

## Property Research Sheet

Location ID#: 69099

As of: 1/21/2015

Researched By: Alex Minnella

Address: 1386 Butterfield Road

Subdivision: Lot 9 of Savannah Corring.

Parcel Number(s): 12-36-354-003

Size: 1.397 Acres

Current Zoning: B-2(S) Business District-  
General Retail

Comp Plan Designation: Commercial

School District: SD 101 - Batavia School  
District

Park District: BPD - Batavia Park District

Ward: 1

Historic District: None

ANPI Neighborhood: Big Woods Marmion

### Current Land Use

Current Land Use: Vacant Land/Open Space

Number of Buildings: 0

Year Built: 0

Total Building Area: 0

Number of Stories: 0

Residential Rental: No

### Zoning Provisions

#### Setbacks and Other Bulk Standards:

Requirements are pursuant to the Aurora Zoning Ordinance Section(s) 5 and Section 14 of the Aurora Zoning Ordinance. Setbacks and other bulk standards are typically as follows:

**Front Yard Setback:** 30 feet from arterial streets, except 20 feet from Kirk Road, 15' from collector streets, except for lot 1, 10 feet from Mesa Lane east of Wagner Road and 7 feet from Mesa Lane West of Wagner Road.

**Interior Side Yard Setback:** 5 feet on each side of the lot line for a total of 10'

**Interior Drive Yard Setback:**

**Exterior Side Yard Setback:**

**Exterior Side Yard Reverse Corner Setback:**

**Exterior Rear Yard Setback:** 30 feet from arterial streets, except 20 feet from Kirk Road, 15' from collector streets, except for lot 1, 10 feet from Mesa Lane east of Wagner

Road and 7 feet from Mesa Lane West of Wagner Road.

**Rear Yard Setback:** 5 feet on each side of the lot line for a total of 10' None

**Exception to Setbacks:**

**Building Separation:** None

**Minimum Lot Width and Area:**

**Maximum Lot Coverage:** 85%

**Maximum Structure Height:** None

**Floor Area Ratio:**

**Minimum Primary Structure Size:**

**Minimum Dwelling Unit Size:**

**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, 7.10Section 14 of the Aurora Zoning Ordinance.

### Permitted Uses:

Permitted Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.2, 7.10Section 14 of the Aurora Zoning Ordinance.

### Special Uses:

Special Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.3, 7.10Section 14 of the Aurora Zoning Ordinance.

### Limited But Permitted Uses:

Limited but Permitted Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.3, 7.10Section 14 of the Aurora Zoning Ordinance.

## **Legislative History**

---

This is the known legislative history for this Property:

**R02-483 approved on 10/22/2002:** A RESOLUTION AUTHORIZING AN INTERGOVERNMENTAL AGREEMENT BETWEEN THE CITY OF AURORA AND THE COUNTY OF KANE REGARDING KIRK ROAD LOCATED ALONG KIRK ROAD FROM ROUTE 56 NORTH TO AURORA'S CITY LIMITS.

**O05-142 approved on 12/13/2005:** AN ORDINANCE PROVIDING FOR THE EXECUTION OF AN ANNEXATION AGREEMENT PROVIDING FOR B-2(S) AND R-4A(S) SPECIAL USE PLANNED DEVELOPMENT ZONING WITH THE OWNERS OF RECORD OF TERRITORY WHICH MAY BE ANNEXED TO THE CITY OF AURORA AND WHICH IS LOCATED AT THE NWC OF BUTTERFIELD ROAD AND KIRK ROAD BEING VACANT LAND IN KANE COUNTY ILLINOIS

**O05-143 approved on 12/13/2005:** AN ORDINANCE ANNEXING CERTAIN PROPERTY BEING VACANT LAND LOCATED AT THE NWC OF BUTTERFIELD ROAD AND KIRK ROAD TO THE CITY OF AURORA, ILLINOIS 60502 PURSUANT TO AN APPROVED ANNEXATION AGREEMENT

**PDFNL06-038 approved on 6/29/2006:** RESOLUTION APPROVING THE FINAL PLAT AND PLAN ON 41.85 ACRES FOR SAVANNAH CROSSING SUBDIVISION BEING VACANT LAND LOCATED AT THE NORTHWEST CORNER OF KIRK ROAD AND BUTTERFIELD ROAD IN THE CITY OF AURORA, ILLINOIS.

**PDFNL07-028 approved on 6/28/2007:**RESOLUTION APPROVING THE FINAL PLAN ON LOT 5 OF THE SAVANNAH CROSSING SUBDIVISION FOR A RETAIL BUILDING LOCATED NEAR THE NORTHWEST CORNER OF KIRK ROAD AND BUTTERFIELD ROAD, AURORA, ILLINOIS.

**O12-027 approved on 4/24/2012:**AN ORDINANCE APPROVING A REVISED PLAN DESCRIPTION FOR SAVANNAH CROSSINGS SUBDIVISION TO MODIFY THE LOCATION OF THE PERMITTED DRIVE THROUGH RESTAURANTS LOCATED AT 2902 KIRK ROAD, 1386 BUTTERFIELD ROAD, 1382 BUTTERFIELD ROAD AND 1378 BUTTERFIELD ROAD, IN THE CITY OF AURORA, ILLINOIS

## **Other Notes on History**

---

### **Location Maps Attached:**

---

Aerial Overview

Aerial Map

Zoning Map

Comprehensive Plan Map


Water Atlas

Sewer Atlas

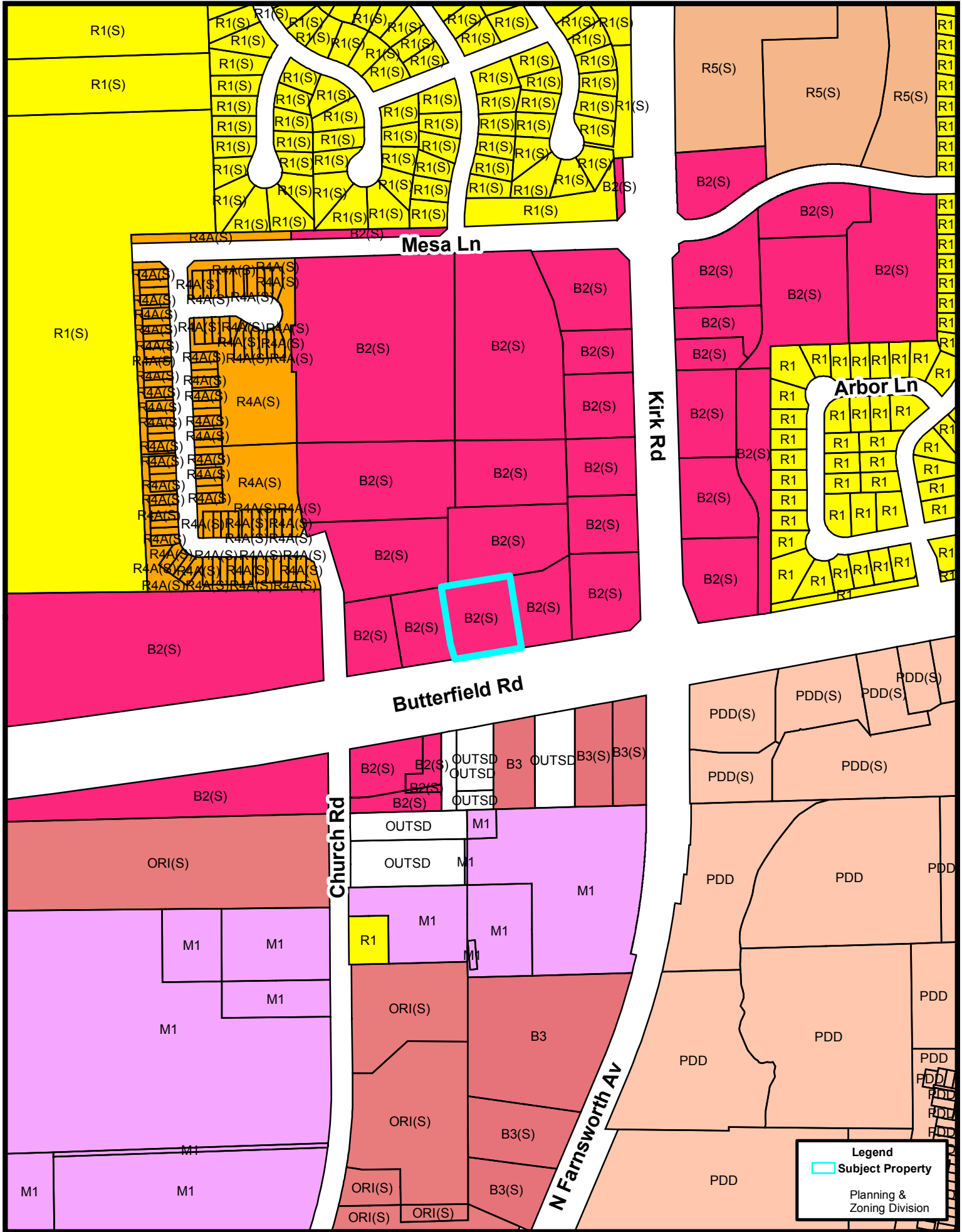


Downen Rd (pvt)

Butterfield Rd

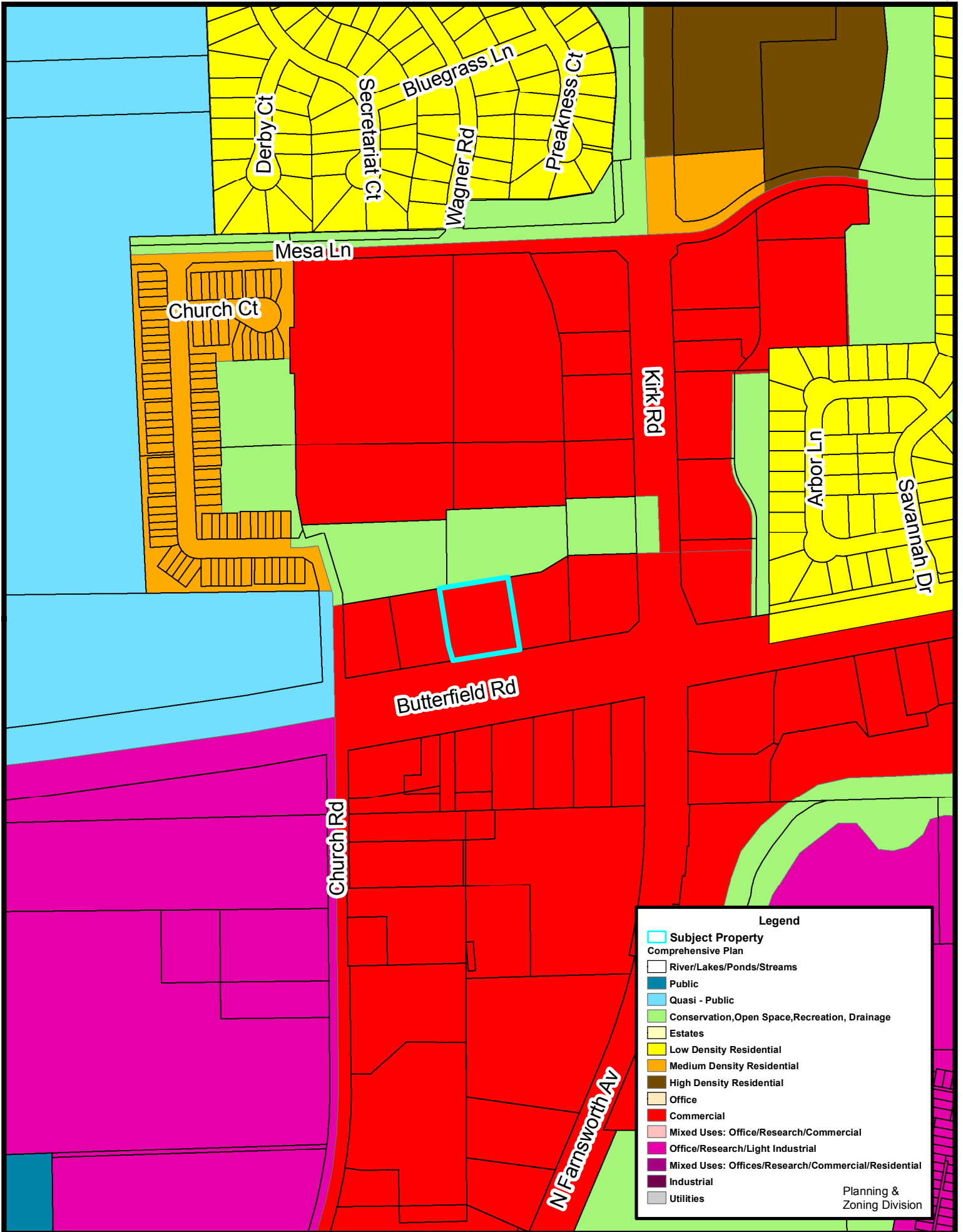
**Legend**  
 Subject Property  
Planning &  
Zoning Division

Zoning Plan (1:5,000):



**Legend**

-  Subject Property
- Planning & Zoning Division

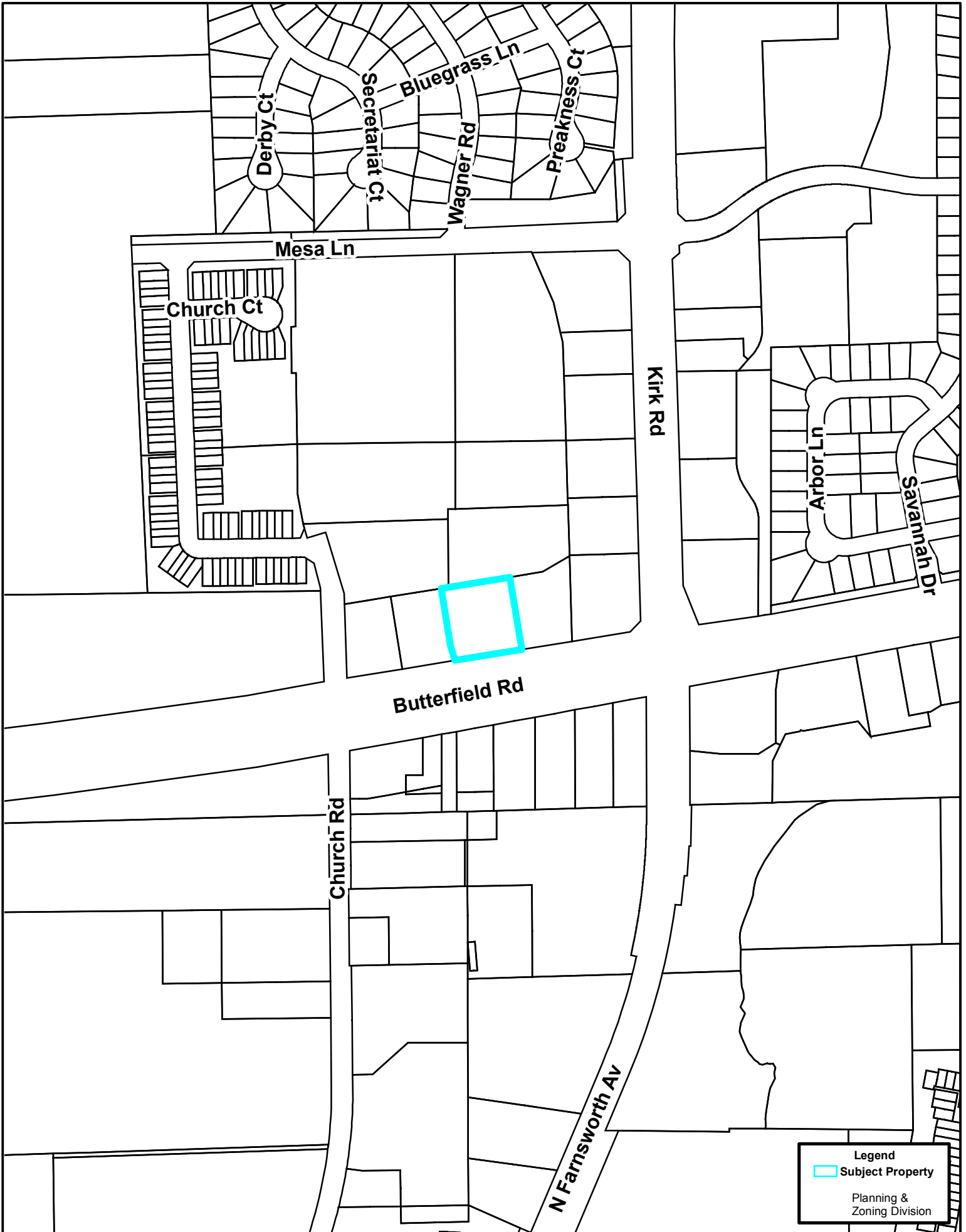


**Legend**

- Subject Property
- 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

Planning &  
Zoning Division

Location Map (1:5,000):



**Legend**  
■ Subject Property  
Planning &  
Zoning Division