

Property Research Sheet

Location ID#(s): 45947-5188-61631-61638-61640-70299

As of: 2/29/2016

Researched By: Tracey Vacek

Address: 1387 Butterfield Road, 1395 Butterfield Road; 33W991 Butterfield Road; 34W015 Butterfield Road

Comp Plan Designation: Commercial

School District: SD 101 - Batavia School District

Parcel Number(s): 12-36-300-008; 12-36-300-009; 12-36-300-010; 12-36-300-006; 12-36-300-029; 12-35-477-006

Park District: BPD - Batavia Park District

Ward: 1

Size: 5.033 Acres

Historic District: None

Current Zoning: B-2(S) General Retail

ANPI Neighborhood: Big Woods Marmion

1929 Zoning: Not Applicable

TIF District: N/A

1957 Zoning: Not Applicable

Current Land Use

Current Land Use: Commercial

Total Building Area: 3412 sq. ft.

Number of Buildings: 1

Number of Stories: 1

Building Built In: 1963

Parking Spaces: 21

Zoning Provisions

Setbacks and Other Bulk Standards:

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

Setbacks and other bulk standards are typically as follows:

Front Yard Setback: Setback along Butterfield: 25 feet; Setback along Farnsworth: 25 feet

Interior Side Yard Setback: From Fox River - 30 feet; from residential 20 feet to 30 feet based on building height; from other 5 feet.

Interior Drive Yard Setback:

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

Exterior Side Yard Reverse Corner Setback:

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 Stormwater facility - 0.4 feet; from residential 20 feet to 30 feet based on building height; from other - 8 feet.

Setback Exceptions: The legal non-conforming status for Lot 1 may remain until the site is redeveloped at a future date.

Building Separations: None

Minimum Lot Width and Area: None

Maximum Lot Coverage: None

Maximum Structure Height: None

Floor Area Ratio: None

Minimum Primary Structure Size: None

Minimum Dwelling Unit Size: The total square footage permitted for the residential use shall not exceed the total first floor square footage that is utilized for the office or business use.

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.

Permitted Uses:

Permitted Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.2 and Section 8.3 Permitted Exceptions: Prohibited Uses: 1) Pawnshop (2160) ; 2) Used Clothing Store (2120); 3) Banks or Financial Institutions and Insurance (2200)(This prohibition is limited Payday Loan Stores and currency exchanges); 4) Laundromats (2610), and Tattoo Parlors (2630) - Additional Permitted Uses: 1) Gas Station (2831) - The subject property may permit up to two (2) total of any one or more of the following uses: 1) Drive-Thru Restaurants (2530); 2) Retail sales with a Drive-Thru (2110)

Special Uses:

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

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.

Legislative History

There is no legislative history for this Property. OR The known legislative history for this Property is as follows:

O73-4362 approved on 12/11/1973:AN ORDINANCE ANNEXING TERRITORY TO THE CITY OF AURORA, COUNTY OF KANE, AND STATE OF ILLINOIS

O74-4395 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

O85-5410 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

O87-5732 approved on 11/17/1987:AN ORDINANCE ANNEXING CERTAIN PROPERTY LOCATED AT 33W951 BUTTERFIELD ROAD, TAX PARCEL #12-36-300-010, TO THE CITY PURSUANT TO AN APPROVED ANNEXATION AGREEMENT.

O99-063 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

O15-040 approved on 7/14/2015: AN ORDINANCE PROVIDING FOR THE EXECUTION OF AN ANNEXATION AGREEMENT PROVIDING FOR B-2(S) GENERAL RETAIL WITH THE OWNERS OF RECORD OF TERRITORY WHICH MAY BE ANNEXED TO THE CITY OF AURORA AND WHICH IS LOCATED AT SOUTHWEST CORNER OF BUTTERFIELD ROAD AND FARNSWORTH AVENUE BEING VACANT LAND IN KANE COUNTY, AURORA ILLINOIS

O15-041 approved on 7/14/2015: AN ORDINANCE ANNEXING CERTAIN PROPERTY BEING VACANT LAND LOCATED AT SOUTHWEST CORNER OF BUTTERFIELD ROAD AND FARNSWORTH AVENUE TO THE CITY OF AURORA, ILLINOIS, 60502, PURSUANT TO AN APPROVED ANNEXATION AGREEMENT

O15-042 approved on 7/14/2015: AN ORDINANCE AMENDING ORDINANCE NUMBER 3100, BEING THE AURORA ZONING ORDINANCE AND THE ZONING MAP ATTACHED THERETO, BY REZONING PROPERTY FROM R-1, B-3, AND B-3(S) TO B-2(S) GENERAL RETAIL BUSINESS DISTRICT AND OS-1(S) CONSERVATION, OPEN SPACE AND DRAINAGE DISTRICT, AND ESTABLISHING A SPECIAL USE PLANNED DEVELOPMENT AND APPROVING THE PAS PLAZA PLAN DESCRIPTION FOR 5.035 ACRES LOCATED AT AT SOUTHWEST CORNER OF BUTTERFIELD ROAD AND FARNSWORTH AVENUE, AURORA, ILLINOIS

R15-191 approved on 7/14/2015: A RESOLUTION APPROVING A PRELIMINARY PLAT AND PLAN FOR PROPERTY LOCATED AT 33W991, 34W104, 1387 AND 1395 BUTTERFIELD ROAD, AURORA, ILLINOIS

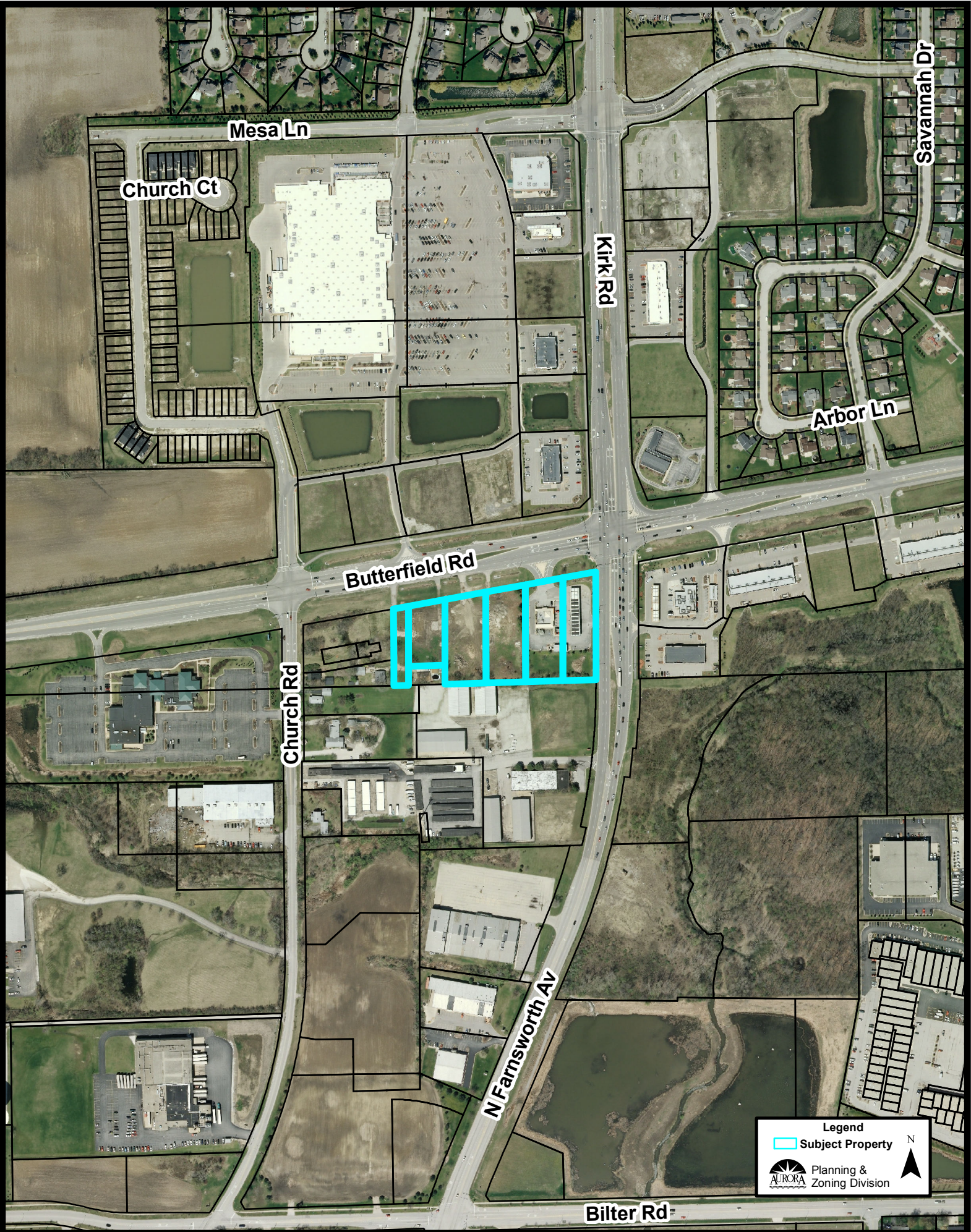
Location Maps Attached:

Aerial Overview


Location Map


Zoning Map


Comprehensive Plan Map



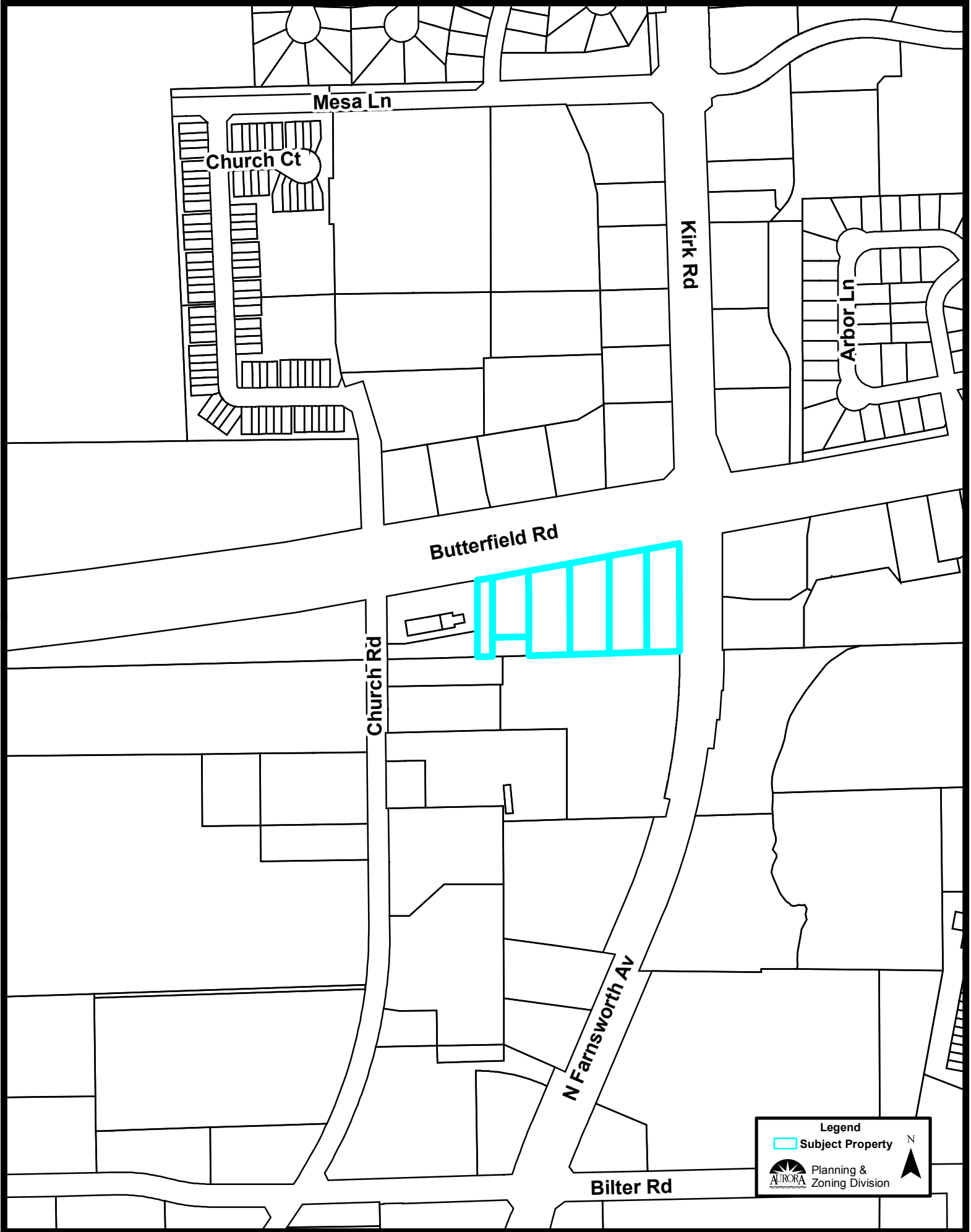
Legend

-  Subject Property


 N


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Location Map (1:5,000):



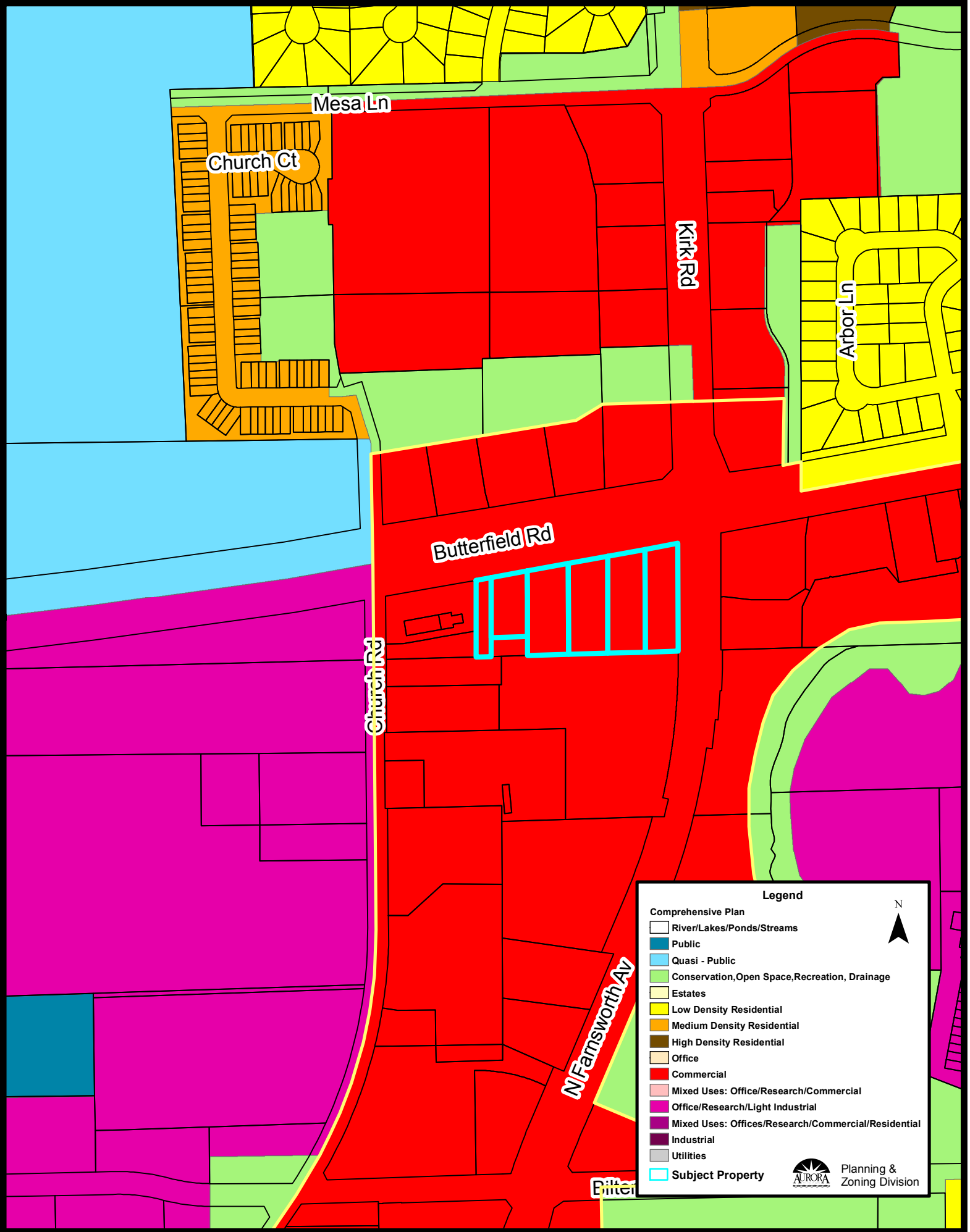
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-  Subject Property

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Comprehensive Plan (1:5,000):



Legend

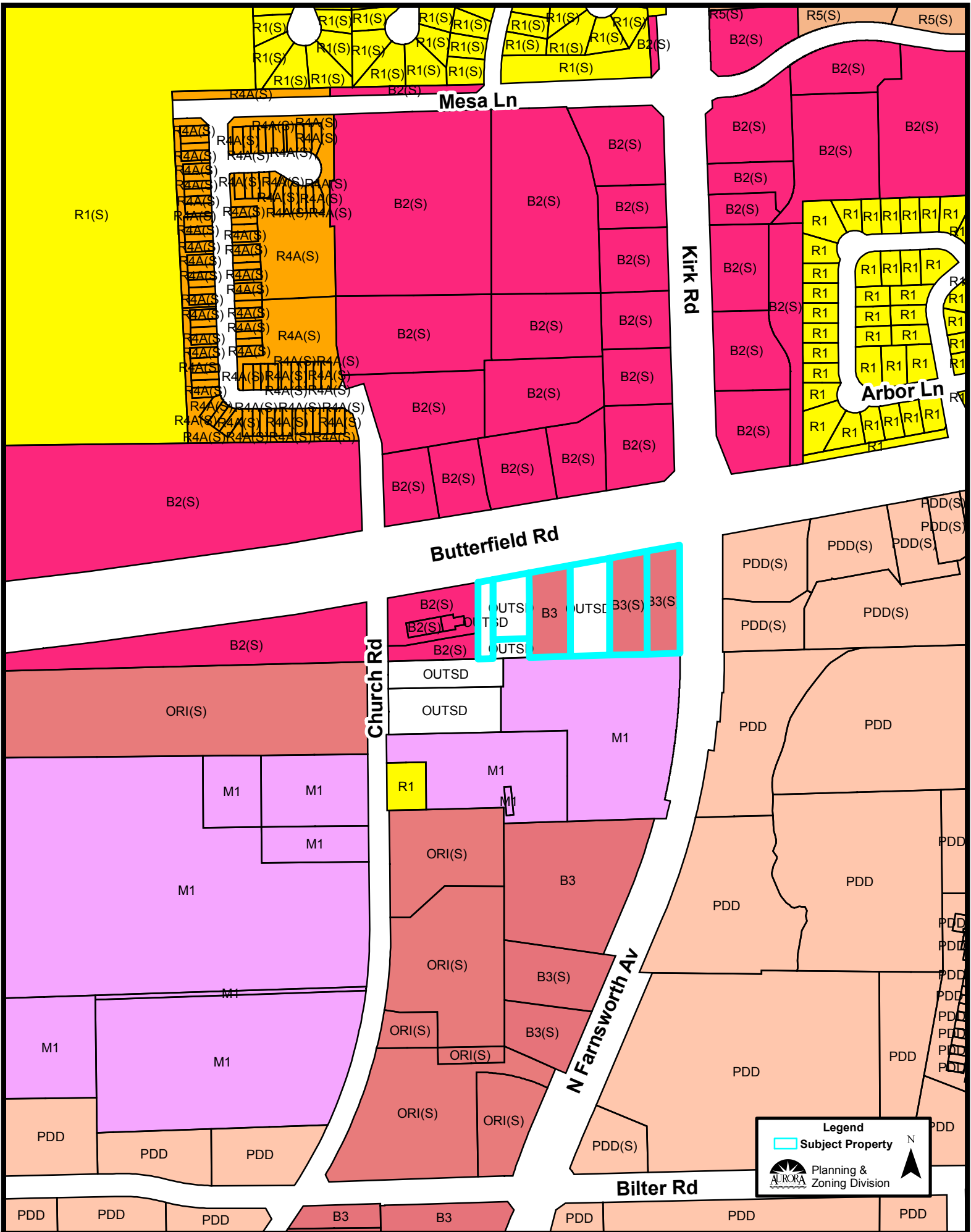
Comprehensive Plan

- 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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Zoning Plan (1:5,000):



Legend

-  Subject Property

 N

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