

## Property Research Sheet

**Location ID#: 69099**

As of: April 21, 2016

Researched By: Alex Minnella

Address: 1386 Butterfield Road

Comp Plan Designation: Commercial

Subdivision: Lot 9 of Savannah Crossing

School District: SD 101 - Batavia School District

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

Park District: BPD - Batavia Park District

Size: 1.40Acres

Ward: 1

Current Zoning: B-2(S) General Retail

Historic District: None

1929 Zoning: Not Applicable

ANPI Neighborhood: Big Woods Marmion

1957 Zoning: Not Applicable

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 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'

**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'

**Building Separations:** None

**Maximum Lot Coverage:** 85%

**Maximum Structure Height:** 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 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, and Section 14 of the Aurora Zoning Ordinance Permitted Exceptions:

### Special Uses:

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

## **Legislative History**

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The known legislative history for this Property is as follows:

**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

**O15-048 approved on 8/11/2015:** AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR AN AUTOMOTIVE RETAIL (2820) USE WITH A FINAL PLAN ON LOT 7 OF SAVANNAH CROSSINGS SUBDIVISION LOCATED AT 1386 BUTTERFIELD ROAD, AURORA, ILLINOIS, 60502

### **Location Maps Attached:**

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Aerial Overview    Aerial Map    Zoning Map    Comprehensive Plan Map


**Aerial Photo (1:1,000):**





**Downen Rd (pvt)**

**Butterfield Rd**

**Legend**

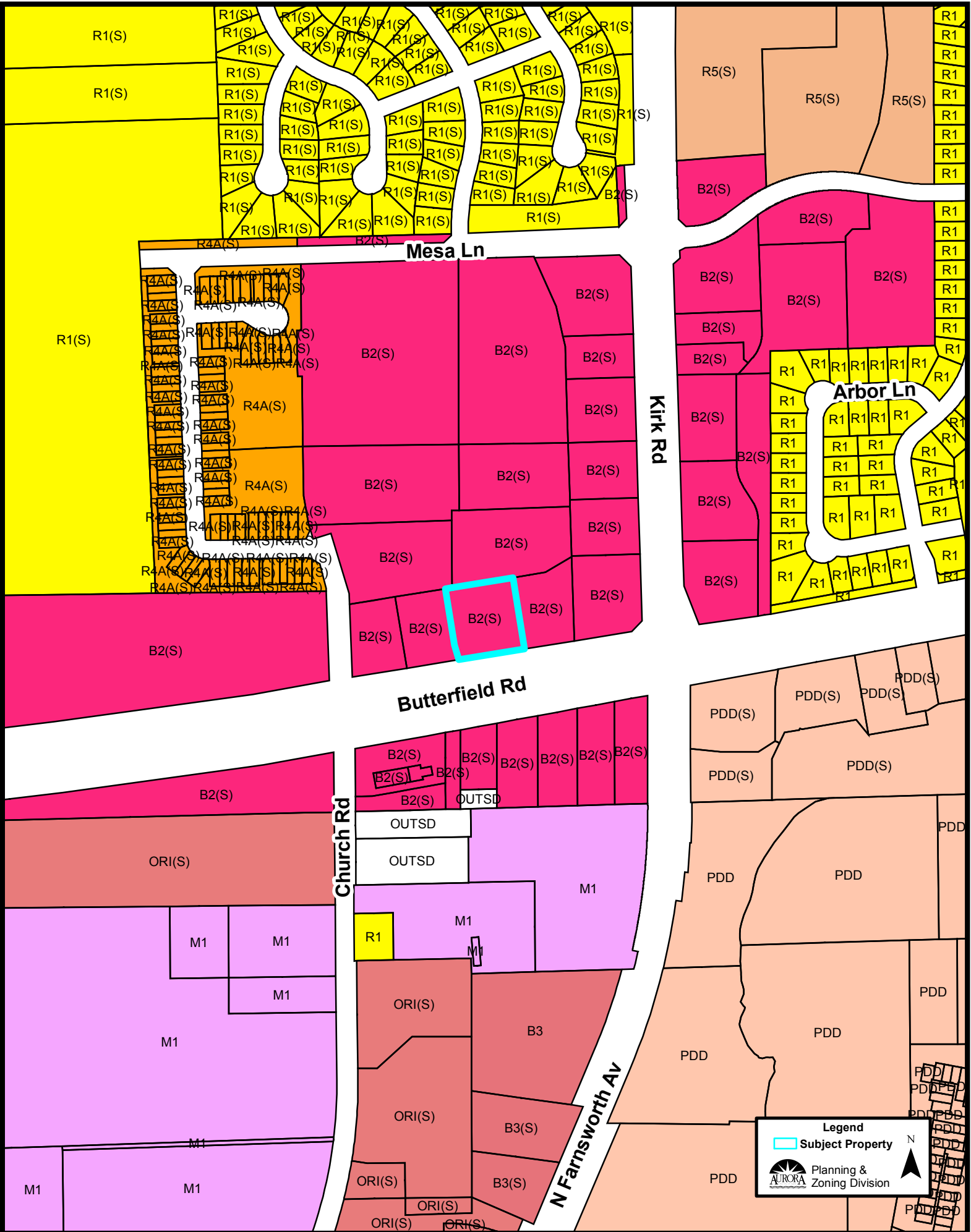
-  Subject Property

 **Planning & Zoning Division**

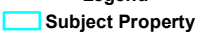
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Zoning Plan (1:5,000):



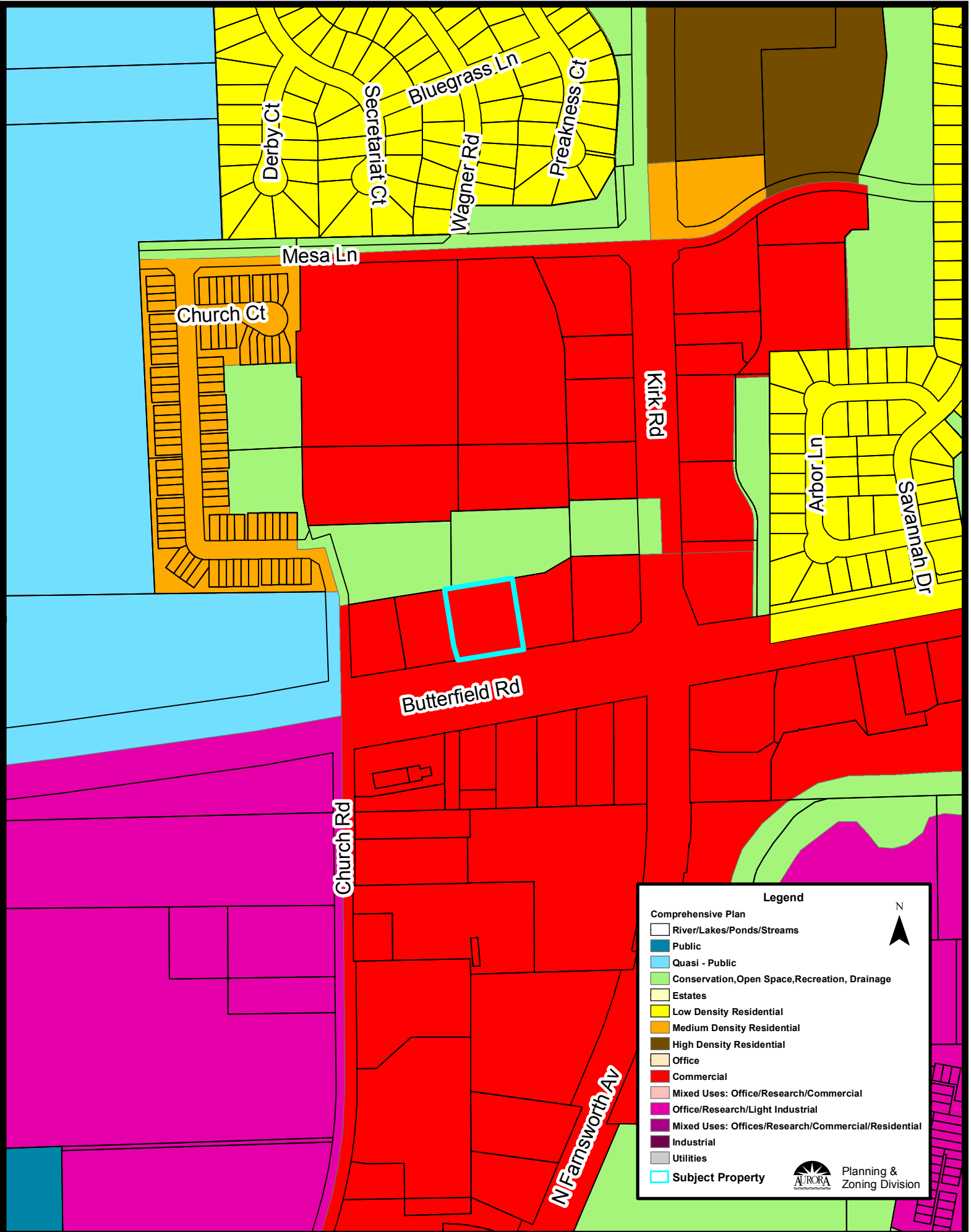
**Legend**

-  Subject Property

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 Planning & Zoning Division

Comprehensive Plan (1:5,000):



**Legend**

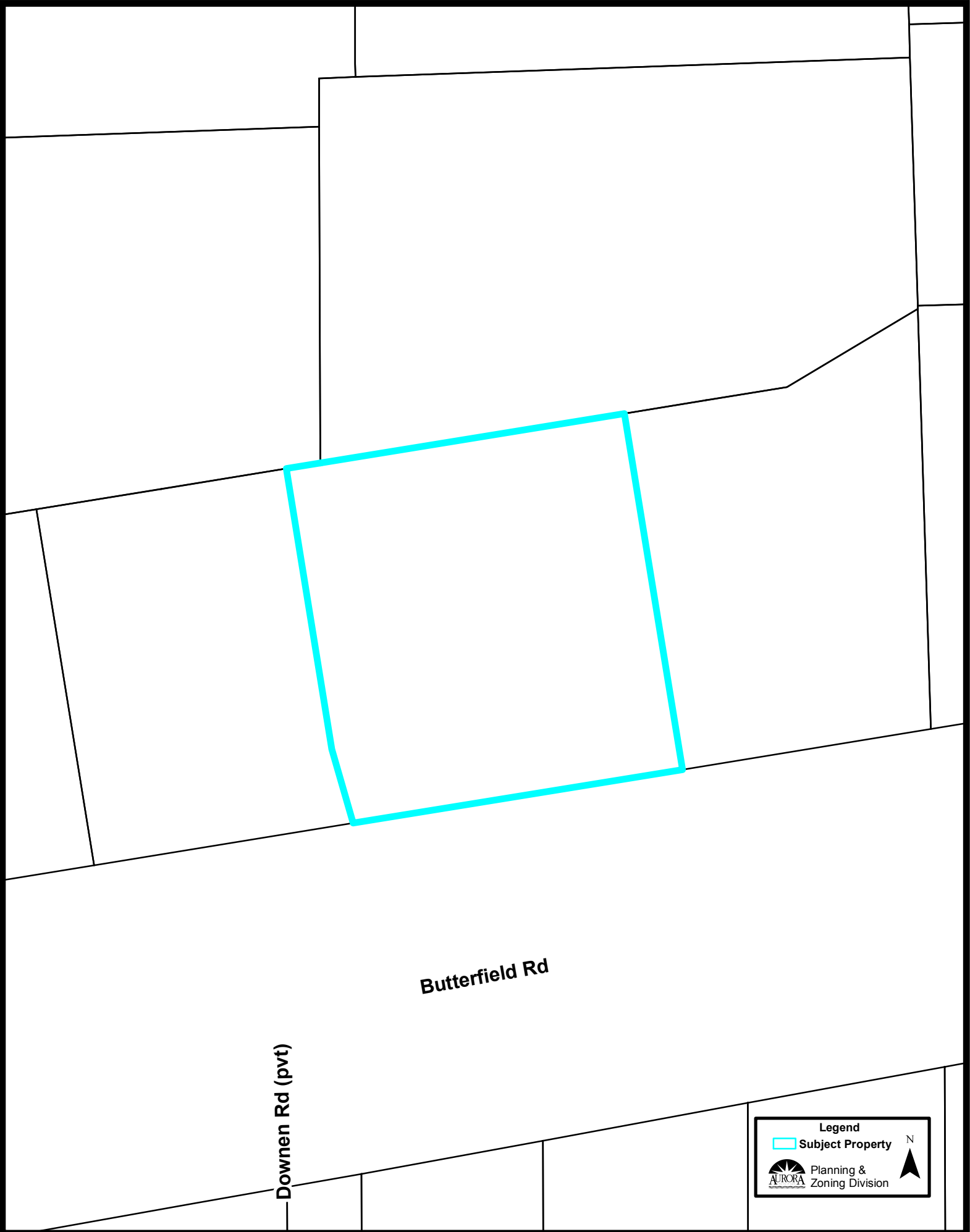
Comprehensive Plan

- 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

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**Location Map (1:1,000):**



**Downen Rd (pvt)**

**Butterfield Rd**

**Legend**

 **Subject Property**

 **Planning & Zoning Division**

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