

# Property Research Sheet

**Location ID#(s): 45947-5188**

As of: 11/19/2020

Researched By: Steve Broadwell

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

Current Zoning: B-2(S) and OS-1(S)

Comp Plan Designation: Commercial

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

ANPI Neighborhood: Big Woods Marmion

Subdivision: PAS Plaza

Size: 5.033 Acres / 219,237 Sq. Ft.

School District: SD 101 - Batavia School District

Park District: BPD - Batavia Park District

Ward: 1

Overall Development Name: PAS Plaza

## Current Land Use

Current Land Use: Vacant Land/Open Space

AZO Land Use Category: Gasoline Station (2831)

Number of Buildings: 1

Number of Stories: 1

Building Built In: 1963

Parking Spaces: 21

Total Building Area: 3,412 sq ft

Non-Residential Area: 219,237 Sq. Ft.

## Zoning Provisions

### Setbacks and Other Bulk Standards:

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

Setbacks are typically as follows:

**Front Yard Setback:** 25' along Butterfield Rd; 25' along N Farnsworth Ave, however the legal nonconforming status for Lot 1 may remain until the site is developed at a future date

**Side Yard Setback:** 8'

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

**Rear Yard Setback:** 8'

**Exterior Rear Yard Setback:**

**Setback Exceptions:**

**Interior Drive Yard Setback:**

Other bulk standards are typically as follows:

**Building Separations:**

**Minimum Lot Width and Area:**

**Maximum Lot Coverage:**

**Maximum Structure Height:**

**Floor Area Ratio:**

**Minimum Primary Structure Size:**

**Minimum Dwelling Unit Size:**

**Maximum Density:**

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 .

Permitted Uses:

Permitted Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.2 and Permitted Exceptions: Gasoline Station (2831)

Special Uses:

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

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 .

**Legislative History**

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The known legislative history for this Property is as follows:

**O1973-4362 approved on 12/11/1973:** AN ORDINANCE ANNEXING TERRITORY TO THE CITY OF AURORA, COUNTY OF KANE, AND STATE OF ILLINOIS

**O1974-4395 approved on 5/14/1974:** AN ORDINANCE AMENDING ORDINANCE NUMBER 3100 BEING THE AURORA ZONING ORDINANCE AND THE ZONING MAP ATTACHED THERETO

**O1985-5410 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 ON THE APPLICATION OF AMOCO OIL AND ZANDER BOWAN FOR PROPERTY LOCATED AT THE SOUTHWEST CORNER OF BUTTERFIELD ROAD AND FARNSWORTH AVENUE

**O1987-5732 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.

**O1999-063 approved on 8/24/1999:** AN ORDINANCE GRANTING A SPECIAL USE PERMIT REVISION FOR AN AUTOMOBILE LAUNDRY, MAJOR AND AN AUTOMOTIVE SERVICE STATION AT THE SOUTHWEST CORNER OF FARNSWORTH AND BUTTERFIELD ROAD AURORA ILLINOIS, 60504

**R2005-031 approved on 1/25/2008:** ADOPTING THE BIG WOODS MARMION NEIGHBORHOOD PLAN CREATED AS PART OF THE AURORA NEIGHBORHOOD PLANNING INITIATIVE

**O2015-040 approved on 7/11/2015:** 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 FARN

**O2015-041 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

**O2015-042 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

**R2015-191 approved on 7/14/2015:** RESOLUTION APPROVING A PRELIMINARY PLAT AND PLAN FOR PROPERTY LOCATED AT 33W991, 34W104, 1387 AND 1395 BUTTERFIELD ROAD, AURORA, ILLINOIS

**R2016-096 approved on 4/12/2016:** A RESOLUTION APPROVING THE FINAL PLAT AND PLAN FOR THE PAS PLAZA SUBDIVISION FOR PROPERTY LOCATED AT THE SOUTHWEST CORNER OF BUTTERFIELD ROAD AND FARNSWORTH AVENUE, AURORA, IL

**Location Maps Attached:**

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Aerial Overview

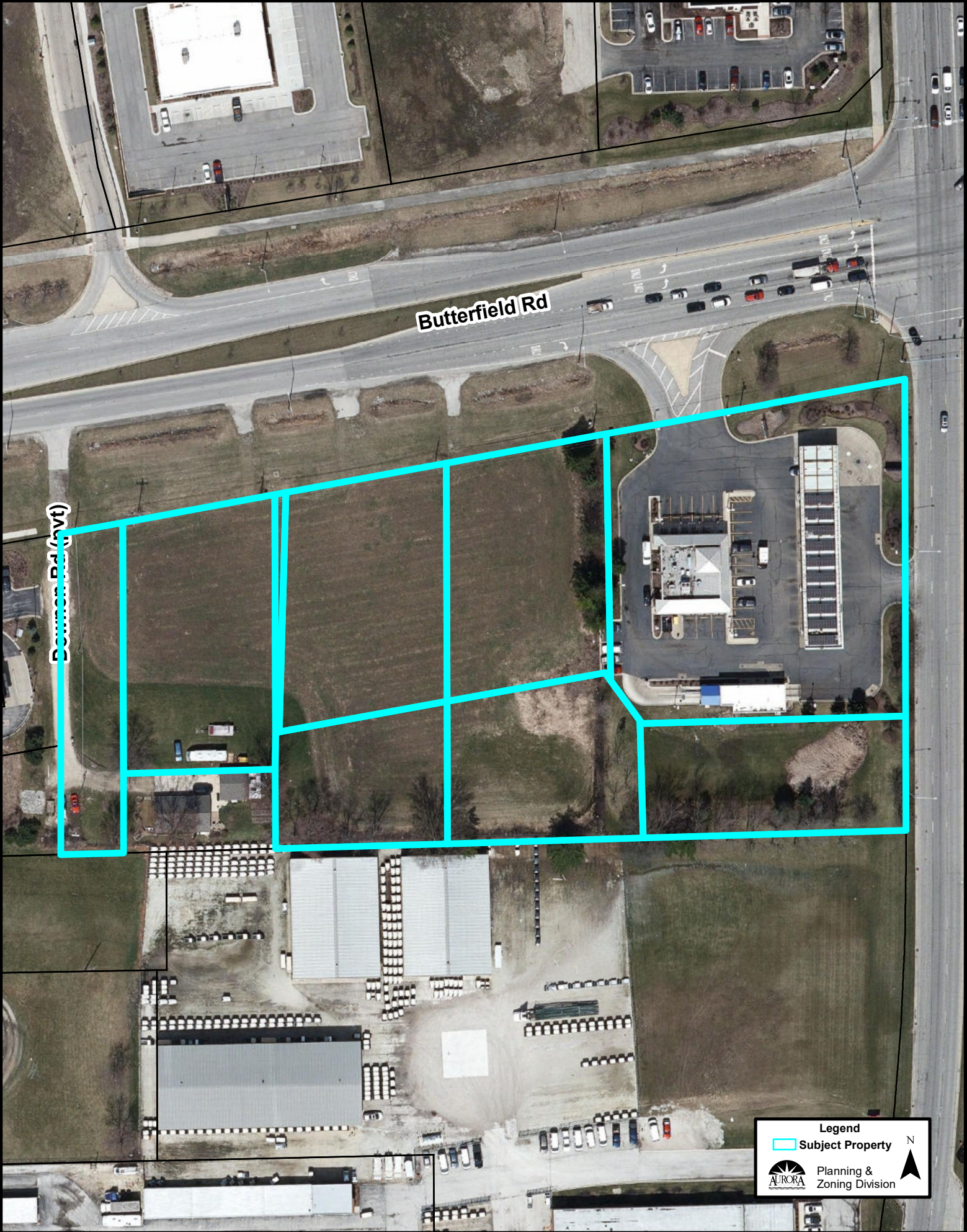
Location Map

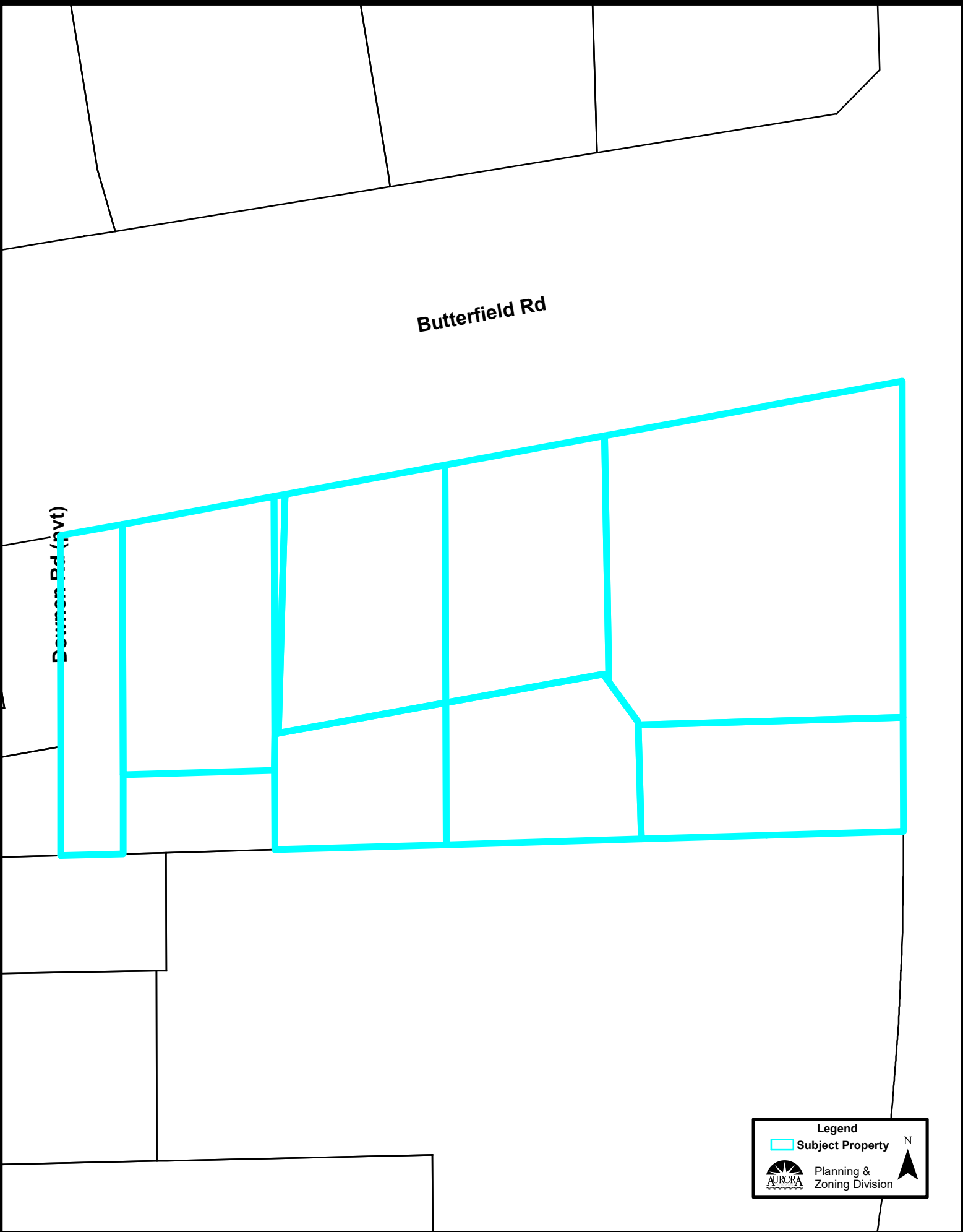
Zoning Map

Comprehensive Plan Map



Aerial Map (1:1,500):





**Legend**

 Subject Property

 Planning & Zoning Division

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Zoning Map (1:5,000):

