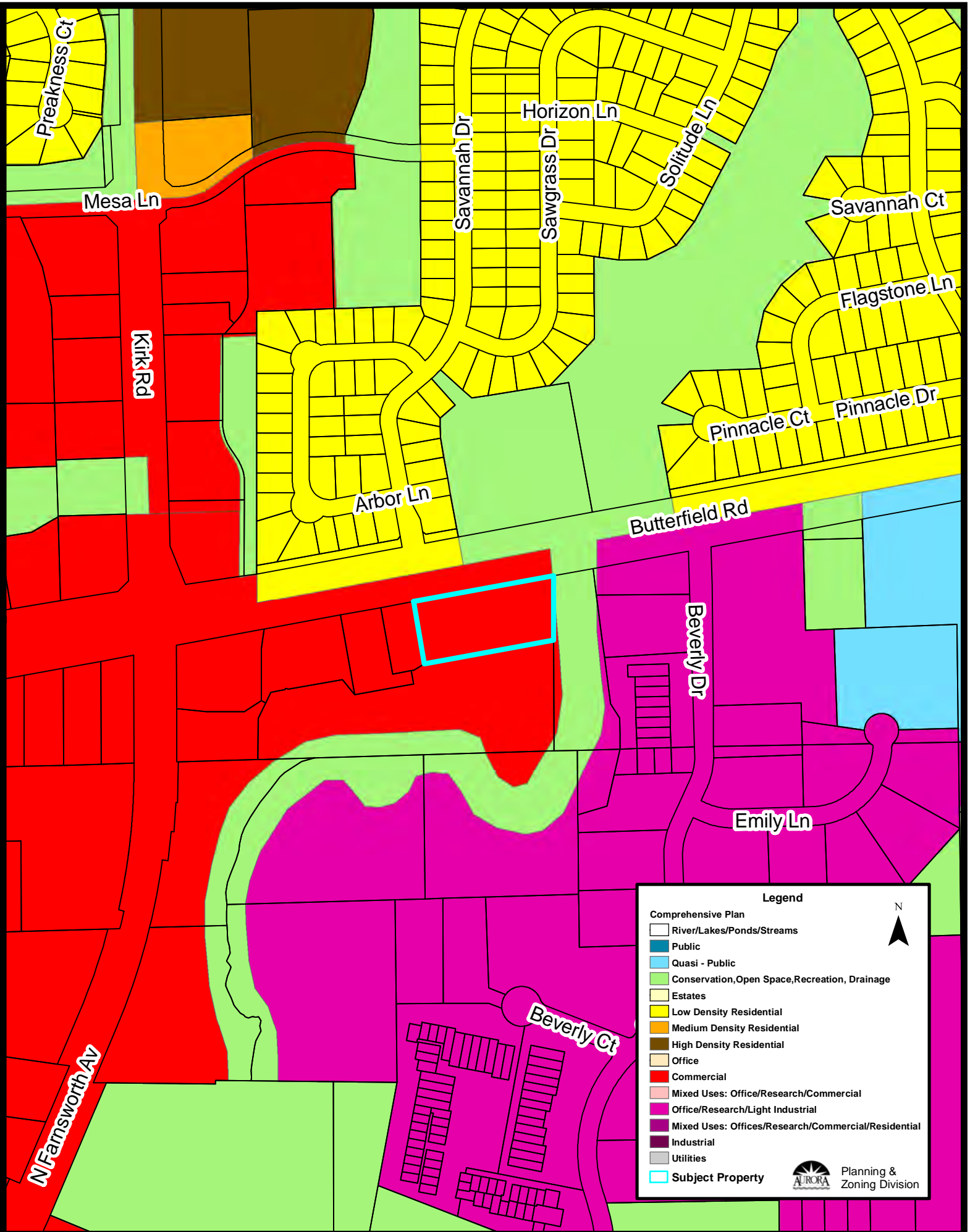
Legend

- Subject Property

N

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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

N
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