

Property Research Sheet

Location ID#: 67908

As of: 6/3/2015

Researched By: Ty McCarthy

Address: 1555 Butterfield Road

Comp Plan Designation: Commercial

Subdivision: Lot 6 of Butterfield Village Center,

School District: SD 101 - Batavia School District

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

Park District: BPD - Batavia Park District

Size: 2.452964 Acres

Ward: 1

Current Zoning: PDD Planned Development District

Historic District: None

1929 Zoning: Not Applicable

ANPI Neighborhood: Big Woods Marmion

1957 Zoning: Not Applicable

TIF District: N/A

Current Land Use

Current Land Use: Commercial

Total Building Area: 18,655 sq. ft.

Number of Buildings: 1

Number of Stories: 1

Building Built In: 2008

Zoning Provisions

Setbacks and Other Bulk Standards:

Requirements are pursuant to the Aurora Zoning Ordinance Section(s) 5 and Section 8.10 and Section III.A-2.1 of the Farnsworth International Plan Development.

Setbacks and other bulk standards are typically as follows:

Front Yard Setback: Bilter Road - 30 feet Building setback & 25 feet parking set back; Butterfield Road 50' set back; Exterior (Internal Roads) 25'

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

Interior Drive Yard Setback: 40 feet from centerline.

Exterior Side Yard Setback: Bilter Road - 30 feet Building setback & 25 feet parking set back; Butterfield Road 50' set back; Exterior (Internal Roads) 25'

Exterior Side Yard Reverse Corner Setback: Bilter Road - 30 feet Building setback & 25 feet parking set back;

Butterfield Road 50' set back; Exterior (Internal Roads) 25'

Exterior Rear Yard Setback: Bilter Road - 30 feet Building setback & 25 feet parking set back; 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; buildings 75 feet from Tollway; pavement 50 feet from Tollway; min of 50 feet from limited access highway.

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 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 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:

O89-039 approved on 5/2/1989:AN ORDINANCE ANNEXING CERTAIN PROPERTY TO THE CITY OF AURORA PURSUANT TO AN APPROVED ANNEXATION AGREEMENT

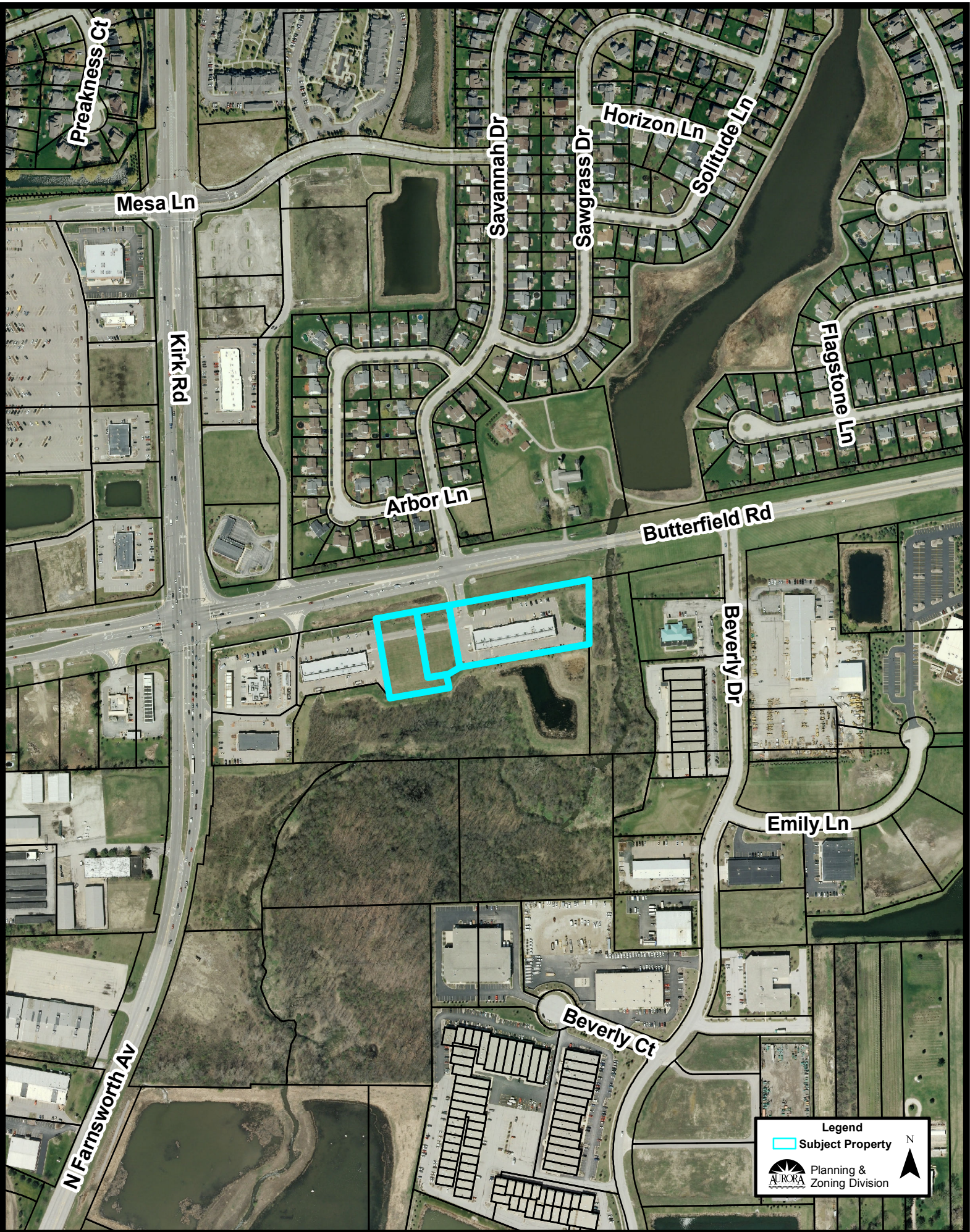
O05-092 approved on 7/26/2005: AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR A GAS STATION AND CAR WASH USE LOCATED AT THE SOUTHEAST CORNER OF BUTTERFIELD ROAD AND FARNSWORTH AVENUE, AURORA, ILLINOIS

PDFNL05-034 approved on 10/13/2005: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

R09-010 approved on 1/27/2009:RESOLUTION ACCEPTING THE DEDICATION OF CITY EASEMENTS AT 1505, 1507, 1515, 1535, 1545 AND 1555 BUTTERFIELD ROAD, AURORA, ILLINOIS

Location Maps Attached:

Aerial Overview
Aerial Map
Zoning Map
Comprehensive Plan Map



Preakness Ct

Mesa Ln

Kirk Rd

Savannah Dr

Sawgrass Dr

Horizon Ln

Solitude Ln

Flagstone Ln

Arbor Ln

Butterfield Rd

Beverly Dr

Emily Ln

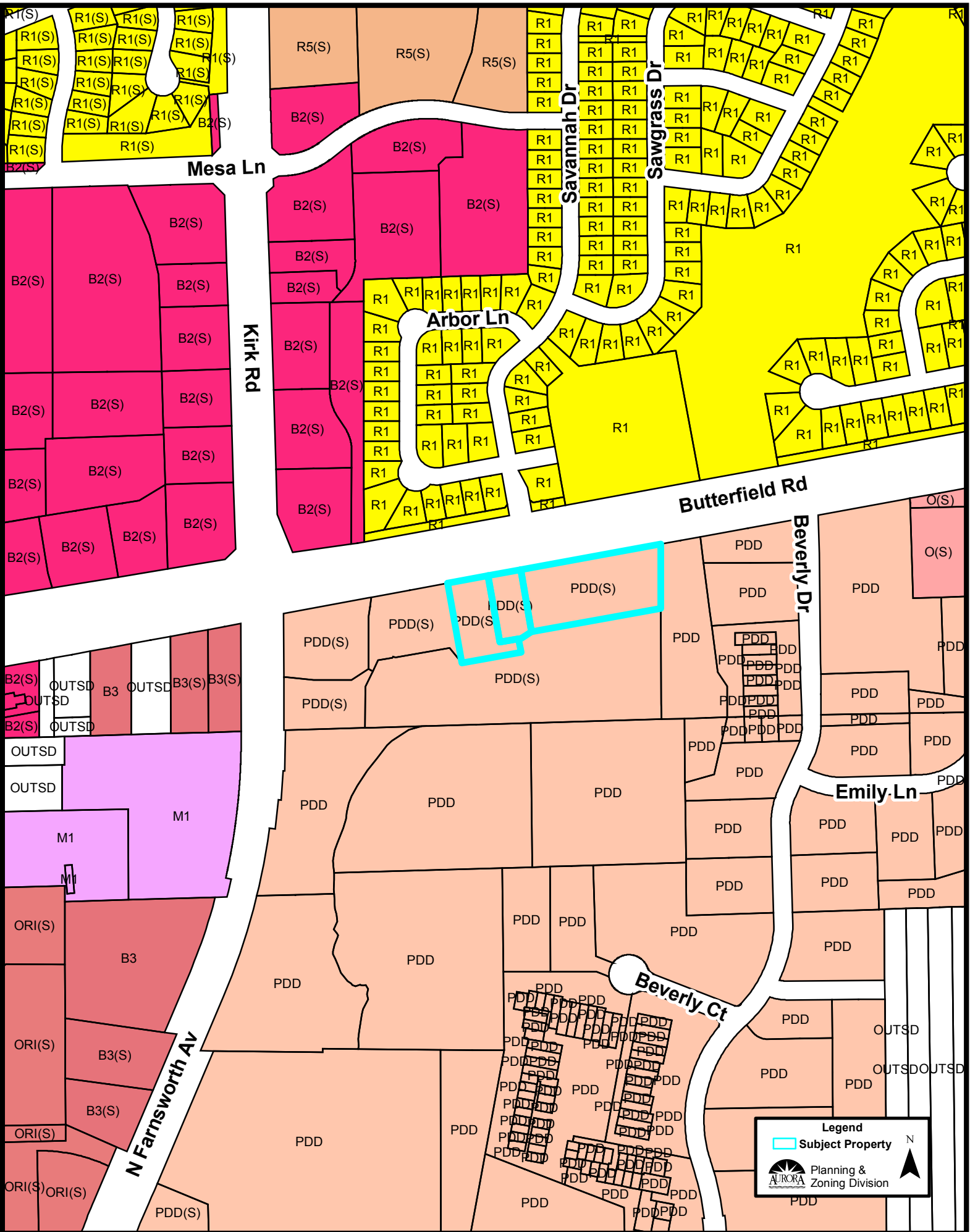
N Farnsworth Av

Beverly Ct


Legend
Subject Property
AURORA Planning & Zoning Division




Zoning Plan (1:5,000):



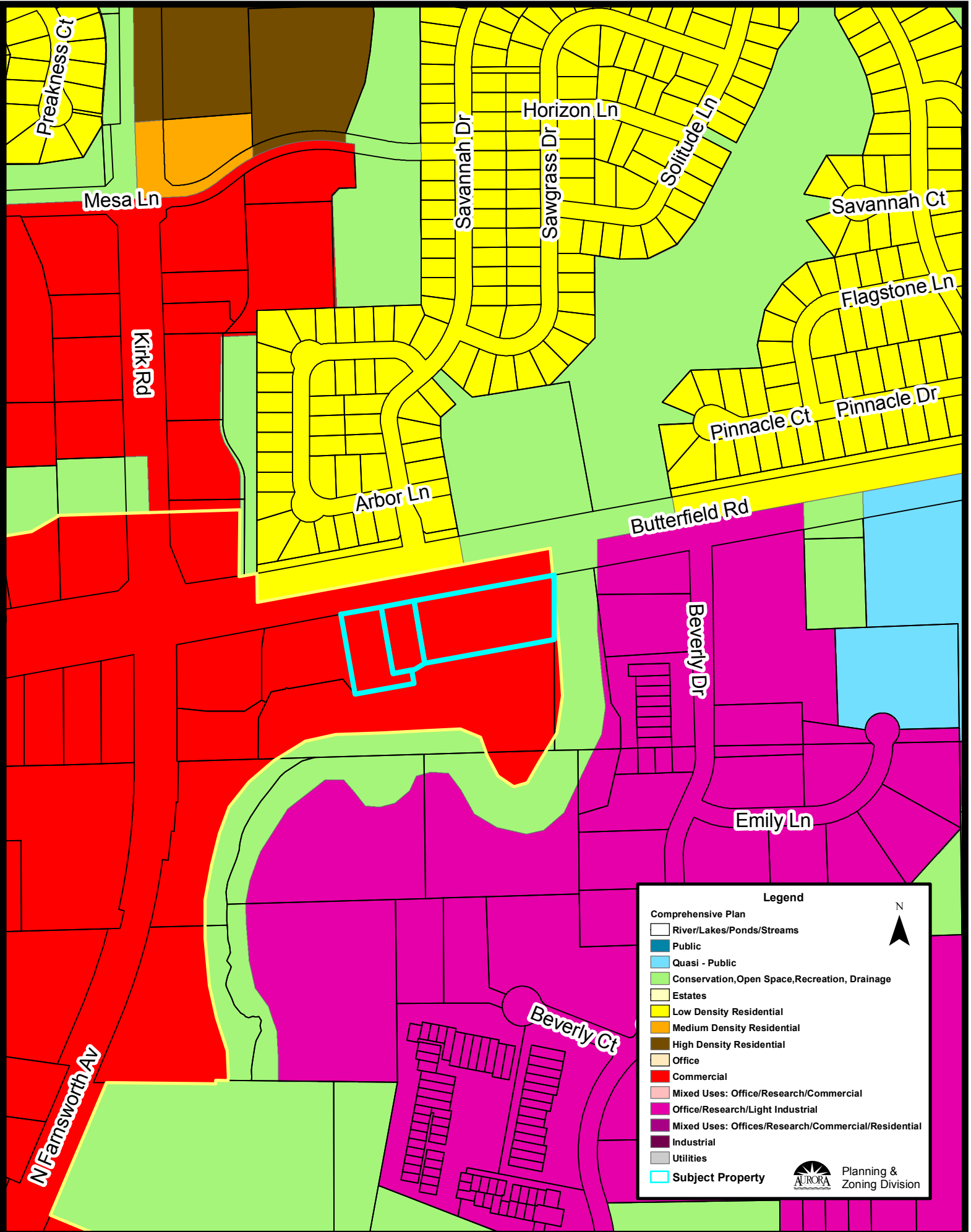
Legend

-  Subject Property

 Planning & Zoning Division

N

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

Location Map (1:5,000):

