

**Property Research Sheet****Location ID#: 61638***As of: 12/1/2014**Researched By: Tracey Vacek*Address: 34W015 Butterfield RoadSchool District: SD 101 - Batavia School DistrictParcel Number(s): 12-36-300-006Park District: BPD - Batavia Park DistrictSize: 0.650 AcresWard: 11929 Zoning: Not ApplicableHistoric District: None1957 Zoning: Not ApplicableANPI Neighborhood: Big Woods MarmionComp Plan Designation: CommercialTIF District: N/A**Current Land Use**

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Current Land Use: Vacant Land/Open Space**Zoning Provisions**

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There is no Zoning Provisions since this property is unincorporated and is not within the City Limits.

**Legislative History**

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There is no legislative history for this Property.

**Location Maps Attached:**

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Aerial Overview

Aerial Map

Zoning Map

Comprehensive Plan Map

**Property Research Sheet****Location ID#: 61640***As of: 12/1/2014**Researched By: Tracey Vacek*Address: 33W991 Butterfield RoadSchool District: SD 101 - Batavia School DistrictParcel Number(s): 12-36-300-009Park District: BPD - Batavia Park DistrictSize: 1.05 AcresWard: 11929 Zoning: Not ApplicableHistoric District: None1957 Zoning: Not ApplicableANPI Neighborhood: Big Woods MarmionComp Plan Designation: CommercialTIF District: N/A**Current Land Use**

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Current Land Use: Vacant Land/Open Space**Zoning Provisions**

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There is no Zoning Provisions since this property is unincorporated and is not within the City Limits.

**Legislative History**

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There is no legislative history for this Property.

**Location Maps Attached:**

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Aerial Overview

Aerial Map

Zoning Map

Comprehensive Plan Map

**Property Research Sheet****Location ID#: 61631***As of: 12/1/2014**Researched By: Tracey Vacek*Address: VacantSchool District: SD 101 - Batavia School DistrictParcel Number(s): 12-35-477-006Park District: BPD - Batavia Park DistrictSize: 0.37 AcresWard: 11929 Zoning: Not ApplicableHistoric District: None1957 Zoning: Not ApplicableANPI Neighborhood: Big Woods MarmionComp Plan Designation: CommercialTIF District: N/A**Current Land Use**

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Current Land Use: Vacant Land/Open Space**Zoning Provisions**

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There is not Zoning Provisions since this Property is unincorporated and is not within the City Limits.

**Legislative History**

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There is no legislative history for this Property.

**Location Maps Attached:**

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Aerial Overview

Aerial Map

Zoning Map

Comprehensive Plan Map

## Property Research Sheet

**Location ID#: 51788**

As of: 12/1/2014

Researched By: Tracey Vacek

Address: 1387 Butterfield Road

Comp Plan Designation: Commercial

Parcel Number(s): 12-36-300-008

School District: SD 101 - Batavia School District

Size: 1.02 Acres

Park District: BPD - Batavia Park District

Current Zoning: B-3 Business and Wholesale District

Ward: 1

1929 Zoning: Not Applicable

Historic District: None

1957 Zoning: Not Applicable

ANPI Neighborhood: Big Woods Marmion

TIF District: N/A

### Current Land Use

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Current Land Use: Vacant Land/Open Space

### Zoning Provisions

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Setbacks and Other Bulk Standards:

Requirements are pursuant to the Aurora Zoning Ordinance Section(s) 5 and 8.4. Setbacks and other bulk standards are typically as follows:

**Front Yard Setback:** From Tollway - 75 feet; from Arterial - 30 feet; from other - 15 feet.

**Interior Side Yard Setback:** From Fox River - 30 Feet; from residential - 20 feet; from manufacturing - 8 feet; from other - 10 feet.

**Interior Drive Yard Setback:** 5 feet

**Exterior Side Yard Setback:** From Tollway - 75 feet; from Arterial - 30 feet; from other 15 feet to 20 feet based on building height.

**Exterior Rear Yard Setback:** From Tollway - 75 feet; from Arterial - 30 feet; from other 15 feet to 20 feet based on building height.

**Rear Yard Setback:** From Fox River - 30 Feet; from residential 20 feet to 30 feet based on building height; from other - 8 feet.

**Minimum Lot Width and Area:** None.

**Maximum Lot Coverage:** None.

**Maximum Structure Height:** None.

**Floor Area Ratio:** None.

**Minimum Primary Structure 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, 7.108.4.

Permitted Uses:

Permitted Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.2, 7.108.4. Permitted Exceptions:

Special Uses:

Special Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.3, 7.108.4.

Limited But Permitted Uses:

Limited But Permitted Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.3, 7.108.4.

**Legislative History**

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This is the known legislative history for this Property:

**O90-105 approved on 9/18/1990:** PROVIDING FOR THE EXECUTION OF AN ANNEXATION AGREEMENT WITH OWNERS OF RECORD OF TERRITORY WHICH MAY BE ANNEXED TO THE CITY OF AURORA WHICH IS LOCATED ON THE SOUTH SIDE OF BUTTERFIELD ROAD WEST OF FARNSWORTH (FIRST ILLINOIS BANK)

**O90-106 approved on 9/18/1990:** ANNEXING CERTAIN PROPERTY TO THE CITY OF AURORA PURSUANT TO AN APPROVED ANNEXATION AGREEMENT. (FIRST ILLINOIS BANK) (9/18/90)

**Location Maps Attached:**

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- Aerial Overview
- Aerial Map
- Zoning Map
- Comprehensive Plan Map
- Water Atlas
- Sewer Atlas

## Property Research Sheet

**Location ID#: 70299**

As of: 12/1/2014

Researched By: Tracey Vacek

Address: 1395 Butterfield Road

Comp Plan Designation: Commercial

Parcel Number(s): 12-36-300-029

School District: SD 101 - Batavia School District

Size: 0.98 Acres

Park District: BPD - Batavia Park District

Current Zoning: B-3(S) Business and Wholesale District

Ward: 1

1929 Zoning: Not Applicable

Historic District: None

1957 Zoning: Not Applicable

ANPI Neighborhood: Big Woods Marmion

TIF District: N/A

### Current Land Use

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Current Land Use: Commercial

Total Building Area: 3412

Number of Buildings: 1

Number of Stories: 1

Year Built: 1963

### Zoning Provisions

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#### Setbacks and Other Bulk Standards:

Requirements are pursuant to the Aurora Zoning Ordinance Section(s) 5 and 8.4. Setbacks and other bulk standards are typically as follows:

**Front Yard Setback:** From Tollway - 75 feet; from Arterial - 30 feet; from other - 15 feet.

**Interior Side Yard Setback:** From Fox River - 30 Feet; from residential - 20 feet; from manufacturing - 8 feet; from other - 10 feet.

**Interior Drive Yard Setback:** 5 feet

**Exterior Side Yard Setback:** From Tollway - 75 feet; from Arterial - 30 feet; from other 15 feet to 20 feet based on building height.

**Exterior Rear Yard Setback:** From Tollway - 75 feet; from Arterial - 30 feet; from other 15 feet to 20 feet based on building height.

**Rear Yard Setback:** From Fox River - 30 Feet; from residential 20 feet to 30 feet based on building height; from other - 8 feet.

**Minimum Lot Width and Area:** None.

**Maximum Lot Coverage:** None.

**Maximum Structure Height:** None.

**Floor Area Ratio:** None.

**Minimum Primary Structure 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, 7.108.4.

### Permitted Uses:

Permitted Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.2, 7.108.4. Permitted Exceptions: Automobile Laundry, Major and an Automotive Service Station

### Special Uses:

Special Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.3, 7.108.4.

### Limited But Permitted Uses:

Limited But Permitted Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.3, 7.108.4.

### **Legislative History**

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This is the known legislative history for this Property:

**073-4362 approved on 12/11/1973:** AN ORDINANCE ANNEXING TERRITORY TO THE CITY OF AURORA, COUNTY OF KANE, AND STATE OF ILLINOIS

**073-4362 approved on 12/11/1973:** AN ORDINANCE ANNEXING TERRITORY TO THE CITY OF AURORA, COUNTY OF KANE, AND STATE OF ILLINOIS

**074-4395 approved on 5/14/1974:** AN ORDINANCE AMENDING ORDINANCE NUMBER 3100 BEING THE AURORA ZONING ORDINANCE AND THE ZONING MAP ATTACHED THERETO

**R79-354 approved on 10/16/1979:** RESOLUTION AUTHORIZING CURB CUT FOR ZANDER BOWMAN PROPERTY AT THE SOUTHWEST CORNER OF FARNSWORTH AVENUE AND BUTTERFIELD ROAD

**085-5410 approved on 8/20/1985:** AN ORDINANCE AMENDING ORDINANCE NO. 3100, BEING THE AURORA ZONING ORDINANCE AND THE ZONING MAP ATTACHED THERETO, BY GRANTING A SPECIAL USE PERMIT FOR AN AUTOMOTIVE SERVICE STATION AND CONVENIENCE STORE BASED UPON APPLICATION OF AMOCO OIL AND ZANDER BOWMAN FOR PROPERTY LOCATED AT THE SOUTHWEST CORNER OF BUTTERFIELD ROAD AND FARNSWORTH AVENUE

**099-063 approved on 8/24/1999:** AN ORDINANCE GRANTING A SPECIAL USE PERMIT REVISION FOR A AUTOMOBILE LAUNDRY, MAJOR AND AN AUTOMOTIVE SERVICE STATION AT SOUTHWEST CORNER OF FARNSWORTH AND BUTTERFIELD ROAD AURORA ILLINOIS, 60504

**AR00-213 approved on 11/14/2000:** ADMINISTRATIVE REVIEW FOR MODIFICATIONS TO CANOPY OVER GAS PUMPS TO ADD SOLAR PANELS AT THE AMOCO GAS STATION AT THE SWC OF FARNSWORTH AND BUTTERFIELD

**AR01-220 approved on 11/20/2001:** ADMINISTRATIVE REVIEW TO UPDATE THE EXISTING AMOCO SIGNAGE WITH BP SIGNAGE AT 1395 BUTTERFIELD ROAD

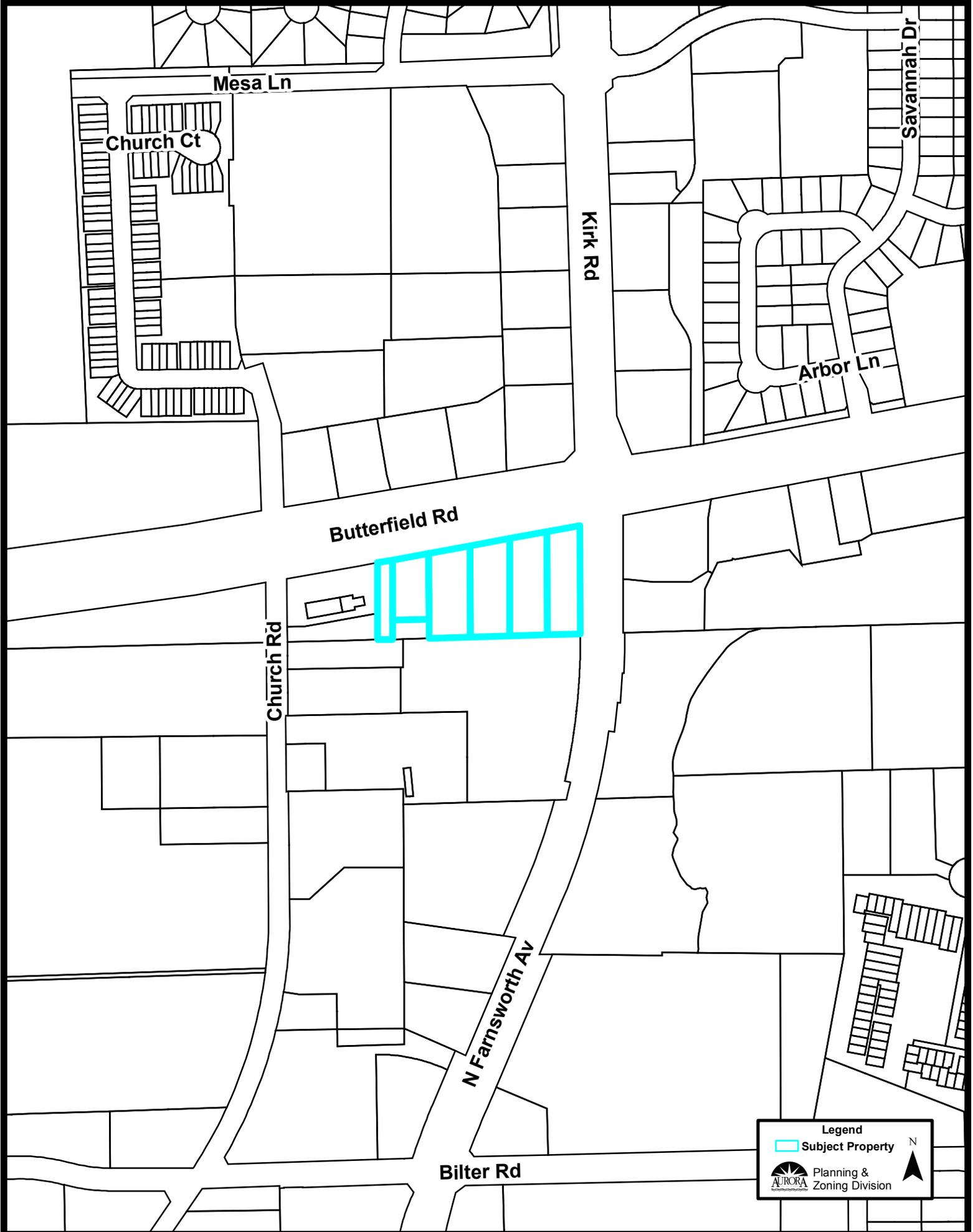
**AR03-099 approved on 6/3/2003:**ADMINISTRATIVE REVIEW ON 2.198 ACRES TO EXTEND CANOPY AND ADD 2 GASOLINE DISPENSERS UNDERNEATH AND ADD 7 PARKING SPACES AROUND THE BUILDING AT THE SWC OF BUTTERFIELD ROAD AND FARNSWORTH AVENUE

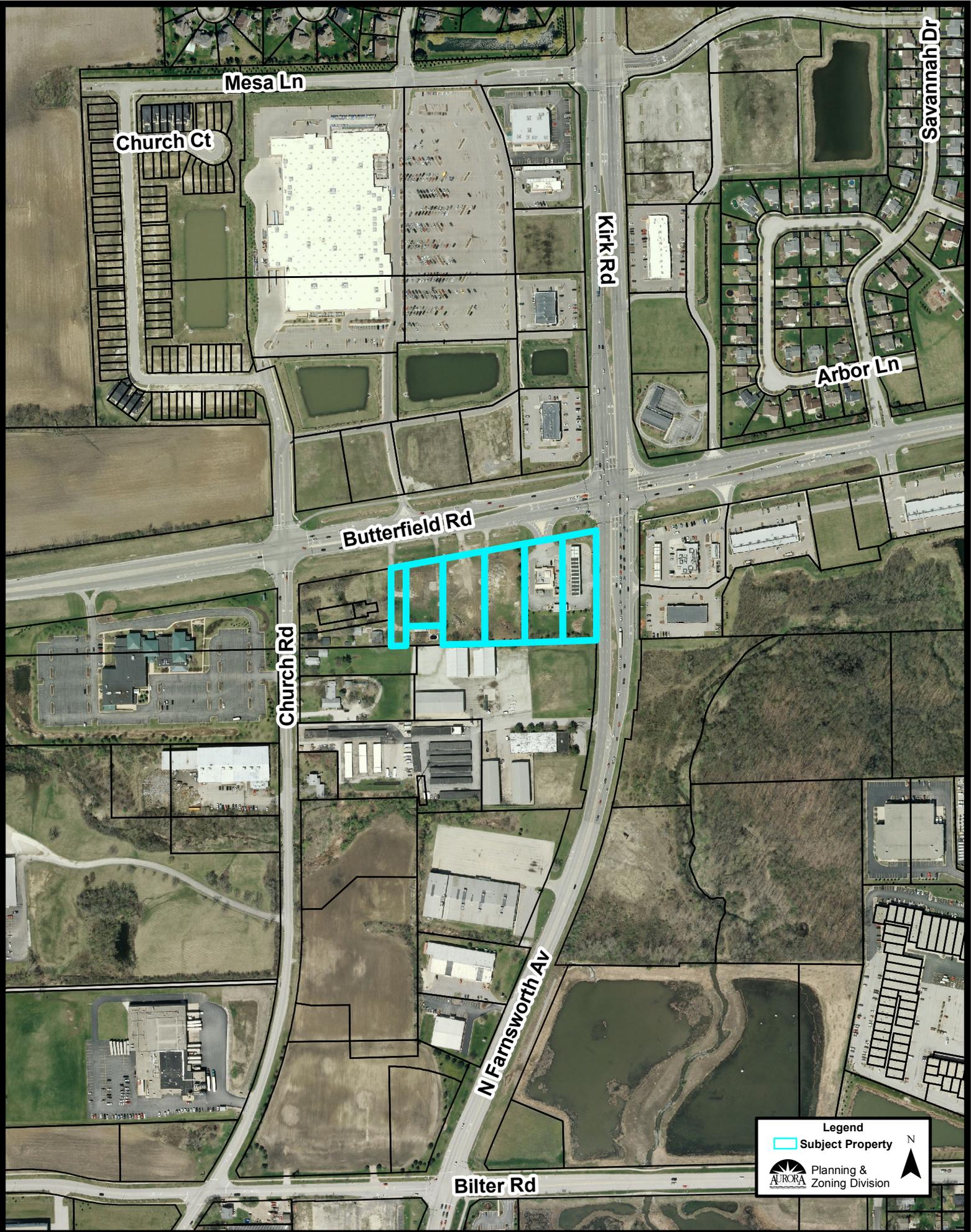
**Location Maps Attached:**

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Aerial Overview  
Aerial Map  
Zoning Map  
Comprehensive Plan Map  
Water Atlas  
Sewer Atlas

Location Map (1:5,000):





Mesa Ln

Church Ct

Kirk Rd

Savannah Dr

Arbor Ln

Butterfield Rd

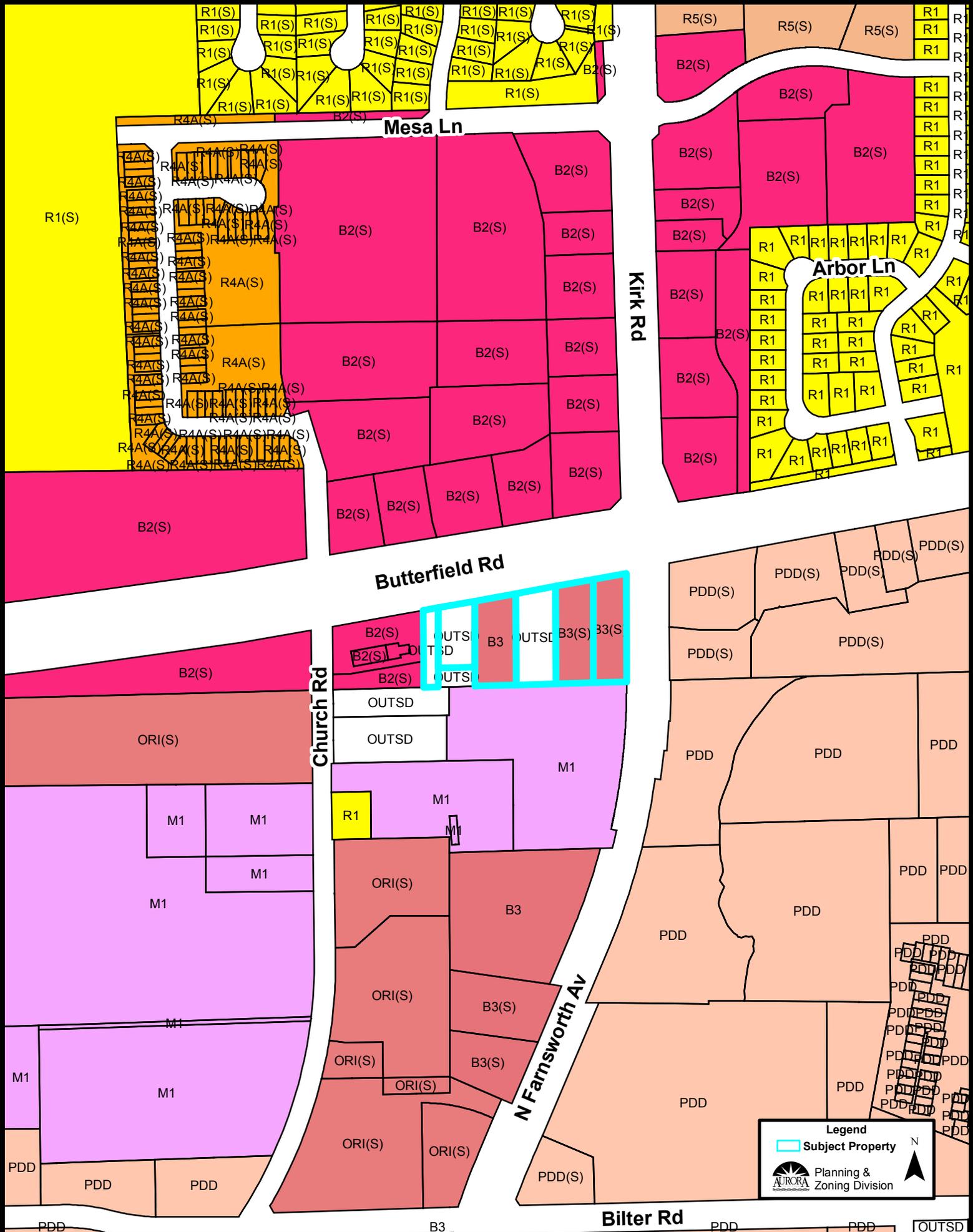
Church Rd

N Farnsworth Av

Bilter Rd

Legend  
Subject Property  
AURORA Planning & Zoning Division  
N

Zoning Plan (1:5,000):



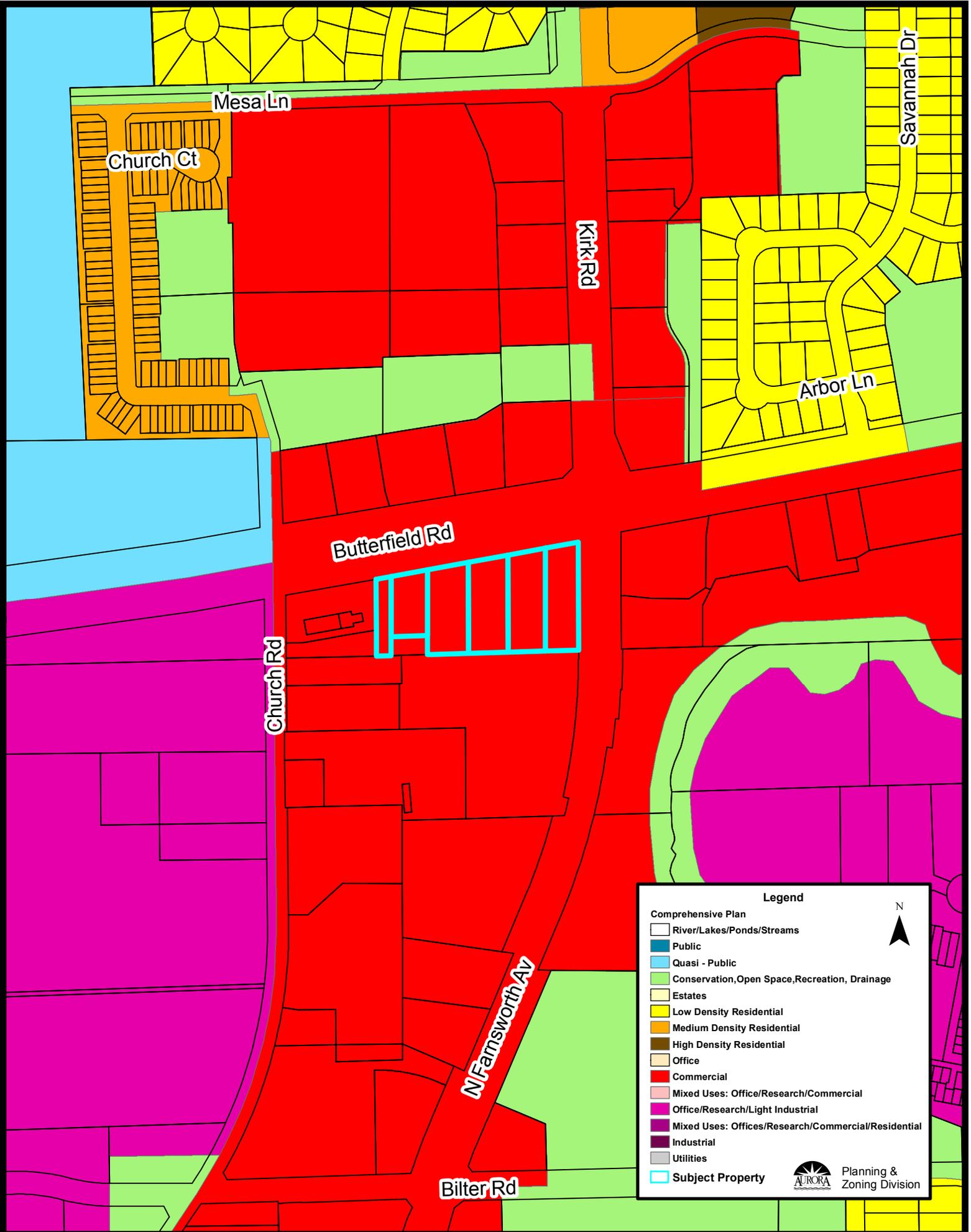
**Legend**

-  Subject Property

 N

 Planning & Zoning Division

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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Planning & Zoning Division