



VILLAGE OF
NORTH
AURORA

VILLAGE OF NORTH AURORA
KANE COUNTY, ILLINOIS

Ordinance No. 26-03-02-01

ORDINANCE APPROVING A SPECIAL USE TO ALLOW A PRIVATE EVENT SPACE IN
THE B-2 GENERAL BUSINESS DISTRICT FOR THE PROPERTY LOCATED AT 738
BUTTERFIELD ROAD, NORTH AURORA, ILLINOIS

Adopted by the
Board of Trustees and President
of the Village of North Aurora
this 2nd day of March, 2026

Published in Pamphlet Form
by authority of the Board of Trustees of the
Village of North Aurora, Kane County, Illinois,
this 2nd day of March, 2026
by Ann Sesterman.

Signed _____

A handwritten signature in black ink, appearing to read "Ann Sesterman", is written over a horizontal line.

ORDINANCE NO. 26-03-02-01

**ORDINANCE APPROVING A SPECIAL USE TO ALLOW A PRIVATE EVENT SPACE IN
THE B-2 GENERAL BUSINESS DISTRICT FOR THE PROPERTY LOCATED AT 738
BUTTERFIELD ROAD, NORTH AURORA, ILLINOIS**

(Petition #26-01; 738 Butterfield Road)

WHEREAS, the President and Board of Trustees of the Village of North Aurora have heretofore adopted the North Aurora Zoning Ordinance, otherwise known as Title 17 of the Code of North Aurora, Illinois (the “Code”); and,

WHEREAS, an application has been filed by Terri Leonard of Exquisite Celebrations (the “Applicant”) requesting approval of a special use pursuant to Title 17, Chapter 9 of the North Aurora Zoning Ordinance (the “Code”) to allow for a Private Event Space for the property located at 738 Butterfield Road, North Aurora, Illinois (the “Property”) in the B-2 General Business District as described in the application materials attached as Exhibit A; and,

WHEREAS, a public hearing on the forgoing application was conducted by the Village of North Aurora Plan Commission on February 3, 2026, pursuant legal notice as required by State law and the Code; and,

WHEREAS, the Plan Commission has filed its recommendations with the President and Board of Trustees recommending approval of the special use described herein; and,

WHEREAS, the President and Board of Trustees determine that the findings and recommendations of the Plan Commission are reasonable and appropriate and that the approval of the requested special use for the Subject Property is consistent with the criteria for special use approval and is in the best interest of the Village.

NOW, THEREFORE, be it ordained by the President and Board of Trustees of the Village of North Aurora, Kane County, Illinois, as follows:

SECTION 1: The recitals set forth above are incorporated in this Ordinance as material finding of the President and the Board of Trustees.

SECTION 2: The application for a special use for a Private Event Space is hereby approved for the Property, subject to the following conditions:

1. On-site management shall effectively monitor and regulate all on-site drop-off and parking activities during events.
2. All dumpsters located on the subject property shall be screened per Section 14.11.A of the Zoning Ordinance.

SECTION 3: That this Ordinance is limited and restricted to the Applicant and shall not be transferred to any other party. This Ordinance is further limited and restricted to the property located at 738 Butterfield Road, North Aurora, Illinois and legally described as follows:

LOT 1 IN HART/MITCHELL CENTER, BEING A SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 23, 2003 AS DOCUMENT 2003K175958, IN KANE COUNTY, ILLINOIS.

PIN: 15-03-229-001

SECTION 4: Each and every provision of this Ordinance is severable from each and every other provision of this Ordinance; and if any provision of this Ordinance is deemed invalid and/or unenforceable, such provision shall be deemed severed from this Ordinance, leaving each and every other provision in this Ordinance in full force and effect.

SECTION 5: This ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

Presented to the Board of Trustees of the Village of North Aurora, Kane County, Illinois this 2nd day of March, 2026, A.D.

Passed by the Board of Trustees of the Village of North Aurora, Kane County, Illinois this 2nd day of March, 2026, A.D.

Jason Christiansen yes

Laura Curtis yes

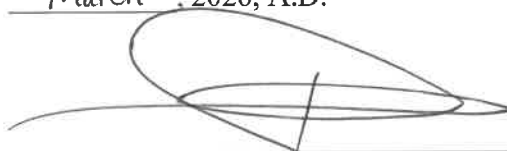
Mark Guethle yes

Michael Lowery yes

Todd Niedzwiedz yes

Carolyn Bird Salazar yes

Approved and signed by me as President of the Board of Trustees of the Village of North Aurora, Kane County, Illinois this 2nd day of March, 2026, A.D.



Mark Gaffino, Village President

ATTEST:



Holly O'Brien, Village Clerk

Exhibit A

Application Materials

YOUR PLACE TO CELEBRATE



COMING SPRING 2026

1. Introduction

- Forward
- Executive Summary
-

2. About Exquisite

- Owner & Experience
- Business & Theme

3. Event Hall Objectives

- Why, Exquisite?
- What we Offer

4. Event Hall Target Clients

- Target Audience
- Community & Businesses

5. Event Space

- Size & Concept
- Layout
- Safety Regulations
- Parking

6. Proposed Operations

- Proposed Date of Opening
- Hours of Operation
- Dry Bar - No Alcohol
- Neighborly Respect

7. Types of Events

- Indoor Only Events
- Open Space

7. Prices & Packages

- Venue & Event Packages
- Specials for Businesses< Non Profit & Repass

9. Community & Neighbors

- Health & Safety
- Noise & Nuisance
- Contribution

9. Event Management & Staffing

- Event Hostess, Security
-
-

10. Marketing & Promotion

- Social Media
- Local Advertising
- Website

1. Introduction

Exquisite Events by Terri LLC is an event decorating service that provides stunning decorations for all types of occasions. Founded 25 years ago by Terri Leonard, the company has continually evolved since its inception in 2000. Initially focused on weddings, we relaunched in December 2020 to include decorations for all events, along with a selection of featured rentals. Now, Ms. Leonard has taken the exciting step of opening an event space called Exquisite Celebrations, bringing together the knowledge gained from hundreds of clients and events over the years into a versatile space designed for everyone.

2. About Exquisite Events by Terri LLC

Leonard's vision has always been to create a welcoming space where people can gather and enjoy themselves without the worry of external factors. Originally, the goal was to open in 2025, and we began searching for the perfect venue in August of that year. Throughout this time, we continued to accept orders from loyal customers through word of mouth, focusing solely on finding the right location. Exquisite Events by Terri LLC offers a range of services, including balloon decorations, props, throne chairs, draping packages, and more. We have successfully decorated for weddings, large and small events, school functions, and non-profit occasions on location. Now, we aim to extend that same level of success to Exquisite Celebrations by offering our services all under one roof.

3. Event Hall Objective

Exquisite Celebrations: Your Space to Celebrate

Exquisite Celebrations is dedicated to providing a distinctive venue for customers right in their neighborhood. We cater to a variety of events, including private parties such as baby showers, milestone birthdays, anniversaries, as well as corporate meetings, bingo nights, and karaoke sessions. With Ms. Leonard's extensive experience and services, clients can expect assistance in bringing their event vision to life, creating an unforgettable atmosphere.

Our Event Space Offers:

- Banquet Style Chairs
- Chiavari Chairs
- Rectangle Tables
- 60" Round Tables
- Throne Chairs & Love Seats
- Marquee Letters & Numbers
- Balloon & Decoration Packages
- 2- Handicap accessible Bathrooms
- Wifi
- Parking

4. Event Hall Target Clients

Exquisite Celebrations welcomes all clients interested in renting our space for their events. Our focus will be on serving customers from nearby cities, as well as businesses, non-profit organizations, and community-based groups.

5. Event Space 738 Butterfield

Exquisite Celebrations Event Hall

- **Location:**

Exquisite Celebrations will be located at **738 Butterfield Rd, North Aurora, IL 60542**

- **Owner:**

The venue is owned by **Terri Leonard** of **Exquisite Events by Terri LLC**.

- **Space Details:**

- **Size:** 2,400 square feet

- **Capacity:** Tentatively accommodates up to **100 guests** for events

- **Facilities:**

- **2 handicap-accessible bathrooms**

- **4 doors:** Two main entrance doors and two fire exit doors at the rear

- **Safety Features:** 2 fire extinguishers, fire alarms, ceiling sprinklers, and two hand sanitation dispensers

- **Layout:** Features a wide open floor plan with a separate storage room and a changing area for guests

- **Property Selection:**

This property was chosen due to minimal repair needs; it only requires painting and new flooring.

- **Parking:**

To ensure fairness to other businesses in Chesterfield Center, Exquisite Celebrations patrons will have access to **50 parking spaces**.

6. Proposed Operations

Opening Plans

Assuming all permits are approved, **Exquisite Events by Terri LLC** intends to launch Exquisite Celebrations event hall in early **April 2026**. The company will be screening several local vendors for services, including:

- DJ services
- Photography
- Catering
- Floristry
- Event rentals
- **Food and Beverage Policy:**
-

The venue will not feature a kitchen or serve alcoholic beverages. However, customers are welcome to bring in catered food and non-alcoholic drinks.

- **Noise Control:**

After discussions with neighboring businesses, it has been agreed that no loud music will be played during their operating hours until **5:30 PM** on weekdays.

- **Operating Hours:**

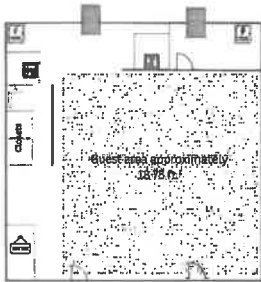
- **Monday - Thursday:** 12:00 PM - 9:00 PM
- **Friday & Saturday:** 11:00 AM - 12:00 AM
- **Sunday:** 11:00 AM - 7:00 PM

7. Types of Events

Event Safety

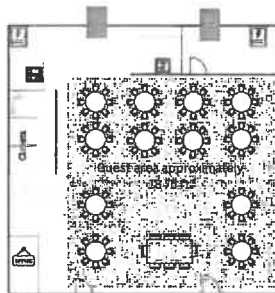
The indoor event space will operate privately for all occasions. For events exceeding **50 guests**, a security guard will be present to ensure public safety. All clients using the space will sign a contract that includes policies and rules to promote a safe and enjoyable environment, free from drama or unsanitary activities.

Exquisite Celebrations



- 2- Closets
 - 3- Office
 - 2- Unless Bathrooms handicap accessible
 - 1- Storage w/ Utility
- Guest area approximately 1875 ft.²

**Exquisite Celebrations
Round Table Setup w/ Dance area**



- 2- Closets
 - 3- Office
 - 2- Unless Bathrooms handicap accessible
 - 1- Storage w/ Utility
- Guest area approximately 1875 ft.²

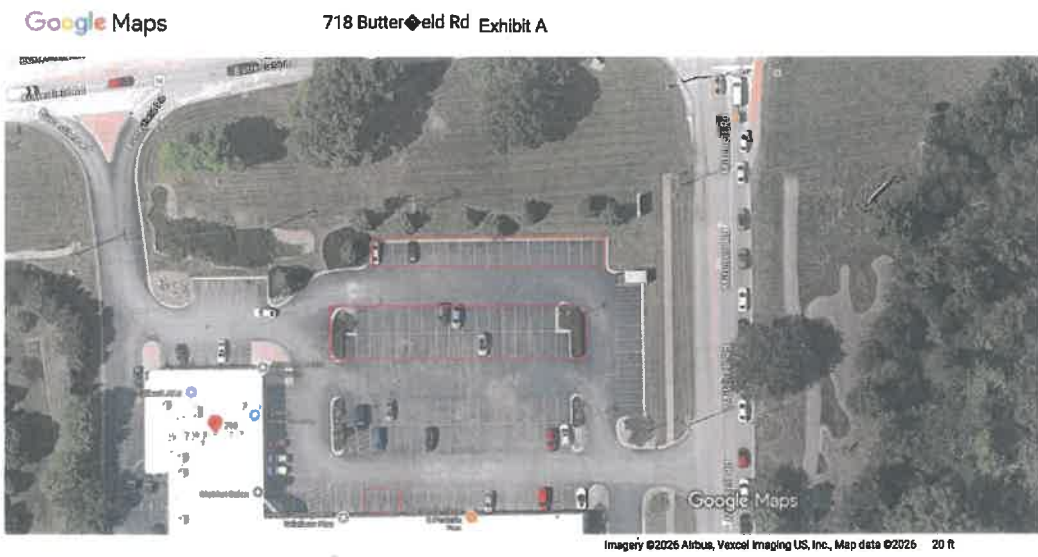
**Exquisite Celebrations
Banquet Style**



- 2- Closets
 - 3- Office
 - 2- Unless Bathrooms handicap accessible
 - 1- Storage w/ Utility
- Guest area approximately 1875 ft.²

718 Butterfield Rd - Google Maps

<https://www.google.com/maps/place/718+Butterfield+Rd,+North+Aurora,+IL+60542/@41.8...>



**718 BUTTERFIELD RW LLC
125 N HALSTED STREET
SUITE 203
CHICAGO, ILLINOIS 60661**

December 11, 2025

Village of North Aurora
25 E. State St.
North Aurora, IL 60542

Re: 738 Butterfield Rd. application for special use

To Whom It May Concern:

As the owner of the property located at 718-50 Butterfield Rd., North Aurora, IL, 718 Butterfield RW LLC hereby confirms being the co-applicant along with Terri Leonard for a special use permit allowing the space at 738 Butterfield Rd to be used as an event space.

Sincerely,

A large, stylized handwritten signature in black ink, appearing to be 'Greg Berkowitz', written over the printed name below.

718 Butterfield RW LLC,
Greg Berkowitz, Authorized Agent

Exquisite Celebrations



- 2- Closets
- 1- Office
- 2- Unisex Bathrooms handicap accessible
- 1- Storage w/ Utility
- Guest area approximately 18.75 ft.²

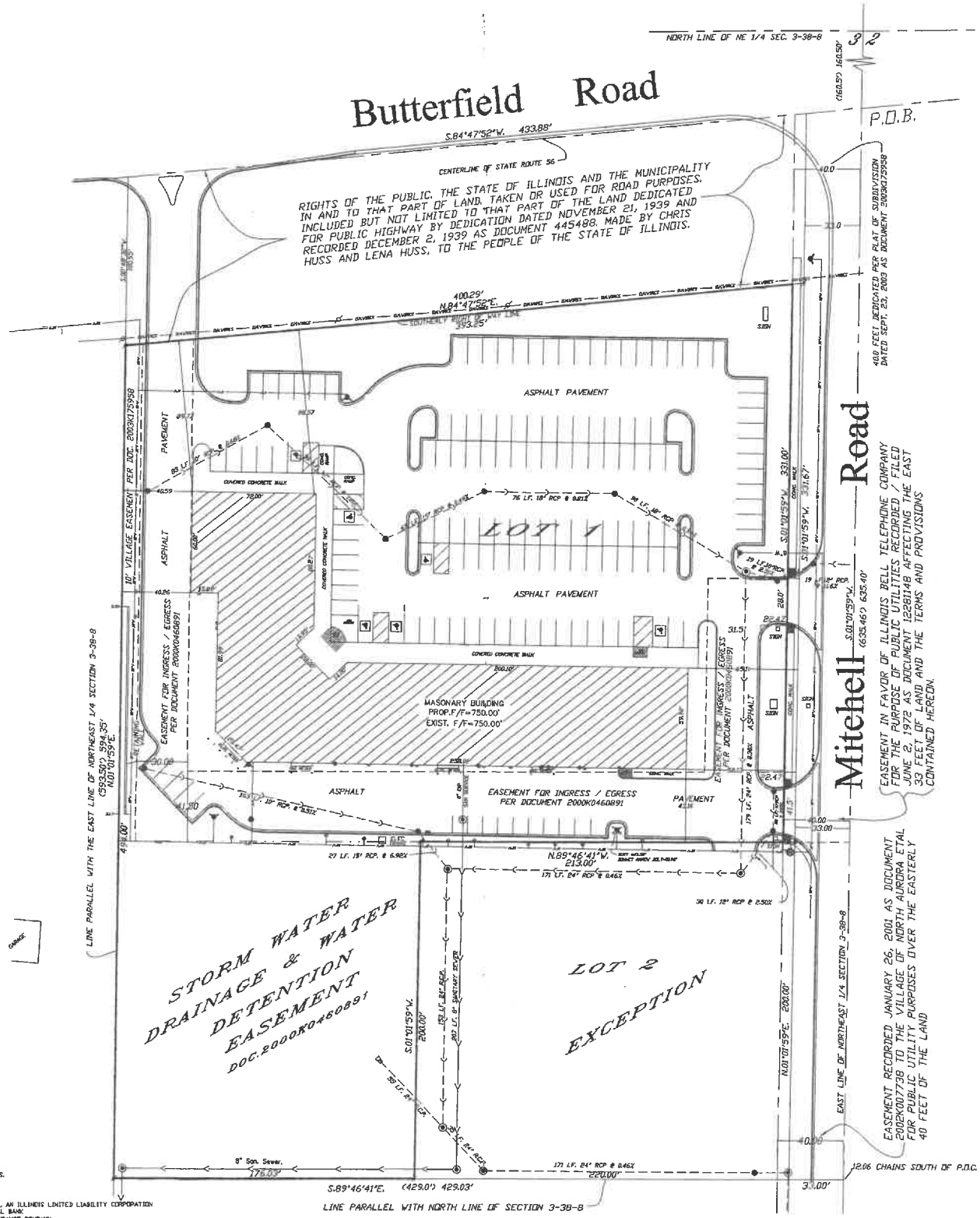
ALTA / ACSM LAND TITLE SURVEY

LOT 1 IN HART / MITCHELL CENTER BEING A SUBDIVISION
IN THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 38 NORTH,
RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, KANE COUNTY, ILLINOIS.



ALTA / ACSM LAND TITLE SURVEY

ALTA / ACSM LAND TITLE SURVEY



RIGHTS OF THE PUBLIC, THE STATE OF ILLINOIS AND THE MUNICIPALITY
IN AND TO THAT PART OF LAND TAKEN OR USED FOR ROAD PURPOSES.
INCLUDED BUT NOT LIMITED TO THAT PART OF THE LAND DEDICATED
FOR PUBLIC HIGHWAY BY DEDICATION DATED NOVEMBER 21, 1939 AND
RECORDED DECEMBER 2, 1939 AS DOCUMENT 445488. MADE BY CHRIS
HUSS AND LENA HUSS, TO THE PEOPLE OF THE STATE OF ILLINOIS.

Mitchell Road
EASEMENT IN FAVOR OF ILLINOIS BELL TELEPHONE COMPANY
FOR THE PURPOSE OF PUBLIC UTILITIES RECORDED / FILED
JUNE 2, 1972 AS DOCUMENT 12281148 AFFECTING THE EAST
33 FEET OF LAND AND THE TERMS AND PROVISIONS
CONTAINED HEREON.

**STORM WATER
DRAINAGE & WATER
DETENTION
EASEMENT
DOC. 2000K0460891**

**LOT 2
EXCEPTION**

STATE OF ILLINOIS) vs.
COUNTY OF KANE)

TO: GENEVA PLAZA LLC, AN ILLINOIS LIMITED LIABILITY CORPORATION
MARKET: NATIONAL BANK
CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON
WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM
STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE
SURVEYS" - AS FIRST ESTABLISHED AND ADOPTED BY ALTA, ACSM AND
RPS IN 1990, AND INCLUDES TYPICAL, S, N, S, 10 AND 1160 OF TABLE A
THEREOF - PURSUANT TO THE ADOPTED STANDARD AS ADOPTED BY
ALTA, RPS, AND ACSM AND IN EFFECT ON THE DATE OF THIS
SURVEY. UNLESS OTHERWISE SPECIFICALLY STATED, THE SURVEY
MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "MINIMUM
STANDARD DETAIL REQUIREMENTS FOR SURVEY MEASUREMENTS
FROM CONTROL LAND REQUIREMENTS FOR ALTA/ACSM LAND TITLE
SURVEYS."

DATE: TWENTY-NINTH DAY OF NOVEMBER 2003
Stacy L. Ferguson (CSAL)
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 030-002950 EXP. 11/30/04
ALTA TITLE INSURANCE POLICY
CHICAGO TITLE INSURANCE COMPANY NUMBER 1410 100520011 UL, DATED JULY 31, 2003




- ⊕ FOUND IRON PIPE
- ⊕ FOUND IRON ROD
- ⊕ FOUND RR SPIKE
- ⊕ FOUND PK NAIL
- ⊕ SET IRON PIPE
- R= RECORDED
- H= MEASURED
- EXISTING GRADE
- PROPOSED GRADE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- DIRECTION OF FLOW




Alta	10/24/03	11/24/03
Type of Survey	Date	Bk. - Pg. Date Dwn. / By
Common Address : MITCHELL & ROUTE 56		
Builder/Client : BERCHON		
Job No. : 00-5257	Scale : 1"=50'	
STACY FERGUSON SURVEYING CO.		
SURVEYING, CONSTRUCTION, DESIGN, DRAFTING, MAPPING, LAYOUT AND CONSULTING		
230 E. WILSON STREET BATAVIA, ILLINOIS PHONE # (630) 678-0150		

SPECIAL USE STANDARDS

Attach a statement indicating the manner in which the requested special use supports each of the following standards:

1. That the establishment, maintenance and operation of the special use in the specific location proposed will not endanger the public health, safety, comfort or general welfare of the community as a whole or any portion thereof. 

- ————Exquisite Celebrations is a family-friendly venue dedicated to ensuring the safety of both the public and our patrons. For any event exceeding 50 attendees, a security guard will be present to enhance security measures. Furthermore, we are committed to maintaining the property in pristine condition, both indoors and outdoors, to uphold public health and safety standards.

2. That the proposed special use is compatible with adjacent properties and other property within the immediate vicinity. 
 - I have spoken with both neighbors to ensure that any sounds or activities will not disturb either business during their operating hours. To prevent disruptions, no loud music will be played before 5 PM on  weekdays. 

3. That the special use in the specific location proposed is consistent with the spirit and intent of the Zoning Ordinance and the adopted Comprehensive Plan. ↩



- The venue is perfect for a variety of social gatherings and meetings. Its generous size of 2400 square feet provides ample space for hosting special occasions. ↩



4. The standards contained in Section 4.3.E (Standards for Special Uses) of the Zoning Ordinance. Please answer each standard below individually. 🚩

The proposed special use is, in fact, a special use authorized by the zoning district in which the property is located. 🗨️

- Yes 🚩
 - The proposed special use is deemed necessary for the public convenience at that location.
- Yes
 - The proposed special use does not create excessive additional impacts at public expense for public facilities and services and will be beneficial to the economic welfare of the community.
- Yes

- The proposed use is in conformance with the goals and policies of the Comprehensive Plan, and all Village codes and regulations. ↩

- Yes †

- The proposed special use will be designed, located, operated, and maintained so as to be harmonious and compatible in use and appearance with the existing or intended character of the general vicinity.

- Yes

- The proposed special use will not significantly diminish the safety, use, enjoyment, and value of other property in the neighborhood in which it is located. ↩

- Correct Exquisite Celebrations will help to bring enjoyment to the area with out diminishing the area.

- The proposed special use is compatible with development on adjacent or neighboring property.

- The event space will not disrupt adjacent or neighboring properties.

- The proposed special use minimizes potentially dangerous traffic movements and provides adequate and safe access to the site.
- Since the event venue is situated away from a main road and intersection, there will be no traffic delays caused by this location.
 - The proposed special use provides the required number of parking spaces and maintains parking areas, in accordance with the requirements of this Ordinance.
- The property owners have consented to allocate a designated parking area for the event space, ensuring that all visitors to Chesterfield Center have convenient access to parking near their destinations.
 - The proposed special use is served by adequate utilities, drainage, road access, public safety, and other necessary facilities.
- Yes
 - The proposed special use conforms with the requirements of this Ordinance and other applicable regulations. ↩



- Yes



VILLAGE OF NORTH AURORA
PLAN COMMISSION MEETING MINUTES
February 3, 2026

CALL TO ORDER

Chairman Mike Brackett called the meeting to order at 7:00pm.

ROLL CALL

In attendance: Commissioners, Anna Tuohy, Julie Simpson, Tom Lenkart, Jessi Watkins, Richard Newell, Mark Bozik, and Doug Botkin

Not in attendance: Commissioner Scott Branson

Staff in attendance: Community Development Director Nathan Darga and Planner Morgan Pinardi

PUBLIC HEARING

1. **Petition #26-01 (738 Butterfield Rd):** The petitioner, Terri Leonard, requests a Special Use Approval for a Private Event Space at the property located at 738 Butterfield Rd, North Aurora, Illinois.

Motion to open the public hearing was made by Commissioner Tuohy and seconded by Commissioner Botkin. **Motion approved.**

Village Planner, Morgan Pinardi, introduced Petition #26-01 (738 Butterfield Rd). The subject property is 3.59 acres and is located in the B-2, General Business District. The property is currently improved with a vacant commercial space. The Petitioner, Terri Leonard with Exquisite Celebrations, LLC is proposing to utilize the entire 2,400 square foot unit as a private event space. The space includes approximately 1,875 square feet of guest area to be used for a variety of events including wedding receptions, birthday parties, baby showers, and other social events. The anticipated hours of operation are Monday through Thursday 12:00 p.m. to 9:00 p.m., Friday 12:00 p.m. to 12:00 a.m., Saturday 10:00 a.m. to 12:00 p.m., and Sunday 11:00 a.m. to 7:00 p.m.

Banquet Hall uses require 1 off street parking space per 60 square feet of gross floor area of public use area. The proposed guest area is a total of 1,875 square feet. As such, the Zoning Ordinance would require a total of 31 parking spaces. The subject property currently provides 122 parking spaces. The applicant has access to approximately 42 parking spaces in the lot, with the other spots remaining open to the general public.

Pinardi invited the Petitioner up to discuss their development.

Terri Leonard, Exquisite Celebrations, LLC, stated that she spoke to the landlord and has been given access to 50 parking spaces. She added that she will have a diagram showing where clients can park that she will hand out to clients. Three of the spaces will be up front near the door to be used as ADA spaces.

Commissioners asked for clarification on parking, including additional information on ADA spaces.

Leonard added that the spots up front are not currently marked as ADA spaces, but she plans on marking them for event days.

Darga added that the existing parking space does have a number of existing handicapped accessible spaces. Typically, in multi-unit strip malls they put the spaces in areas where they have the depressed curb.

Leonard also stated that she has talked with the other tenants about the parking areas and that between the 122 parking spaces they should be able to work together and share parking. Leonard added that she would like to speak with the Martial Arts location about their tournament schedules which also draw a large number of people to the space. Leonard also added that it will be the responsibility of the client to pass along the parking information to their guests. At this time, there will not be additional signage posted.

Commissioner Lenkart asked about capacity and whether liquor and food would be served on site.

Leonard stated that the space is 2,400 square feet and will do an occupancy inspection with the Fire District, but she would like the maximum number of guests to be 100 people. Leonard stated that they will not be serving liquor, and the clients will not be allowed to bring their own. If an event requests liquor, they will need to have a licensed bartender, and she would go through the process of applying for a special event liquor license with the Village. As far as food goes, the food will need to be catered in. Leonard also stated that the tables and chairs will be kept on site.

Commissioner Newell asked about Leonard's experience.

Leonard stated that she has been running her event business for 25 years. She has been doing the behind-the-scenes stuff for years, where she supplies the balloons and decorations for offsite parties, but is now looking forward to keeping everything in one space.

Commissioner Bozik asked about the type of events they would like to host.

Leonard stated she would like to be more community based as well as parties like birthdays, milestones, and receptions. She also would like to open for things like bingo, karaoke, and salsa dancing during the week. She would like to open as a creative space, and not limit the space to parties. Leonard added she or a hired staff member will be on site during all events to act as the host. There is an office on site that will be connected to the security cameras in the guest area so they can keep eyes on the events.

Commissioner Simpson asked about the requirements for catering.

Darga stated that the Kane County Health Department would oversee the businesses. Leonard added that clients are allowed to bring in food and soft drinks, but she will supply the warmers for the food.

Commissioner Watkins asked if there would be live music and if there would be security on site.

Leonard stated that she does not anticipate there being live music. Any event over 50 people will require a security guard on site. Events of 50 - 100 people will have 2 hosts and a security guard on site. Events under 50 people will not require security but will have a host on site. If an event does obtain a liquor license a security guard will be required, no matter how many guests. Security guards will be hired by Exquisite Celebrations and will be licensed.

Motion to close the Public Hearing was made by Commissioner Newell and seconded by Commissioner Tuohy. All in favor. **Motion approved.**

NEW BUSINESS

1. **Petition #26-01 (738 Butterfield Rd):** The petitioner, Terri Leonard, requests a Special Use Approval for a Private Event Space at the property located at 738 Butterfield Rd, North Aurora, Illinois.

Motion for approval of Petition #26-01, as presented by staff was made by Commissioner Newell and seconded by Commissioner Botkin. Vote: Tuohy – Yes, Simpson – Yes, Lenkart – Yes, Watkins – Yes, Newell – Yes, Bozik – Yes, Botkin – Yes, Brackett – Yes. **Motion approved.**