

## 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

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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

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#### 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 Dwelling Unit Size:** None

**Minimum Primary Structure 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**

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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

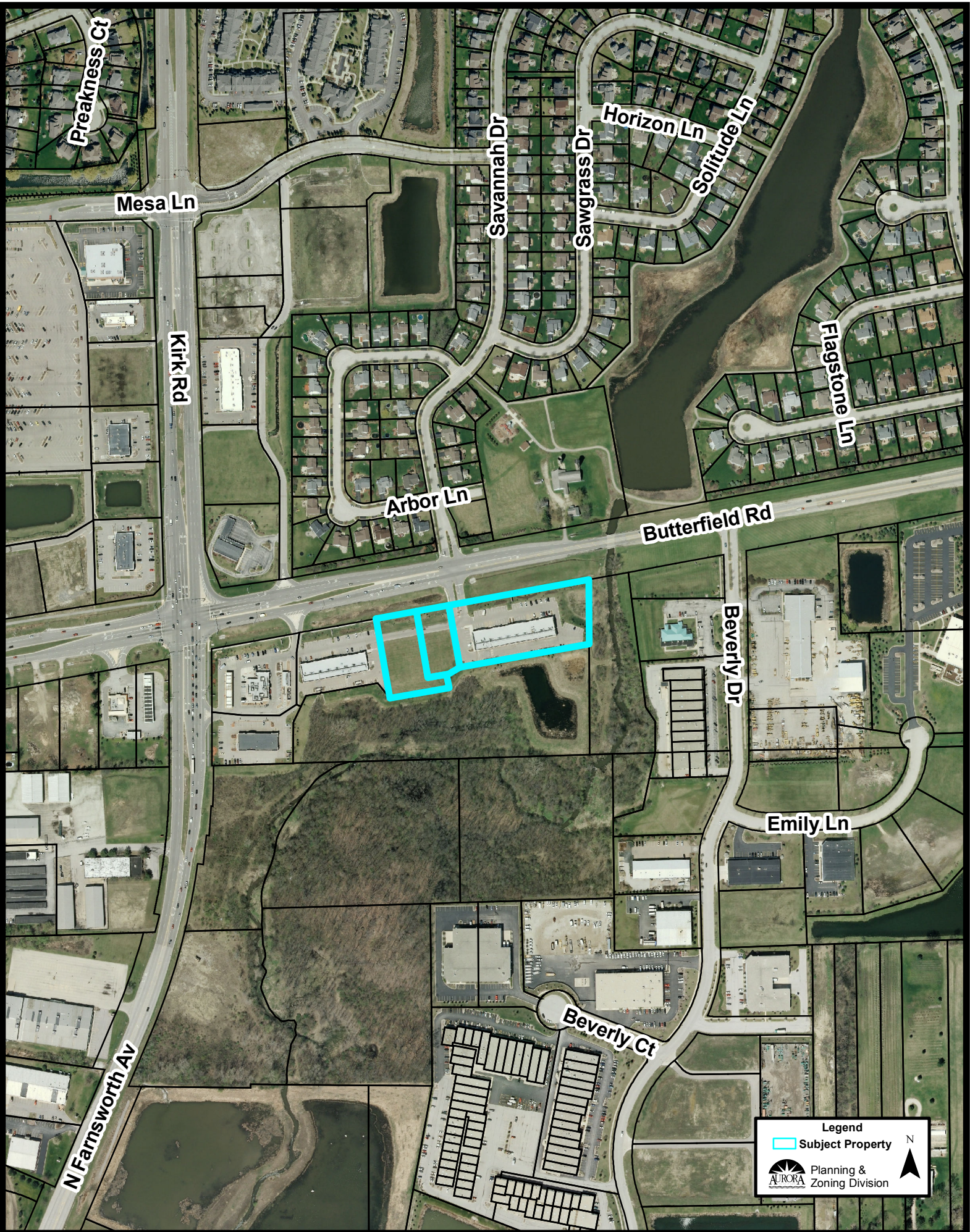
**PDFNL05-034 approved on 10/13/2005:**RESOLUTION APPROVING THE FINAL PLAT AND PLAN ON 15.8 ACRES FOR A RETAIL DEVELOPMENT LOCATED AT THE SOUTHEAST CORNER OF FARNSWORTH AVENUE AND BUTTERFIELD ROADS IN THE CITY OF AURORA

**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:**

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- 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

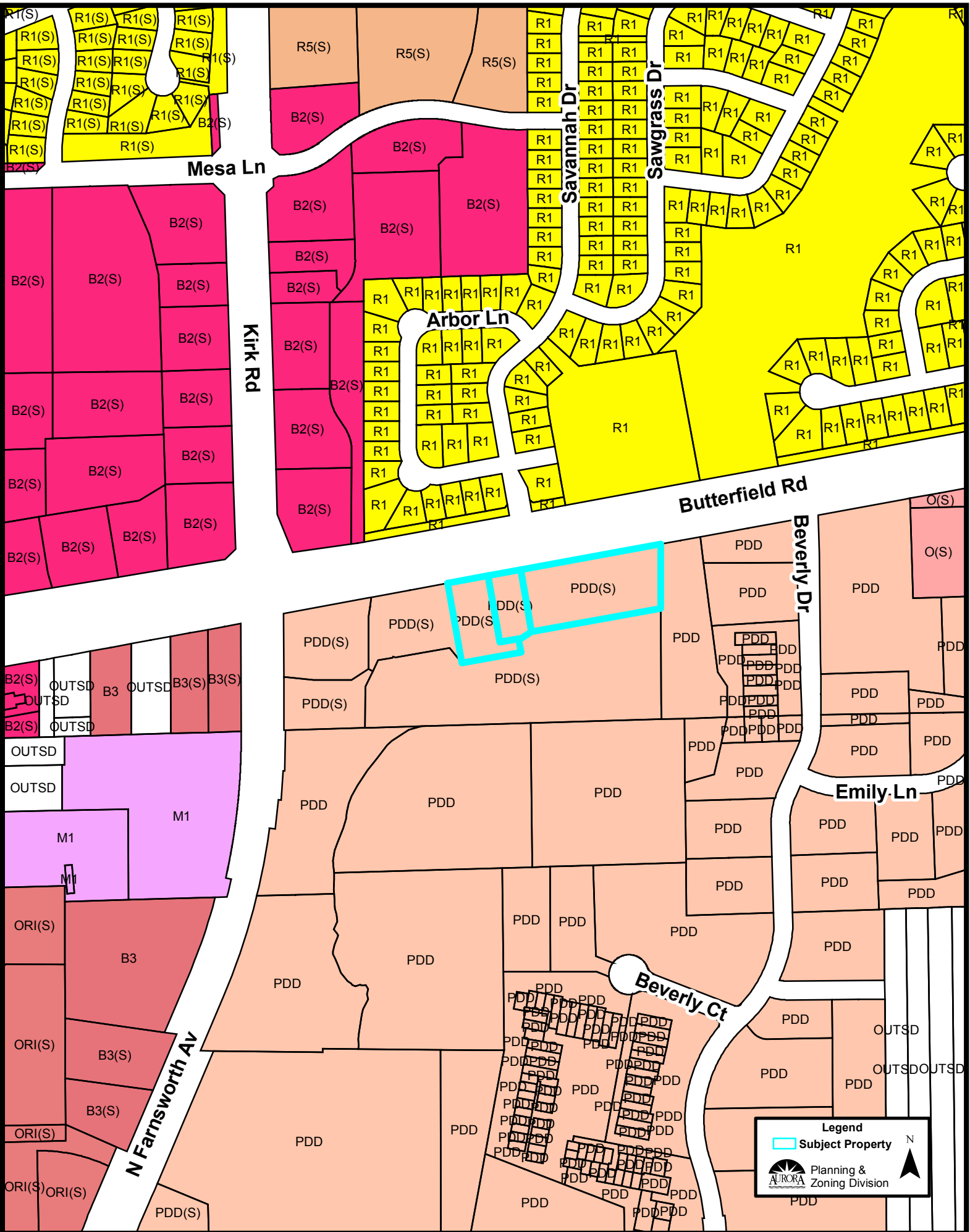
Beverly Ct

N Farnsworth Av


Legend  
Subject Property  
AURORA Planning & Zoning Division





Zoning Plan (1:5,000):



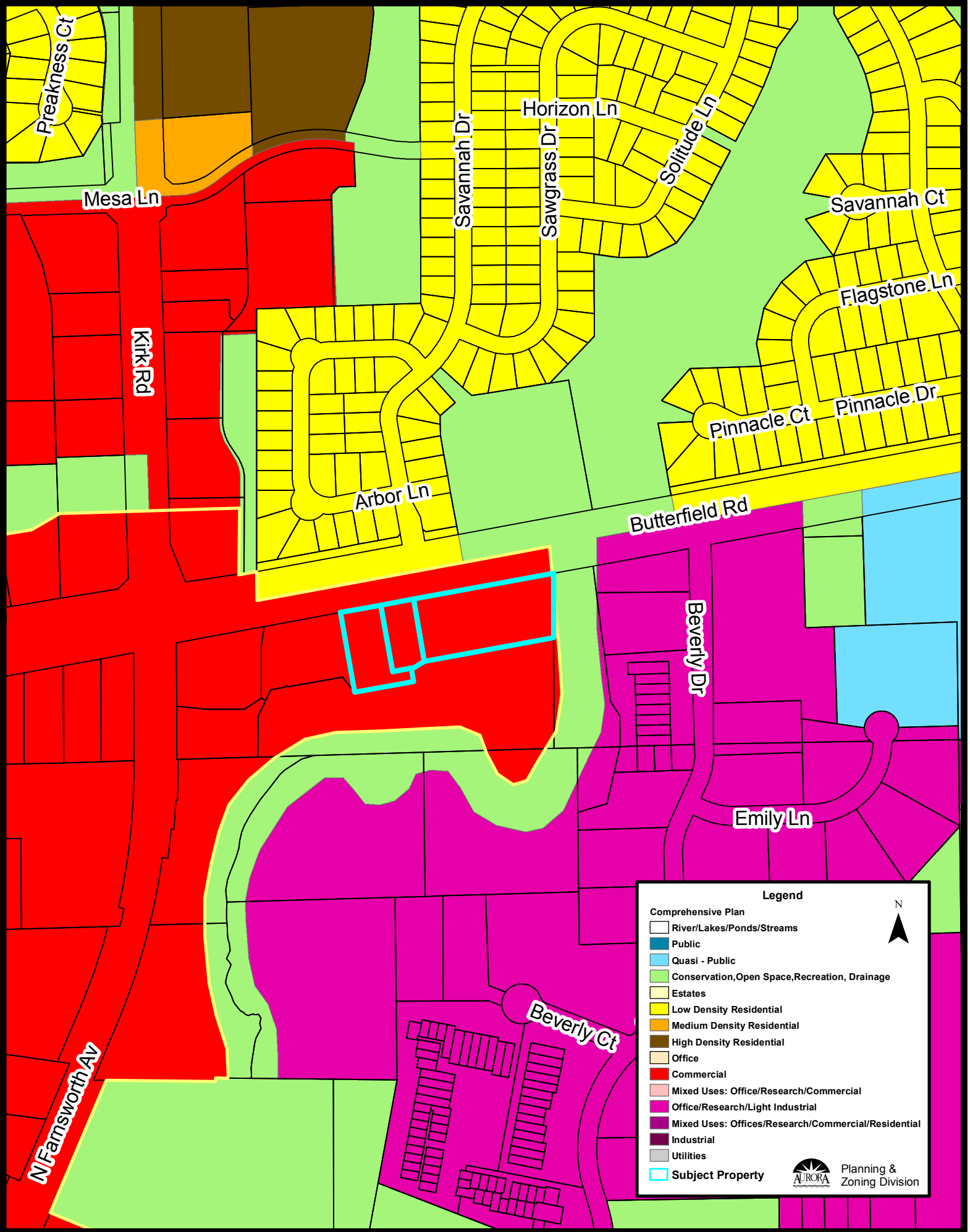
**Legend**

-  Subject Property

 Planning & Zoning Division



Comprehensive Plan (1:5,000):



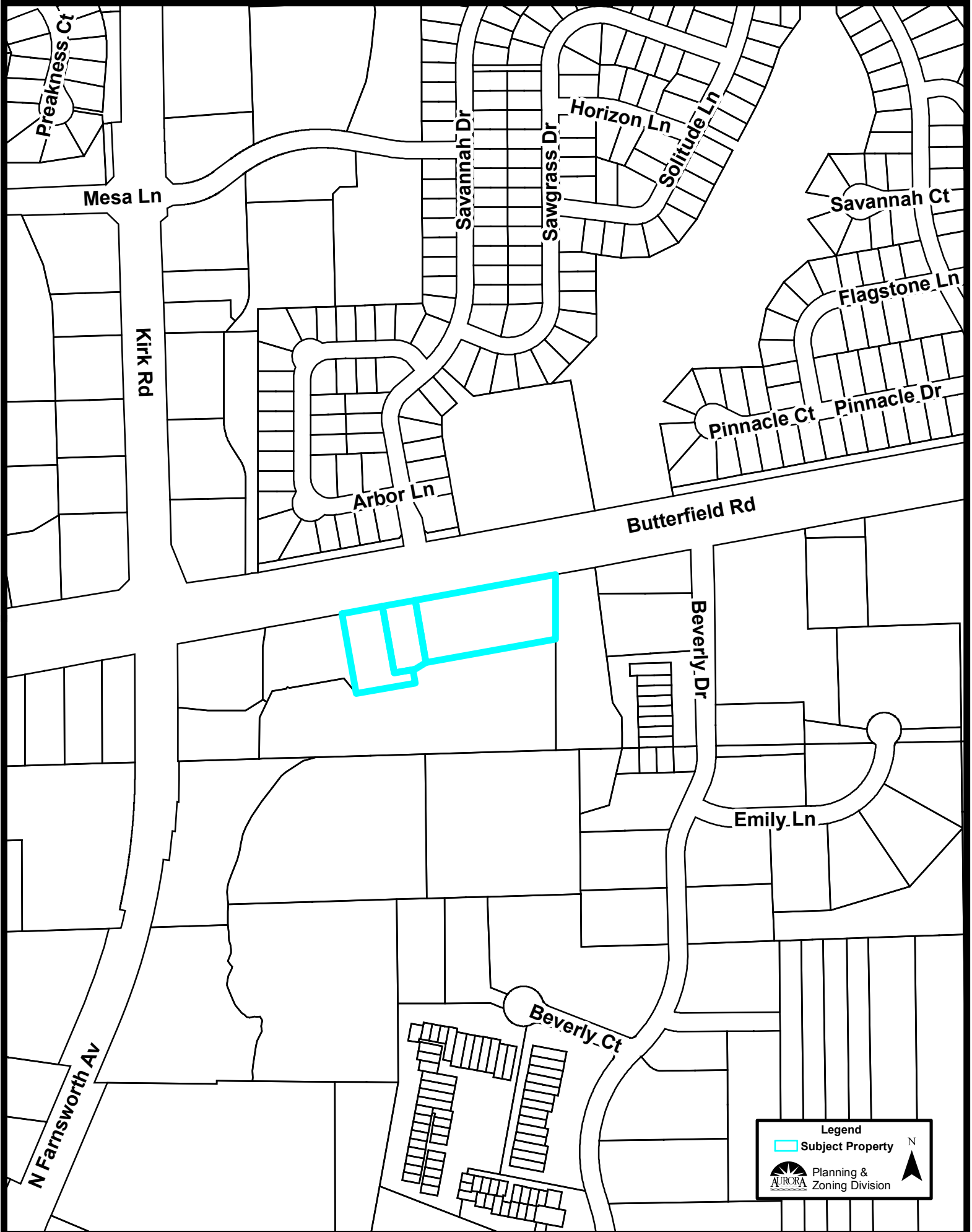
**Legend**

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

Planning & Zoning Division  
 AURORA

Location Map (1:5,000):



**Legend**

- Subject Property

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