

Property Research Sheet

Location ID#: 69955

As of: 6/2/2015

Researched By: Ty McCarthy

Address: 2287 W Galena Blvd

Comp Plan Designation: Commercial

Subdivision: Lot 3 of Orchard Lake Development, Unit 1

School District: SD 129 - West Aurora School District

Parcel Number(s): 15-19-126-021

Park District: FVPD - Fox Valley Park District

Size: 1.067637 Acres

Ward: 5

Current Zoning: B-2 General Retail

Historic District: None

1929 Zoning: Not Applicable

ANPI Neighborhood: None

1957 Zoning: Not Applicable

TIF District: N/A

Current Land Use

Current Land Use: Vacant Land/Open Space

Zoning Provisions

Setbacks and Other Bulk Standards:

Requirements are pursuant to the Aurora Zoning Ordinance Section(s) 5 and 8.3 and Section III.A.2 of the Orchard Lake Development Special Use Planned Development.

Setbacks and other bulk standards are typically as follows:

Front Yard Setback: From Tollway - 75 feet; from Arterial - 30 feet; from other - 15 feet to 20 feet based on building height.

Interior Side Yard Setback: From Fox River - 30 Feet; from residential 20 feet to 30 feet based on building height; from other 5 feet.

Interior Drive Yard Setback: 5 feet

Exterior Side Yard Setback: From Tollway - 75 feet; from Arterial - 30 feet; from other 15 feet to 20 feet based on building height.

Exterior Rear Yard Setback: From Tollway - 75 feet; from Arterial - 30 feet; from other 15 feet to 20 feet based on building height.

Rear Yard Setback: From Fox River - 30 Feet; from residential 20 feet to 30 feet based on building height; from other - 8 feet.

Minimum Lot Width and Area: None.

Maximum Lot Coverage: None.

Maximum Structure Height: None.

Floor Area Ratio: None.

Minimum Primary Structure Size: None.

Minimum Dwelling Unit Size: The total square footage permitted for the residential use shall not exceed the total first floor square footage that is utilized for the office or business use.

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 8.3 and Section III.A.2 of the Orchard Lake Development Special Use Planned Development.

Permitted Uses:

Permitted Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.2, and 8.3 and Section III.A.2 of the Orchard Lake Development Special Use Planned Development. Permitted Exceptions:

Special Uses:

Special Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.3, and 8.3 and Section III.A.2 of the Orchard Lake Development Special Use Planned 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 8.3 and Section III.A.2 of the Orchard Lake Development Special Use Planned Development.

Legislative History

The known legislative history for this Property is as follows:

O56-3011 approved on 3/29/1956: AN ORDINANCE NUMBER 3011 ANNEXING CERTAIN TERRITORY TO THE CITY OF AURORA, KANE COUNTY, ILLINOIS

O73-4367 approved on 1/2/1974: AN ORDINANCE AMENDING A SPECIAL USE PERMIT FOR PLANNED DEVELOPMENT IN ACCORDANCE WITH THE PROVISIONS OF ORDINANCE NO. 3100, BEING THE AURORA ZONING ORDINANCE

O80-4949 approved on 9/16/1980: AN ORDINANCE REZONING CERTAIN PROPERTY FROM THE R-5(S) MULTIPLE-FAMILY DWELLING DISTRICT SPECIAL USE ZONING CLASSIFICATION TO THE R-1 SINGLE-FAMILY DWELLING DISTRICT ZONING CLASSIFICATION, AND AMENDING THE PROVISIONS OF AN R-5(S) MULTIPLE-FAMILY SPECIAL USE HERETOFORE GRANTED.

O05-049 approved on 4/12/2005: AN ORDINANCE APPROVING A REVISED PLAN DESCRIPTION FOR A RESIDENTIAL AND COMMERCIAL DEVELOPMENT AT THE NORTHWEST CORNER OF CONSTITUTION DRIVE AND GALENA BOULEVARD AND APPROVING A PRELIMINARY PLAN AND PLAT PURSUANT TO THE TERMS OF SAID PLAN DESCRIPTION.

R05-147 approved on 4/12/2005: A RESOLUTION AUTHORIZING EXECUTION OF A ORCHARD LAKE DEVELOPMENT AGREEMENT FOR THE NORTH EAST CORNER OF ORCHARD ROAD AND GALENA BLVD IN KANE COUNTY ILLINOIS.

PDFNL06-027 approved on 6/15/2006: RESOLUTION APPROVING THE FINAL PLAT ON 5.772 ACRES FOR A RETAIL DEVELOPMENT IN ORCHARD LAKE SUBDIVISION, UNIT 1, BEING VACANT LAND LOCATED AT THE NORTHWEST CORNER OF GALENA BOULEVARD AND CONSTITUTION DRIVE IN THE CITY OF AURORA, ILLINOIS.

PDFNL06-028 approved on 6/15/2006: RESOLUTION APPROVING THE FINAL PLAN ON LOT 1 OF THE ORCHARD LAKE SUBDIVISION, UNIT 1 FOR GENERAL RETAIL USE LOCATED ON

2.062 ACRES AT THE NORTHWEST CORNER OF GALENA BOULEVARD AND CONSTITUTION DRIVE, AURORA, ILLINOIS

PDFNL07-005 approved on 2/15/2007:RESOLUTION APPROVING THE FINAL PLAT FOR UNIT 2 OF ORCHARD LAKE DEVELOPMENT AND A FINAL PLAT RESUBDIVISION OF LOT 2 FOR UNIT 1 ORCHARD LAKE DEVELOPMENT INTO LOT 2 AND 3 OF UNIT 1A AND FINAL PLAN FOR LOT 2 IN UNIT 1A OF THE ORCHARD LAKE DEVELOPMENT FOR A RETAIL CENTER LOCATED BETWEEN ORCHARD ROAD AND CONSTITUTION DRIVE, DIRECTLY NORTH OF GALENA AVENUE, IN THE CITY OF AURORA, ILLINOIS.

R10-040 approved on 2/9/2010:RESOLUTION AUTHORIZING UNDERGROUND ACCEPTANCE AND LETTER OF CREDIT REDUCTION #2 FOR ORCHARD LAKES, PHASE II (06.324)

Location Maps Attached:

Aerial Overview
Aerial Map
Zoning Map
Comprehensive Plan Map


Aerial Photo (1:1,000):




Nelson Ln

W Galena Bl

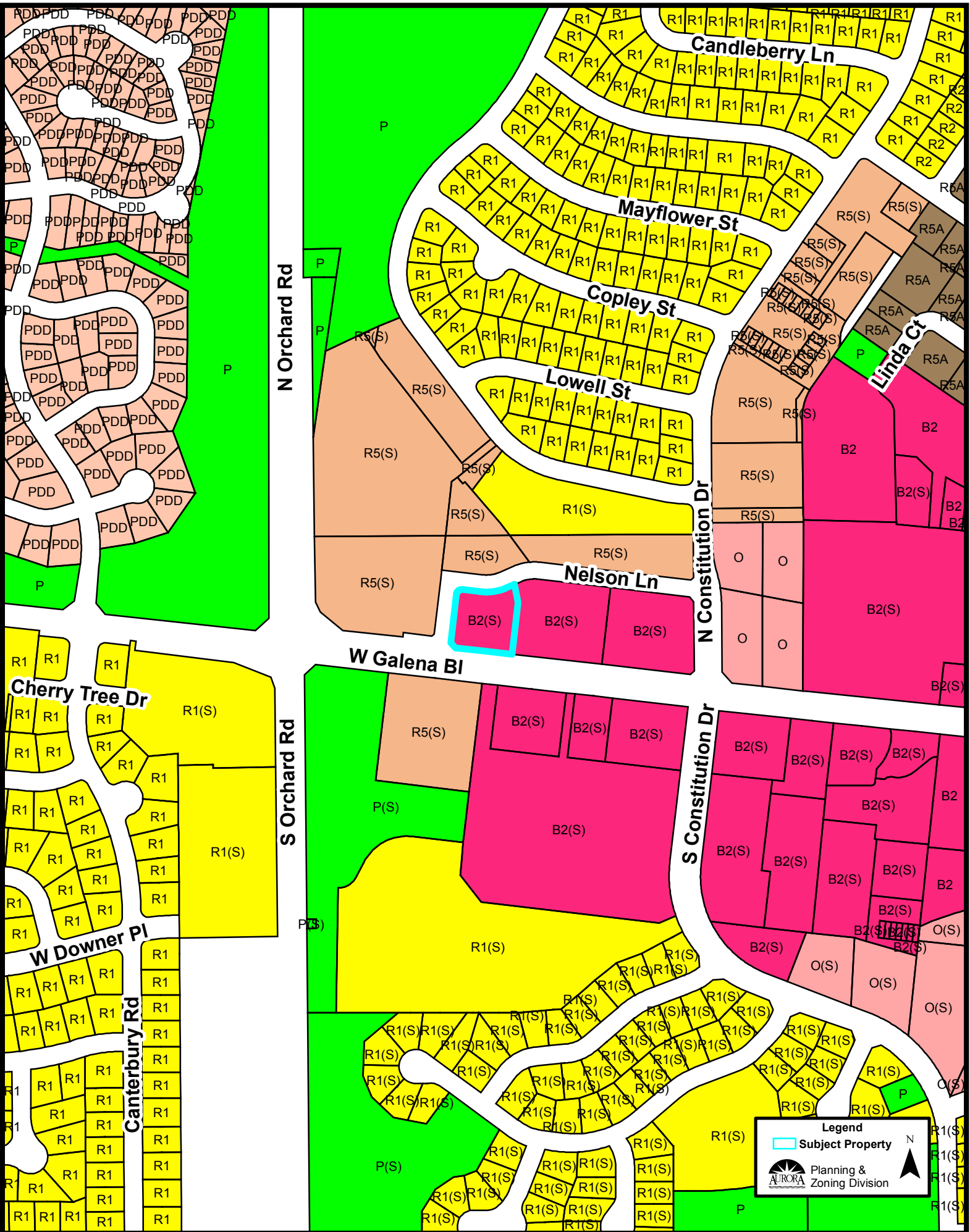
Legend
Subject Property



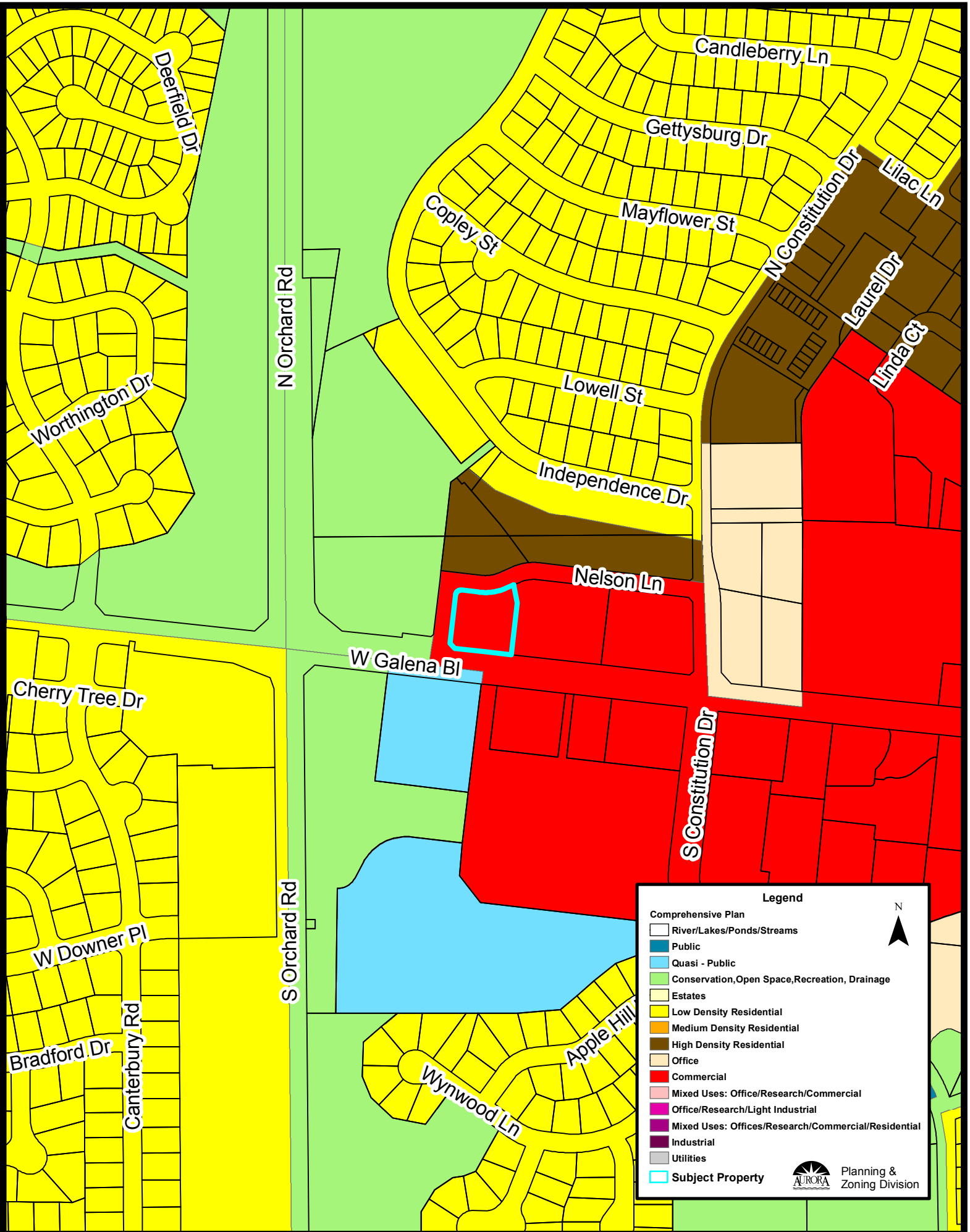
Planning & Zoning Division



Zoning Plan (1:5,000):



Comprehensive Plan (1:5,000):



Legend

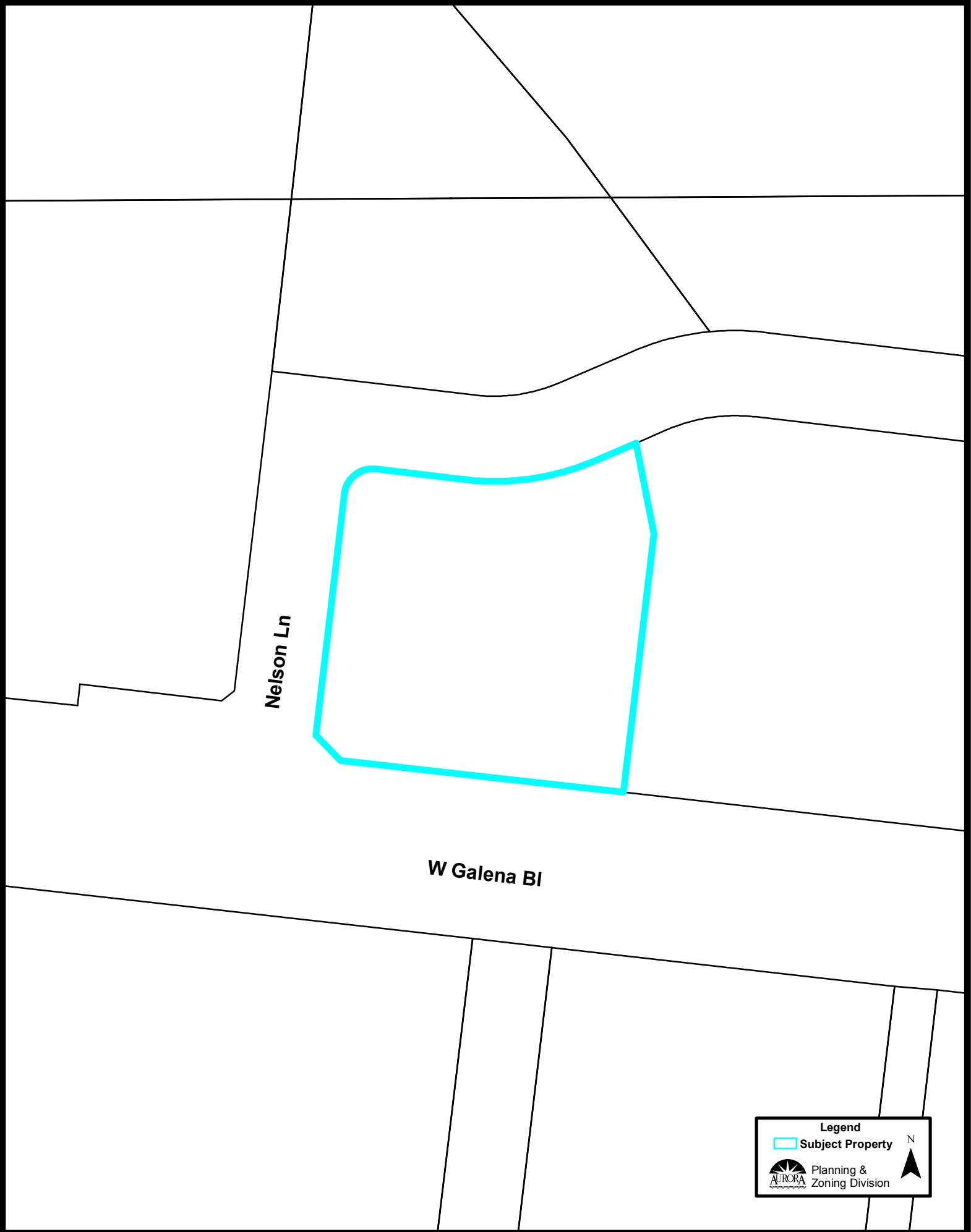
Comprehensive Plan

- 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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Planning & Zoning Division


Location Map (1:1,000):




Nelson Ln

W Galena BI

Legend

 Subject Property

 Planning & Zoning Division

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