

# Property Research Sheet

**Location ID#(s): 68718**

As of: 6/7/2017

Researched By: Tracey Vacek

Address: 2717 Dancer Drive

Current Zoning: ORI

Parcel Number(s): 14-12-209-001

1929 Zoning: Not Applicable

Subdivision: Lot 12 of Podolsky Orchard 88 Phase 2

1957 Zoning: Not Applicable

Size: 2.63 Acres / 114,563 Sq. Ft.

Comp Plan Designation: Office / Research / Light Industrial

School District: SD 129 - West Aurora School District

ANPI Neighborhood: None

Park District: SGPD - Sugar Grove Township Park District

TIF District: N/A

Ward: 5

Historic District: None

Overall Development Name: Podolsky Orchard 88

## 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 Section 8.10.

Setbacks are typically as follows:

**Front Yard Setback:** 30 feet to 70 feet when across from non-residential based on building height; 100 feet to 150 feet when across from residential based on building height; buildings 75 feet from Tollway; pavement 50 feet from Tollway; min of 50 feet from limited access highway. 20' if off a local public road; 10' if off a local private road.

**Side 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.

**Exterior Side Yard Setback:** 30 feet to 70 feet when across from non-residential based on building height; 100 feet to 150 feet when across from residential based on building height; buildings 75 feet from Tollway; pavement 50 feet

from Tollway; min of 50 feet from limited access highway. Parking setback 10' if off a local public road; 10' if off a local private road.

**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.

**Exterior Rear Yard Setback:** 30 feet to 70 feet when across from non-residential based on building height; 100 feet to 150 feet when across from residential based on building height; buildings 75 feet from Tollway; pavement 50 feet from Tollway; min of 50 feet from limited access highway. 20' if off a local public road; 10' if off a local private road.

**Interior Drive Yard Setback:** 40 feet from centerline.

Other bulk standards are typically as follows:

**Minimum Lot Width and Area:** 150 feet and 1.5 acres

**Maximum Lot Coverage:** None.

**Maximum Structure Height:** 100 feet. (150 feet if special permit is issued).

**Floor Area Ratio:** .70 with allowances in Section 8.10-5.2

**Minimum Primary Structure Size:** None.  
**Minimum Dwelling Unit 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.

Permitted Uses:

Permitted Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.2 and Section 8.10 Permitted Exceptions: Warehouse, storage or distribution facility as accessory use only

Special Uses:

Special Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.3 and Section 8.10.

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.

**Miscellaneous Notes on History**

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None

**Legislative History**

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The known legislative history for this Property is as follows:

**O1989-035 approved on 5/2/1989:** AN ORDINANCE PROVIDING FOR THE EXECUTION OF AN ANNEXATION AGREEMENT WITH THE OWNERS OF RECORD OF TERRITORY WHICH MAY BE ANNEXED TO THE CITY OF AURORA AND WHICH IS LOCATED AT THE SOUTHWEST CORNER OF DEERPATH ROAD & I-88 IN SUGAR GROVE TOWNSHIP AND KANE COUNTY.

**O1992-036 approved on 6/2/1992:** AN ORDINANCE PROVIDING FOR THE AMENDMENT OF AN EXISTING ANNEXATION AGREEMENT WHICH WAS EXECUTED ON MAY 2, 1989 FOR PROPERTY WHICH IS LOCATED AT THE SOUTHWEST CORNER OF DEERPATH ROAD AND I-88 IN SUGAR GROVE TOWNSHIP, KANE COUNTY, ILLINOIS.

**R2000-273 approved on 6/27/2000:** A RESOLUTION INITIATING A PUBLIC HEARING TO CONSIDER THE REVISIONS TO AURORA'S COMPREHENSIVE PLAN TO CHANGE THE LAND USE DESIGNATION FOR THE PROPERTY LOCATED IN THE GENERAL AREA NORTH OF INDIAN TRAIL ROAD ALONG DEERPATH ROAD.

**O2000-089 approved on 8/8/2000:** AN ORDINANCE APPROVING REVISIONS TO AURORA'S COMPREHENSIVE PLAN FOR PROPERTY LOCATED IN THE GENERAL AREA NORTHWEST OF GALENA BLVD AND ORCHARD ROAD/SOUTH OF THE VILLAGE OF NORTH AURORA.

**O2001-136 approved on 11/27/2001:** AN ORDINANCE ANNEXING CERTAIN PROPERTY BEING VACANT LAND LOCATED AT THE SOUTHWEST CORNER OF DEERPATH ROAD AND I-88 TO THE CITY OF AURORA, ILLINOIS, 60506 PURSUANT TO AN APPROVED ANNEXATION AGREEMENT.

**O2001-137 approved on 11/27/2001:** AN ORDINANCE AMENDING ORDINANCE NUMBER 3100, BEING THE AURORA ZONING ORDINANCE AND THE ZONING MAP ATTACHED THERETO, BY REZONING PROPERTY LOCATED AT THE SOUTHWEST CORNER OF DEERPATH ROAD AND I-88 TO ORI OFFICE, RESEARCH, AND LIGHT INDUSTRIAL PURSUANT TO AN APPROVED ANNEXATION AGREEMENT.

**O2001-138 approved on 11/27/2001:** AN ORDINANCE GRANTING A VARIANCE PETITION TO REDUCE THE ORI MINIMUM LOT SIZE FROM 2 ACRES TO 1.5 ACRES PURSUANT TO AN APPROVED

ANNEXATION AGREEMENT ON THE PROPERTY LOCATED AT THE SOUTHWEST CORNER OF DEERPATH ROAD AND I-88 AURORA, ILLINOIS 60506.

**R2001-605 approved on 11/27/2001:** A RESOLUTION APPROVING A PRELIMINARY PLAT FOR PROPERTY LOCATED AT THE SOUTHWEST CORNER OF DEERPATH ROAD AND I-88.

**R2002-248 approved on 6/11/2002:** A RESOLUTION AUTHORIZING THE EXECUTION OF THE PODOLSKY NORTHSTAR REALTY PARTNERS, L.L.C. RECAPTURE AGREEMENT FOR OFF SITE WATER AND SANITARY IMPROVEMENTS, AND THE SULLIVAN ROADWAY IMPROVEMENTS WEST OF DEERPATH ROAD IN KANE COUNTY ILLINOIS.

**O2002-077 approved on 7/9/2002:** AN ORDINANCE APPROVING THE COUNTRYSIDE VISION PLAN FOR THE AREA LOCATED WEST OF ORCHARD ROAD AND EAST, NORTH AND SOUTH OF THE EXISTING MUNICIPAL BOUNDARY AGREEMENT LINES.

**PDFNL2005-029 approved on 9/15/2005:** A RESOLUTION APPROVING THE FINAL PLAT FOR ORCHARD 88 BUSINESS PARK SUBDIVISION PHASE ONE, BEING VACANT LAND LOCATED AT THE SOUTH WEST CORNER OF DEERPATH ROAD AND I-88 IN THE CITY OF AURORA, IL. 60506.

**R2005-408 approved on 9/27/2005:** PROPOSING THE ESTABLISHMENT OF A SPECIAL SERVICE AREA NUMBER 113 ORCHARD 88 BUSINESS PARK, KANE COUNTY IN THE CITY OF AURORA AND PROVIDING FOR A PUBLIC HEARING AND OTHER PROCEDURES IN CONNECTION THEREWITH

**PDFNL2005-036 approved on 10/13/2005:** A RESOLUTION APPROVING THE FINAL PLAT FOR ORCHARD 88 BUSINESS PARK SUBDIVISION PHASE TWO, BEING VACANT LAND LOCATED AT THE SOUTH WEST CORNER OF DEERPATH ROAD AND I-88 IN THE CITY OF AURORA, IL. 60506

**O2005-118 approved on 10/25/2005:** ESTABLISHMENT OF A SPECIAL SERVICE AREA NUMBER 113 ORCHARD 88 BUSINESS PARK (KANE COUNTY) IN THE CITY OF AURORA FOLLOWING NOTICE AND PUBLIC HEARING IN CONNECTION THEREWITH

**R2006-468 approved on 11/14/2006:** RESOLUTION AUTHORIZING A LETTER OF CREDIT REDUCTION NO. 1 FOR ORCHARD 88 BUSINESS PARK – MASS GRADING

**R2006-469 approved on 11/14/2006:** RESOLUTION AUTHORIZING A LETTER OF CREDIT REDUCTION NO. 1 FOR ORCHARD 88 BUSINESS PARK – PUBLIC IMPROVEMENTS

**PDFNL2007-004 approved on 1/18/2007:** RESOLUTION APPROVING THE FINAL PLAT FOR PHASE 2 OF (PODOLSKY) ORCHARD 88 BUSINESS PARK , BEING VACANT LAND LOCATED AT THE SWC OF I-88 AND DEERPATH ROAD IN THE CITY OF AURORA, IL

**PDFNL2007-036 approved on 8/30/2007:** A RESOLUTION APPROVING A WAIVER OF FINAL PLAN REQUIREMENTS FOR ORCHARD 88 SUBDIVISION PHASE ONE AND TWO FOR CERTAIN DEERPATH ROAD ROADWAY IMPROVEMENTS.

**R2007-447 approved on 9/11/2007:** A RESOLUTION AUTHORIZING AN AGREEMENT WITH PODCO ORCHARD 88, LLC IN AN AMOUNT NOT TO EXCEED \$9,500.00 FOR FINANCIAL ASSISTANCE TO OFFSET COSTS ASSOCIATED WITH UPGRADING OF COMMERCIAL SIGNAGE IN CONNECTION WITH THE CITY'S GATEWAY SIGNAGE PROGRAM AND THE APPROVAL OF A GATEWAY SIGN EASEMENT.

**R2010-315 approved on 9/14/2010:** RESOLUTION AUTHORIZING ACCEPTANCE OF IMPROVEMENTS AND MAINTENANCE SECURITY FOR ORCHARD 88 BUSINESS PARK PHASE II

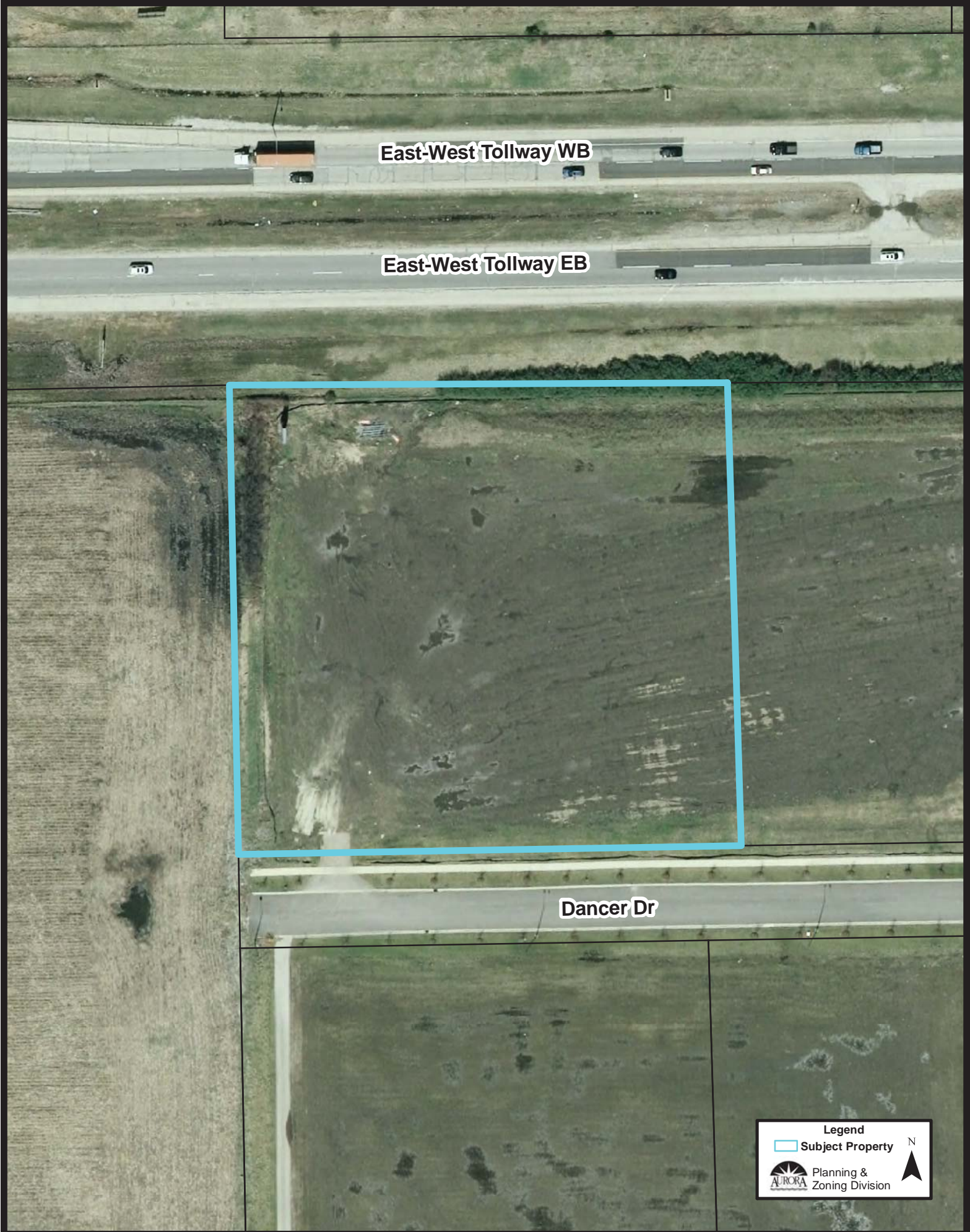
**Location Maps Attached:**

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Aerial Overview  
Location Map

Zoning Map  
Comprehensive Plan Map

Aerial Photo (1:1,000):





East-West Tollway WB

East-West Tollway EB

Dancer Dr

Legend

 Subject Property

 Planning & Zoning Division

N 

**Location Map (1:1,000):**

**East-West Tollway WB**

**East-West Tollway EB**





**Dancer Dr**


**Melissa Ln**

**W Sullivan Rd**

**Legend**

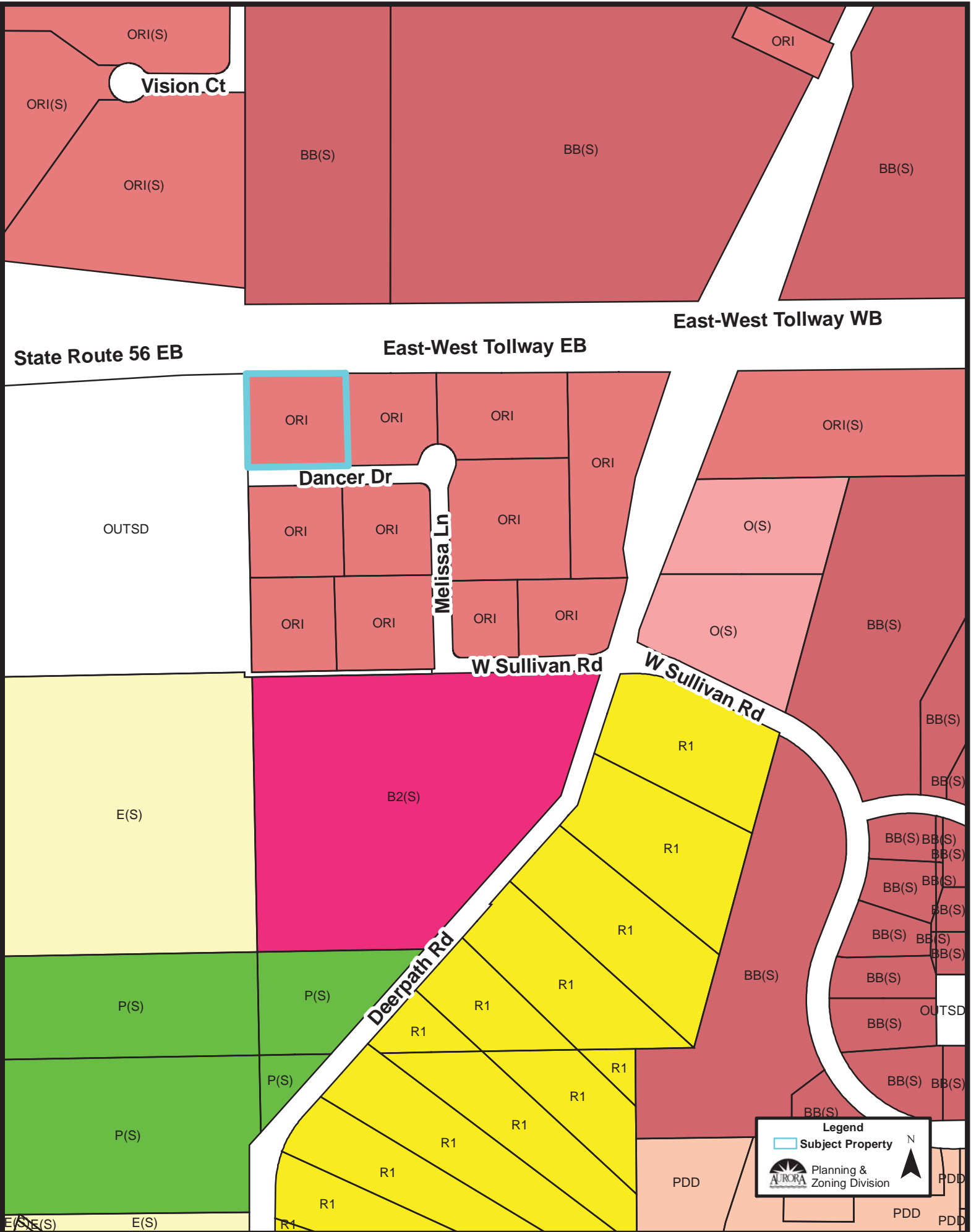
 Subject Property

 N

 Planning & Zoning Division



Zoning Map (1:5,000):



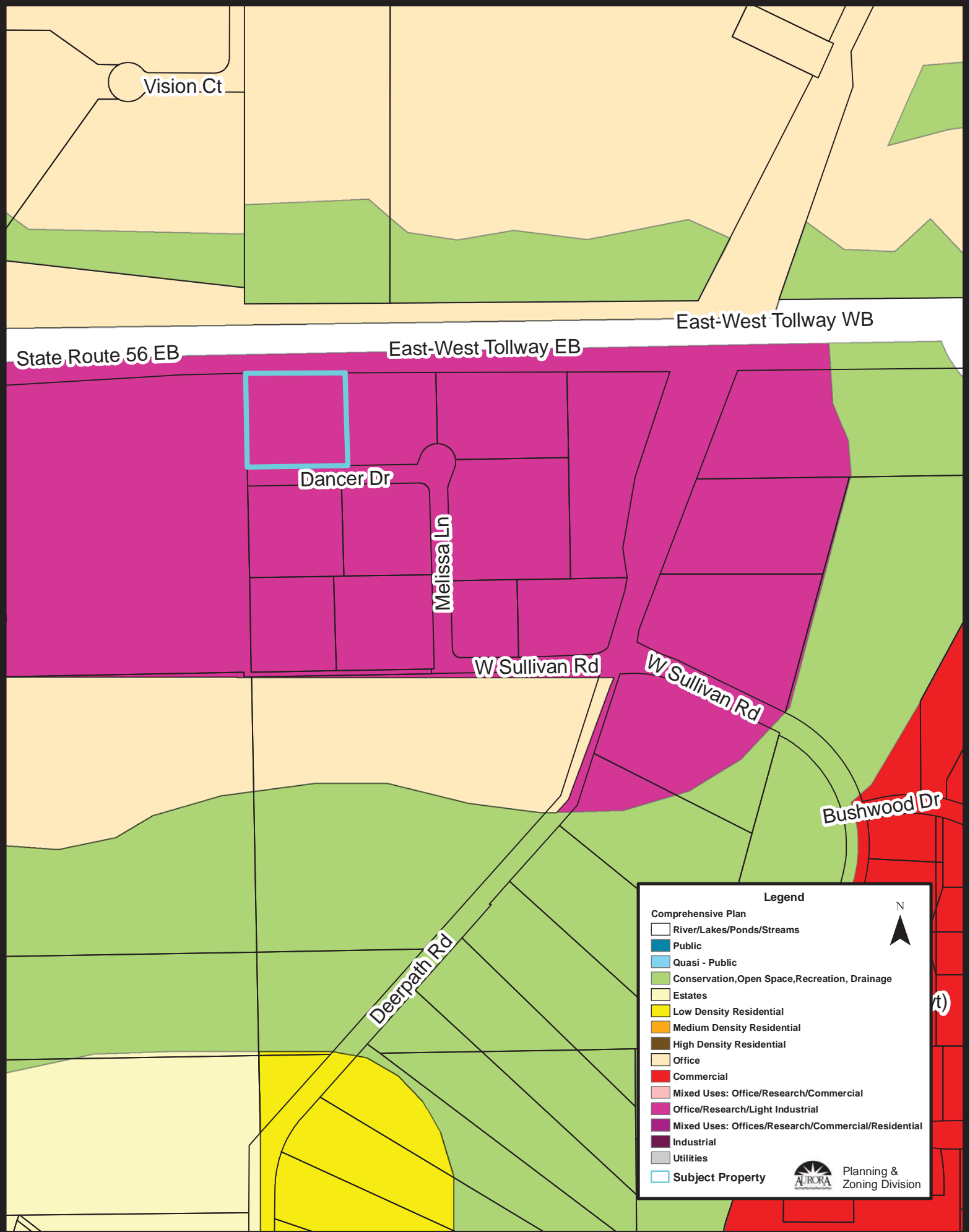
**Legend**

- 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

N  
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Planning & Zoning Division