

# Property Research Sheet

**Location ID#(s): 888889072-16570**

As of: 10/17/2017

Researched By: Jill Morgan

Address: 2095 & 2131 W Galena Boulevard

Current Zoning: B-2(S) General Retail/R-2(S) One Family Dwelling District with a Special Use

Parcel Number(s): 15-19-201-020; 15-19-201-021; 15-19-201-023

1929 Zoning: Not Applicable

Subdivision: Part of Lot 1; Lot 2; Lot 3 of West Aurora Plaza Unit One

1957 Zoning: R-1 One-Family Dwelling District

Size: 13.17 Acres / 573,685 Sq. Ft.

Comp Plan Designation: Commercial

School District: SD 129 - West Aurora School District

ANPI Neighborhood: None

Park District: FVPD - Fox Valley Park District

TIF District: N/A

Ward: 5

Historic District: None

Overall Development Name: West Aurora Plaza - Walmart Plaza

## Current Land Use

Current Land Use: Commercial & Parking Lot AZO Land Use Category: Retail sales or service (2100)

Number of Buildings: 1

Number of Stories: 1

Building Built In: 1992

Parking Spaces: 55

Total Building Area: 118,030

## Zoning Provisions

### Setbacks and Other Bulk Standards: B-2(S)

Requirements are pursuant to the Aurora Zoning Ordinance Section(s) 5 and Section 8.3.

Setbacks 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.

**Side Yard Setback:** From Fox River - 30 Feet; from residential 20 feet to 30 feet based on building height; from other 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 Side Yard Reverse Corner Setback:**

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

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

**Setback Exceptions:**

**Interior Drive Yard Setback:** 5 feet

Other bulk standards are typically as follows:

**Building Separations:**

**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.

**Maximum Density:**

**Setbacks and Other Bulk Standards: R-2(S)**

Requirements are pursuant to the Aurora Zoning Ordinance Section(s) 5 and 7.6.

Setbacks are typically as follows:

**Front Yard Setback:** 30 feet

**Side Yard Setback:** 6 feet on lots less than 60 feet wide or less or 8 feet on lots greater than 60 feet

**Exterior Side Yard Setback:** 10 feet **Exterior**

**Side Yard Reverse Corner Setback:** 15 feet

**Rear Yard Setback:** 30 feet

**Exterior Rear Yard Setback:**

**Setback Exceptions:** Front setback exception for an infill lot. On infill lots the public street elevation of the structure shall be located at the average established setback line of the Impact Area. For additional regulations on infill lots refer

to Infill Housing Standards located in the Residential District Specific Regulations of the zoning ordinance.

Side setback exception for religious institutions: On lots upon which a religious institution is constructed or extensions made to an existing religious institution, there shall be a side setback line of not less than ten (10) feet on each side of the main structure and a combined total of side setback of not less than twenty-five (25) feet.

**Interior Drive Yard Setback:**

Other bulk standards are typically as follows:

**Building Separations:** None

**Minimum Lot Width and Area:** Typically 60 feet and 8,000 sq ft

**Maximum Lot Coverage:** 40%

**Maximum Structure Height:** Typically 35 feet and not over 2 ½ stories.

**Floor Area Ratio:** None

**Minimum Primary Structure Size:** Typically 1,300 sq ft

**Minimum Dwelling Unit Size:** See minimum Primary Structure /Building Size

**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 8.3.

**Permitted Uses:**

Permitted Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.2 and Section 8.3 Permitted Exceptions:

**Special Uses:**

Special Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.3 and Section 8.3.

**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 8.3.

**Miscellaneous Notes on History**

None

**Legislative History**

The known legislative history for this Property is as follows:

**O1956-3011 approved on 3/20/1956:** AN ORDINANCE NO. 3011 ANNEXING CERTAIN TERRITORY TO THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

**O1967-3842 approved on 6/20/1967:** AN ORDINANCE AMENDING ORDINANCE NO.3100 BEING THE AURORA ZONING ORDINANCE AND THE ZONING MAP ATTACHED THERETO

**O1969-4024 approved on 6/1/1969:** AN ORDINANCE AMENDING ORDINANCE NO.3100 BEING THE AURORA ZONING ORDINANCE AND THE ZONING MAP ATTACHED THERETO

**O1969-4025 approved on 7/1/1969:** AN ORDINANCE AMENDING ORDINANCE NO.3842 AND AMENDING ORDINANCE NUMBER 3100 BEING THE AURORA ZONING ORDINANCE AND THE ZONING MAP ATTACHED THERETO.

**O1969-4047 approved on 9/30/1969:** AN ORDINANCE AMENDING ORDINANCE NUMBER 3100 BEING THE AURORA ZONING ORDINANCE AND THE ZONING MAP ATTACHED THERETO.

**R1979-072 approved on 4/3/1972:** A RESOLUTION AUTHORIZING CERTAIN AGREEMENTS FOR PROVISION OF A STORM DRAINAGE PLAN AND FACILITIES.

**O1977-4620 approved on 4/12/1977:** AN ORDINANCE AMENDING ORDINANCE NO.3842 AND AMENDING ORDINANCE NUMBER 3100 BEING THE AURORA ZONING ORDINANCE AND THE ZONING MAP ATTACHED THERETO

**O1979-4791 approved on 4/3/1979:** AN ORDINANCE AMENDING ORDINANCE NO.4620 AND 3100, BEING THE AURORA ZONING ORDINANCE AND THE ZONING MAP ATTACHED THERETO

**R1980-480 approved on :** AUTHORIZING MAYOR TO EXECUTE A CONTRACT WITH ARNOLD LIES CO. AT 1851-2121 W. GALENA BLVD. EMPOWERING THE CITY OF AURORA TO ENFORCE TRAFFIC REGULATIONS PERTAINING TO FIRE HYDRANTS AND FIRE LANES ON PRIVATE PROPERTY (WEST AURORA PLAZA)

**O1980-4904 approved on 5/6/1980:** AN ORDINANCE AMENDING ORDINANCE NO. O79-4791 AND 3100, BEING THE AURORA ZONING ORDINANCE AND THE ZONING MAP ATTACHED THERETO

**O1981-4992 approved on 6/2/1981:** AN ORDINANCE AMENDING SECTION 4 OF ORDINANCE NO.4025, HERETOFORE APPROVED BY THE AURORA CITY COUNCIL ON JULY 1, 1969, WHICH IN PART ESTABLISHED REVIEW PROCEDURES FOR THE SPECIAL USE BUSINESS PLANNED UNIT DEVELOPMENT KNOWN AS WEST AURORA PLAZA

**O1981-4993 approved on 6/2/1981:** AN ORDINANCE AMENDING ORDINANCE NOS. 4904 AND 3100 BEING THE AURORA ZONING ORDINANCE AND THE ZONING MAP ATTACHED THERETO

**R1982-1179 approved on 6/1/1982:** A RESOLUTION INITIATING AN AMENDMENT TO SECTION 1 OF ORDINANCE NO.81-4992, HERETOFORE APPROVED BY THE AURORA CITY COUNCIL ON JUNE 2, 1981, WHICH AMENDED REVIEW PROCEDURES FOR THE SPECIAL USE BUSINESS PLANNED UNIT DEVELOPMENT KNOWN AS WEST AURORA PLAZA.

**O1982-5120 approved on 7/20/1982:** AMENDING SEC. 1 OF ORDINANCE NO. O81-4992, ADOPTED ON JUNE 2, 1981, WHICH AMENDED REVIEW PROCEDURES FOR THE SPECIAL USE BUSINESS PLANNED UNIT DEVELOPMENT KNOWN AS WEST AURORA PLAZA

**O1982-5121 approved on 7/20/1982:** AN ORDINANCE AMENDING ORDINANCE NO. O81-4993 AND ORDINANCE NO.3100 BEING THE AURORA ZONING ORDINANCE AND THE ZONING MAP ATTACHED THERETO

**R1983-1827 approved on 10/4/1983:** AMENDING WEST AURORA PLAZA PLANNED UNIT DEVELOPMENT THROUGH ESTABLISHING ADVERTISING SIGNAGE USING ALTERNATIVE NO. 1 FOR SIGN LOCATION.

**PDFNL1991-010 approved on 4/22/1991:** RESOLUTION APPROVING A REVISED "OVERALL PLAN" AND A FINAL SITE PLAN FOR A WAL-MART STORE, FOR AND AT WEST AURORA PLAZA SHOPPING CENTER.

**O1993-004 approved on 1/5/1993:** AMENDING THE WEST AURORA PLAZA SHOPPING CENTER BUSINESS PLANNED DEVELOPMENT OVERALL PLAN TO PERMIT THE DEMOLITION OF THE EXISTING DOMINICK'S FOOD STORE; THE CONSTRUCTION OF AN OMNI SUPER STORE; THE CONSTRUCTION OF AN ADDITION TO THE COLONIAL RESTAURANT & A FAÇADE UPDATE FOR THE REMAINING PORTION OF THE SHOPPING CENTER, AS WELL AS CHANGES TO SIGNAGE, EXTERNAL ACCESS, & INTERNAL CIRCULATION

**R1993-123 approved on 4/20/1993:** APPROVING THE FINAL PLAN TO ENCLOSE THE PLAYGROUND AT MCDONALD'S RESTAURANT AT WEST PLAZA

**PDFNL1995-004 approved on 1/23/1995:** RESOLUTION APPROVING THE FINAL PLAN FOR AN ADDITION OF RETAIL SPACE DIRECTLY WEST OF THE OMNI STORE AT WEST PLAZA (APPEALED)

**R1995-053 approved on 2/7/1995:** APPROVING THE FINAL PLAN FOR ADDITIONAL RETAIL SPACE, WEST OF THE OMNI STORE AT WEST PLAZA

**AR1997-072 approved on 4/18/1997:** ADMINISTRATIVE REVIEW TO ADD METAL COVERINGS OVER A CANOPY AT THE OMNI ON W. GALENA IN WEST AURORA PLAZA

**AR1998-013 approved on 1/30/1998:** ADMINISTRATIVE REVIEW FOR AN ADDITION TO THE BUILDING AT 2001 W. GALENA BOULEVARD

**PDFNL2000-039 approved on 6/29/2000:** RESOLUTION APPROVING A WAIVER OF FINAL PLAN REQUIREMENTS AND GRANTING A MAJOR SIGN VARIATION TO THE AURORA SIGN ORDINANCE FOR THE WEST AURORA PLAZA SPECIAL USE PLANNED DEVELOPMENT, AND APPROVING THE LOCATION OF A NEW SIGN ON THE PROPERTY.

**PDFNL2001-074 approved on 10/25/2001:** RESOLUTION APPROVING A WAIVER OF FINAL PLAN REQUIREMENTS TO ALLOW FOR A CANOPY ADDITION TO THE EXISTING GARDEN CENTER FOR WAL-MART LOCATED AT 2131 WEST GALENA BOULEVARD.

**PDFNL2007-017 approved on 5/10/2007:** RESOLUTION APPROVING A REVISION TO THE FINAL PLAN ON UNIT 1 PART OF LOTS 1, 2, AND 3 OF THE WEST AURORA PLAZA SUBDIVISION TO ADD SCREENING ON THE WEST SIDE OF THE PROPERTY LOCATED AT 2131 W. GALENA BOULEVARD

**PDFNL2013-020 approved on 11/14/2013:** RESOLUTION APPROVING A REVISION TO THE FINAL PLAN OF WEST AURORA PLAZA FOR THE ADDITION OF A GOODWILL RETAIL STORE AT 1925 W GALENA BOULEVARD, AURORA

**PDFNL2013-020 approved on 11/14/2013:** RESOLUTION APPROVING A REVISION TO THE FINAL PLAN OF WEST AURORA PLAZA FOR THE ADDITION OF A GOODWILL RETAIL STORE AT 1925 W GALENA BOULEVARD, AURORA

**R2015-111 approved on 4/28/2015:** RESOLUTION ACCEPTING THE DEDICATION OF A CITY WATERMAIN EASEMENT FOR THE REDWOOD WATERMAIN PROJECT ON THE PROPERTY LOCATED AT 1901-87 W. GALENA BOULEVARD

**Location Maps Attached:**

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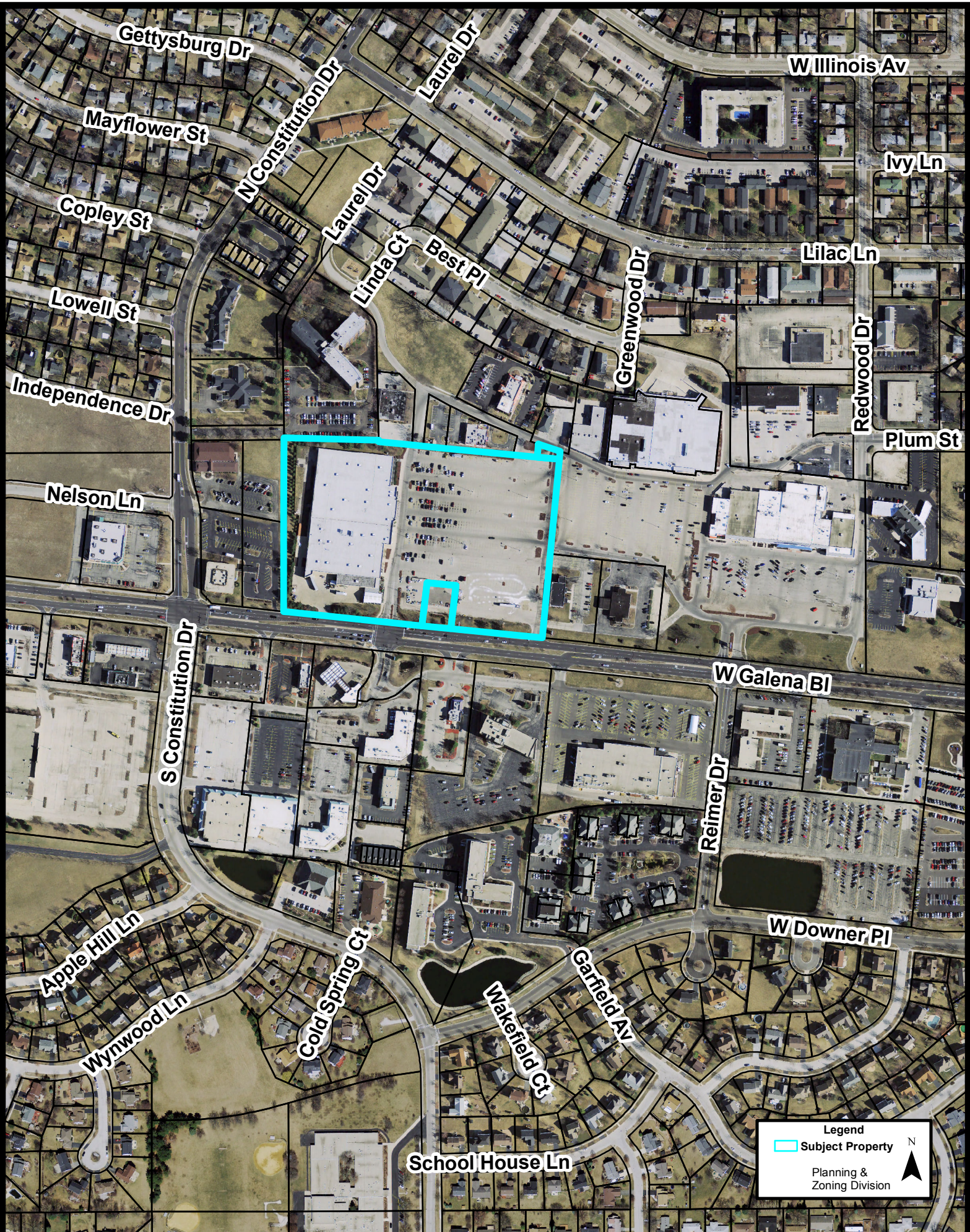
Aerial Overview

Location Map

Zoning Map

Comprehensive Plan Map

Aerial Photo (1:5,000):



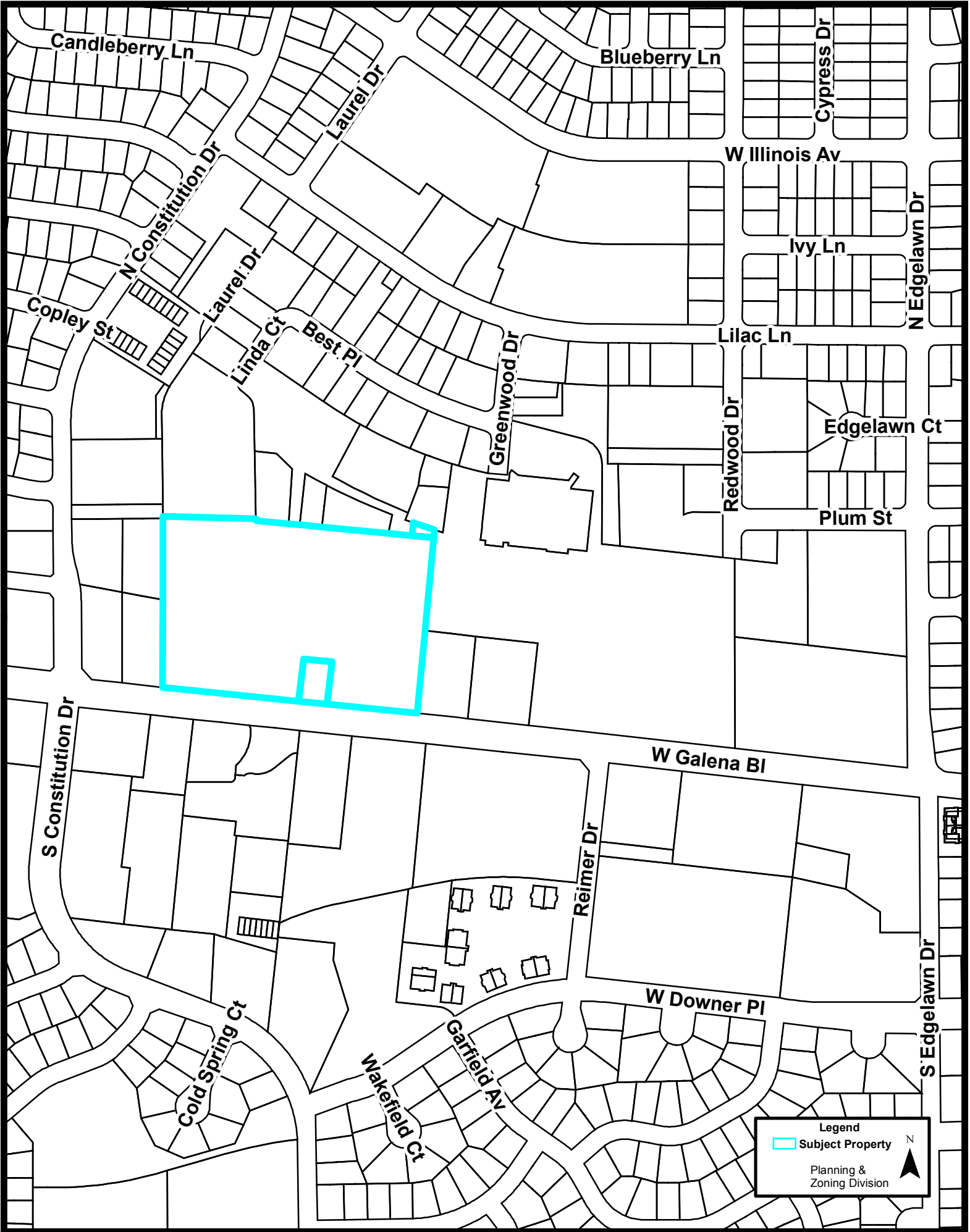
Legend

- Subject Property

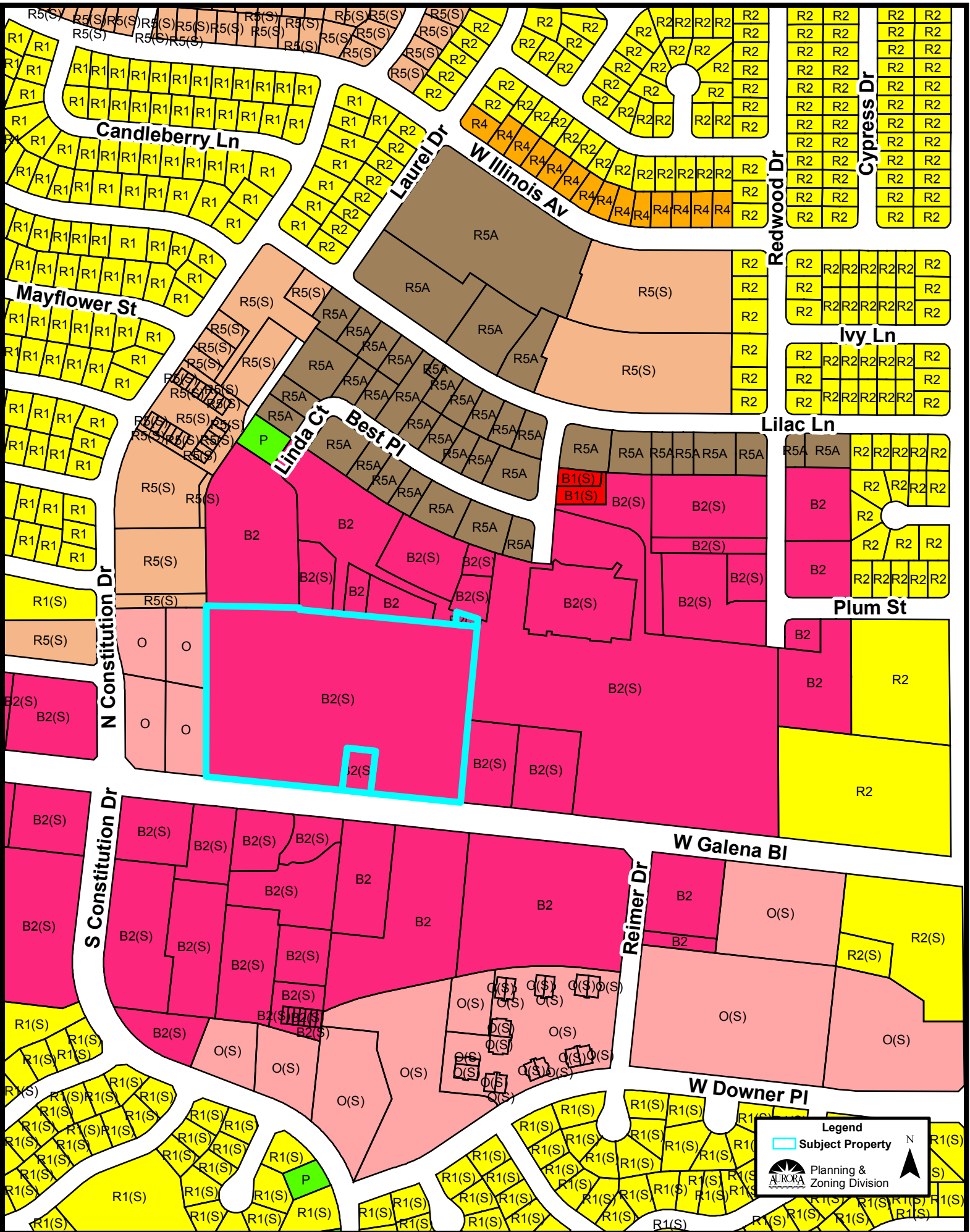
Planning & Zoning Division



Location Map (1:5,000):



# Zoning Map (1:2,500):



**Legend**

- Subject Property

Planning & Zoning Division

Comprehensive Plan (1:5,000):

