

# Property Research Sheet

**Location ID#(s): 69097**

As of: 9/22/2017

Researched By: Jill Morgan

Address: 1378 Butterfield Road

Current Zoning: B-2(S) General Retail District with a Special Use

Parcel Number(s): 12-35-480-004

1929 Zoning: Not Applicable

Subdivision: Lot 11 of Savannah Crossing Subdivision

1957 Zoning: Not Applicable

Size: 1.05 Acres / 45,738 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: Savannah Crossing

## Current Land Use

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

Non-Residential Area: 45,738 sq. ft.

## Zoning Provisions

### Setbacks and Other Bulk Standards:

Requirements are pursuant to the Aurora Zoning Ordinance Section(s) 5 and Section 8.3 of the Aurora Zoning Ordinance.

Setbacks 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.

**Side Yard Setback:** 5' on each side of the lot line for a total of 10'; 20' from residential

**Exterior Side 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. **Exterior Side Yard Reverse Corner Setback:**

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

**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.

**Setback Exceptions:**

**Interior Drive Yard Setback:** 10'

Other bulk standards are typically as follows:

**Building Separations:** None

**Minimum Lot Width and Area:** None

**Maximum Lot Coverage:** 85%

**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 8.3 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 and Section 8.3 of the Aurora Zoning Ordinance. Permitted Exceptions: Up to three Drive Through restaurants shall be allowed on Lots 3, 5, 7, 9, 10 or 11 and shall be prohibited on all other lots; Drive Through pharmacies shall only be allowed on Lots 1 and 2, and shall be prohibited on all other lots; Bank/financial facilities which may include a drive through shall only be allowed on Lot 8, and shall be prohibited on all other lots; Fuel Station shall only be allowed on Lot 3 and shall be prohibited on all other lots; An outdoor garden supply and sales center; outdoor storage area for trailers, bales and pallets as shown on the Preliminary Plan and Plat shall be allowed only on Lot 1 and shall be prohibited on all other lots; Two outlots shall be shown and shall be developed as white tablecloth sit-down restaurants, defined, for purposes of this Section only, as a casual to fine casual full service restaurant with the ability to take reservations, with minimum indoor table seating for at least fifty (50) people with its primary purpose as a dine in facility, with or without a full-service bar, and does not sell fast food or operate a drive in window as its principal business. The Developer shall (i) make reasonable efforts and take all reasonable steps to market the two parcels, at market value, as outlot pad sites consistent with the parameters and terms of the project described herein; (ii) negotiate in good faith the terms and conditions of the sale or lease of the outlot site pads and improvements at market value, if the marketing is successful; and (iii) make reasonable efforts and take all reasonable steps to obtain City approvals for the development of said outlot site pads consistent with the terms contained in this Section. The Developer shall cooperate with the City and provide the City with all reasonably requested information within the Developer's control when said information is required to verify the Developer's marketing efforts. The information shall be provided within a reasonable time following the City's request. The City agrees to keep all information confidential unless it is required by law to disclose said information. This provision shall expire on the earlier of March 31, 2008 or when sit-down restaurants are constructed on two lots

The following uses shall be prohibited on all lots: Automobile sales, rental or leasing; Pawn Shop; Payday Loan Stores /Currency Exchange; Tattoo Parlors; Amusement Center, including but not limited to bowling alley, skate rink, game room/arcade

The following uses shall be prohibited on lots 2-11: Auto accessory store; Automobile detail shops; Automotive repair; Battery and tire service station. If lot 9 and/or lot 10 remain unsold after three (3) years, the above automobile-related uses shall be allowed as a special use for either or both of said unsold lots.

### Special Uses:

Special Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.3 and Section 8.3 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 and Section 8.3 of the Aurora Zoning Ordinance.

### **Miscellaneous Notes on History**

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None

### **Legislative History**

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The known legislative history for this Property is as follows:

**O2005-142 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

**O2005-143 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

**O2005-144 approved on 12/13/2005:** AN ORDINANCE ESTABLISHING A PLANNED DEVELOPMENT DISTRICT, AND APPROVING A PLAN DESCRIPTION FOR 54 ACRES LOCATED AT THE NWC OF BUTTERFIELD ROAD AND KIRK ROAD

**R2005-542 approved on 12/13/2005:** RESOLUTION APPROVING A PRELIMINARY PLAT AND PLAN FOR PROPERTY LOCATED AT THE NWC OF BUTTERFIELD ROAD AND KIRK ROAD

**PDFNL2006-038 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.

**O2006-082 approved on 8/8/2006:** AN ORDINANCE VACATING A PORTION OF DEDICATED PUBLIC RIGHT OF WAY FOR WAGNER ROAD IN THE CITY OF AURORA, ILLINOIS.

**O2007-090 approved on 8/14/2007:** AN ORDINANCE APPROVING A REVISED PLAN DESCRIPTION FOR SAVANNAH CROSSINGS SUBDIVISION TO MODIFY THE LOCATION OF THE PERMITTED DRIVE THROUGH FROM LOT 11 TO LOT 7 AND TO REVISE THE SPECIAL SIGN DISTRICT LOCATED AT THE NWC OF KIRK ROAD AND BUTTERFIELD ROAD, IN THE CITY OF AURORA, ILLINOIS

**O2008-025 approved on 3/25/2008:** AN ORDINANCE APPROVING A REVISED PLAN DESCRIPTION FOR THE SAVANNAH CROSSING SUBDIVISION TO ELIMINATE FUEL STATION AS A PERMITTED USE AND TO ALLOW A DRIVE-THROUGH RESTAURANT ON LOT 3, BEING PROPERTY LOCATED WEST OF KIRK ROAD AND NORTH OF BUTTERFIELD ROAD IN THE CITY OF AURORA, ILLINOIS BUTTERFIELD ROAD I

**O2012-027 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

**Location Maps Attached:**

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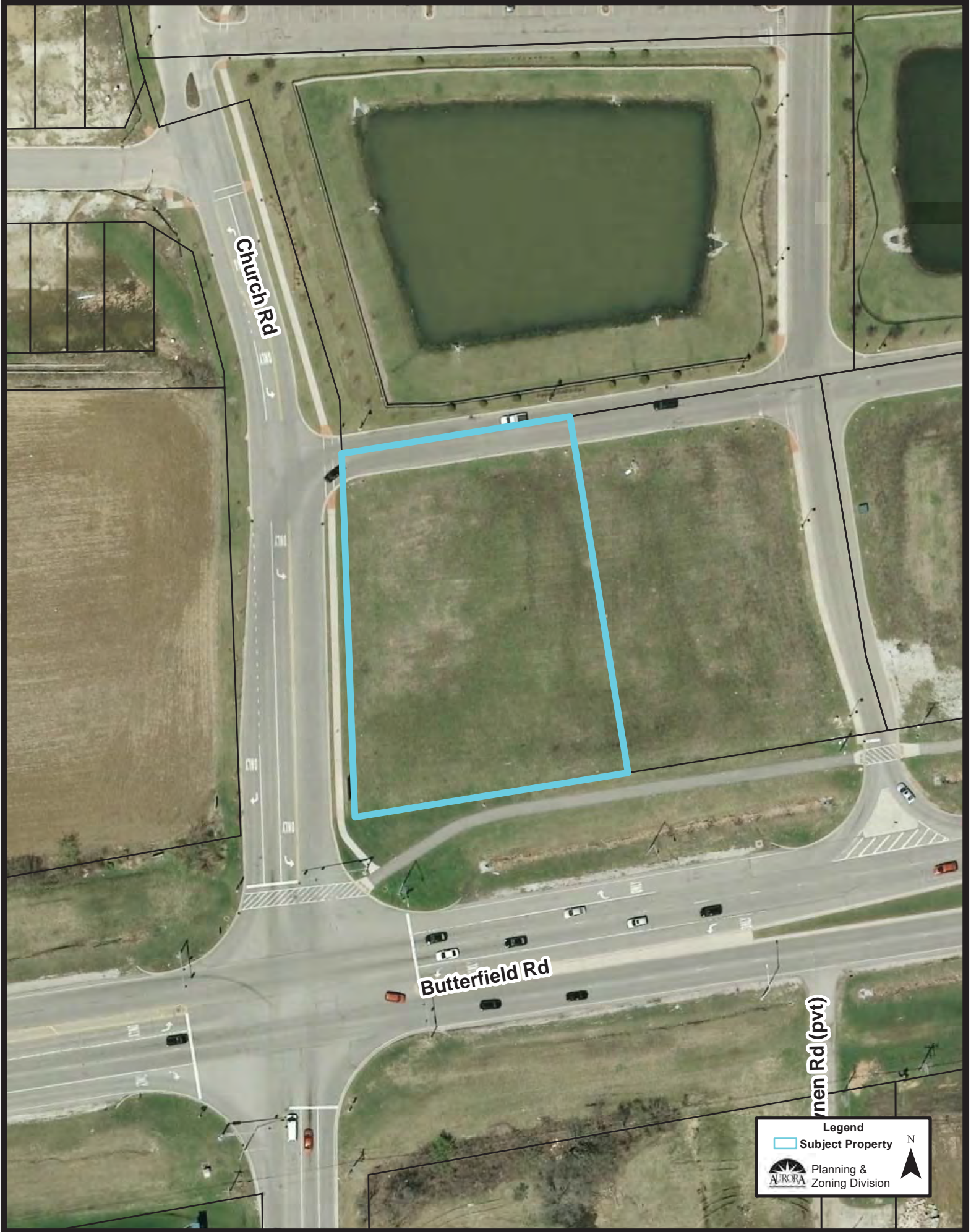
Aerial Overview

Location Map

Zoning Map

Comprehensive Plan Map

Aerial Photo (1:1,000):



Church Rd

Butterfield Rd

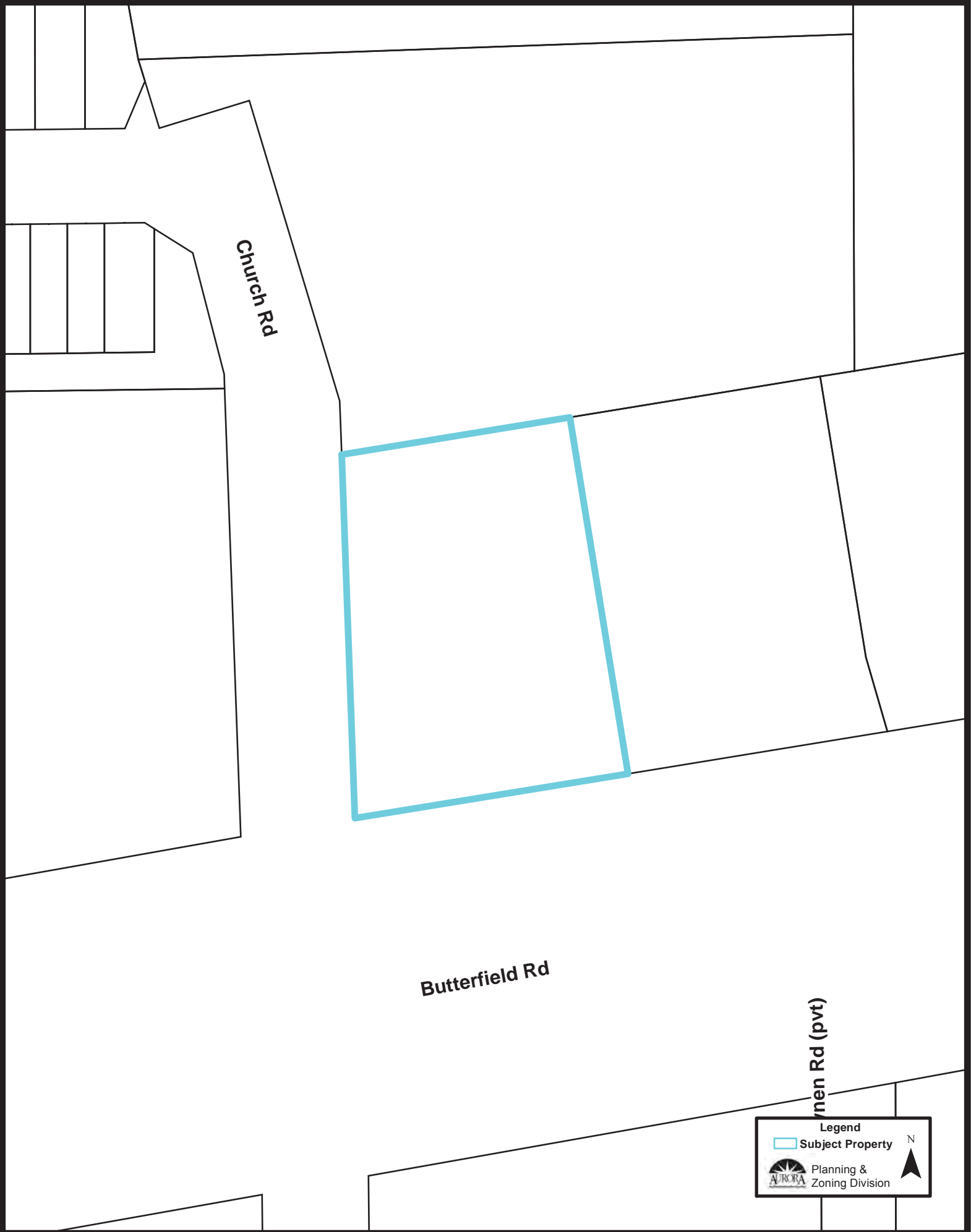
ynen Rd (pvt)

Legend


- Subject Property


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Location Map (1:1,000):



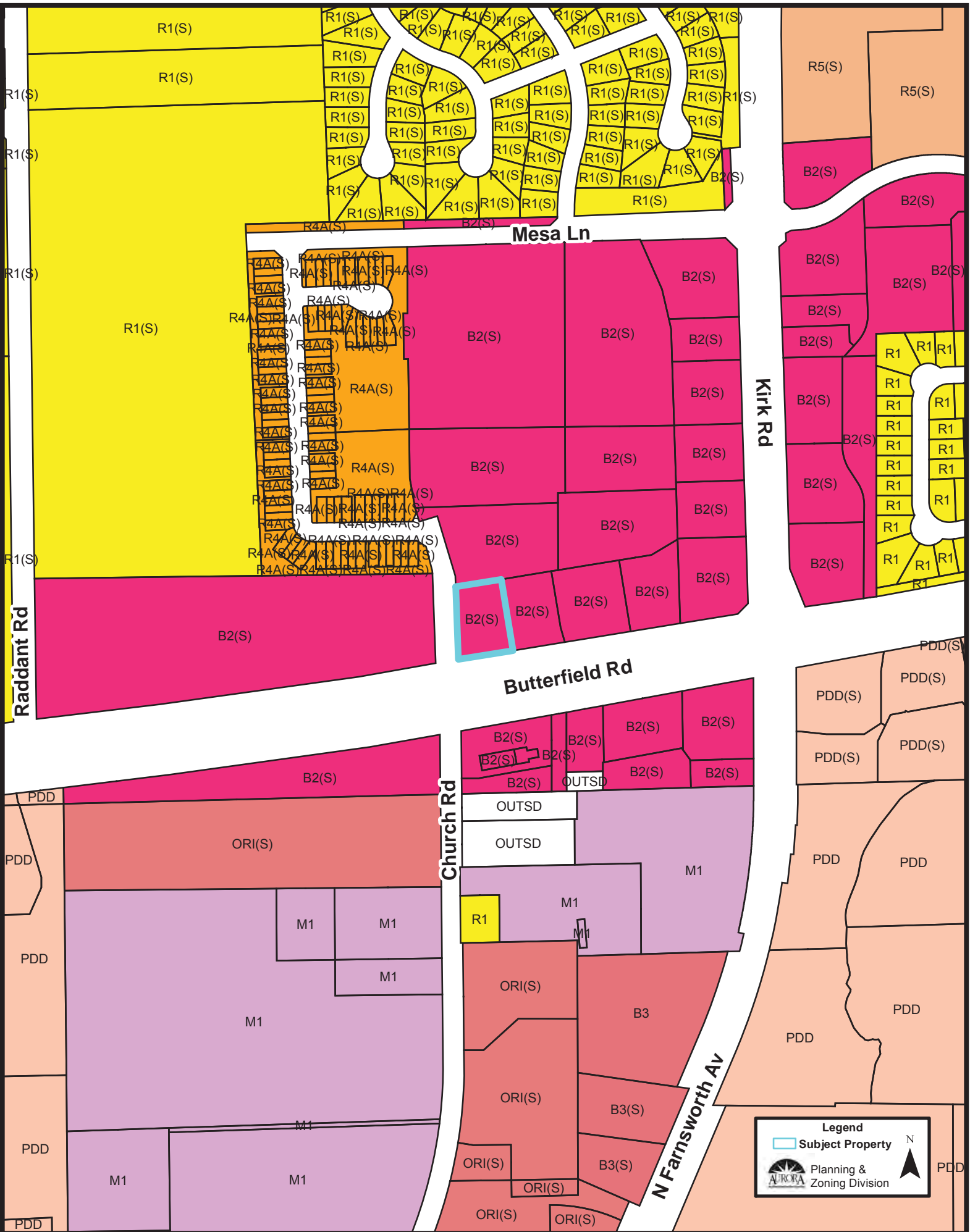
**Legend**

-  Subject Property

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N 

**Zoning Map (1:5,000):**

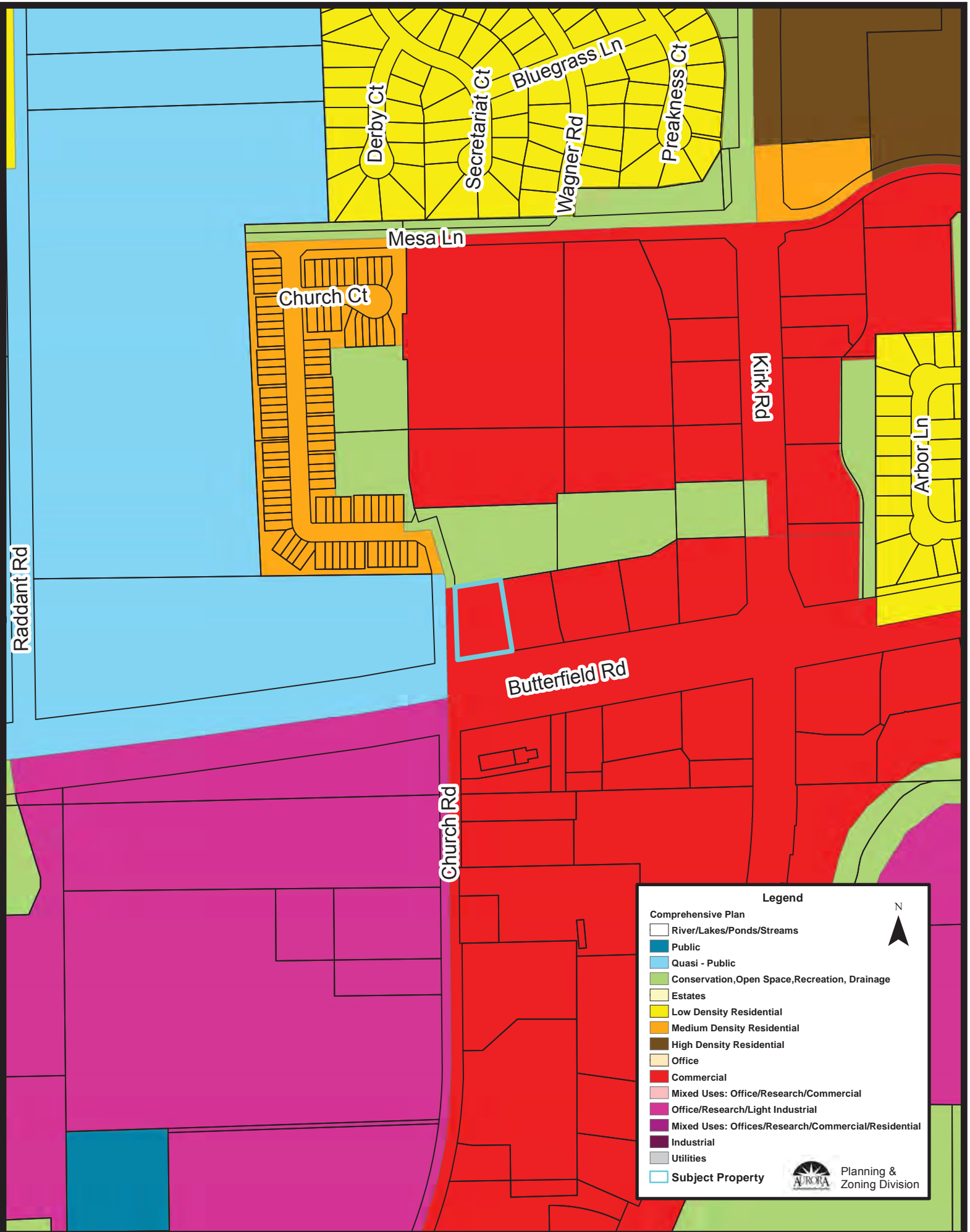


**Legend**

- Subject Property

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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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