

# Property Research Sheet

Location ID#(s): 54993

As of: 12/9/2016

Researched By: Natalie Zine

Address: 2413 Bushwood Dr

Current Zoning: B-B (S) Business-Boulevard

Parcel Number(s): 14-12-226-003

1929 Zoning: Not Applicable

Subdivision: Lot 12 of Orchard Road Business Park

1957 Zoning: Not Applicable

Size: 1.591 Acres / 69,304 Sq. Ft.

Comp Plan Designation: Commercial

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: Orchard Road Business Park

## Current Land Use

Current Land Use: Vacant Land/Open Space    AZO Land Use Category: General sales, services or office (2000)

## Zoning Provisions

### Setbacks and Other Bulk Standards:

Requirements are pursuant to the Aurora Zoning Ordinance Section(s) 5 and Section 8.6.

Setbacks are typically as follows:

**Front Yard Setback:** 30 feet; Parking from Orchard Road - 15 feet

**Rear Yard Setback:** 0 feet

**Side Yard Setback:** Parking aisles, Parking stalls, and Fire lanes - 0 feet; 15 feet except if building is over 40 feet in height then 25 feet;

**Exterior Rear Yard Setback:** 20 feet

**Exterior Side Yard Setback:** 20 feet **Exterior Side Yard Reverse Corner Setback:** None

**Setback Exceptions:**

**Interior Drive Yard Setback:** 20 feet

Other bulk standards are typically as follows:

**Building Separations:** Distance between nonresidential building shall be the following: Building having a height above 40 feet but less than 50 feet shall be at least 40 feet in distance; Building having a height above 30 feet but not over 40 feet shall be at least 30 feet in distance; Building having a height above 20 feet but not over 30 feet shall be at least 25 feet in distance; Building having a height up to 20 feet shall be at least 20 feet in distance; The planning commission may recommend and the city council may approve a site plan for business

development showing buildings closer together than set out as above in accordance with the Administration Section.

**Minimum Lot Width and Area:** Minimum Lot width: 110 feet; Minimum Lot size: 1 acre; At least one side lot line shall equal or exceed the minimum 250 feet lot depths

**Maximum Lot Coverage:** None

**Maximum Structure Height:** 60 feet

**Floor Area Ratio:** None

**Minimum Primary Structure Size:** None

**Minimum Dwelling Unit Size:**

**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 8.6.

Permitted Uses:

Permitted Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.2 and Section 8.6 Permitted Exceptions: Court Area Provision is not applicable

Special Uses:

Special Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.3 and Section 8.6.

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 8.6.

**Miscellaneous Notes on History**

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None

**Legislative History**

The known legislative history for this Property is as follows:

**O1995-064 approved on 8/15/1995:** 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 NORTHWEST CORNER OF ORCHARD AND SULLIVAN ROAD

**O1995-138 approved on 12/19/1995:** AN ORDINANCE ANNEXING CERTAIN PROPERTY BEING VACANT LAND LOCATED AT THE NORTHWEST CORNER OF ORCHARD ROAD AND SULLIVAN EXTENDED TO THE CITY OF AURORA PURSUANT TO AN APPROVED ANNEXATION AGREEMENT

**R1999-124 approved on 4/13/1999:** A RESOLUTION AUTHORIZING THE EXECUTION OF A ROADWAY DESIGN, CONSTRUCTION AND IMPROVEMENT AGREEMENT WITH C.K. INVESTMENTS, INC. (WEST SULLIVAN ROAD IMPROVEMENTS)

**O1999-062 approved on 8/24/1999:** AN ORDINANCE ESTABLISHING A SPECIAL USE PLANNED DEVELOPMENT AND APPROVING A PLAN DESCRIPTION FOR +/-46 ACRES LOCATED ON THE EAST SIDE OF ORCHARD ROAD, NORTH OF SULLIVAN ROAD, IN KANE COUNTY

**O1999-065 approved on 8/24/1999:** AN ORDINANCE PROVIDING FOR THE EXECUTION OF AN ANNEXATION AGREEMENT REVISION PROVIDING FOR B-B(S) BUSINESS BOULEVARD DISTRICT WITH A SPECIAL USE FOR A PLANNED DEVELOPMENT ZONING WITH THE OWNERS OF RECORD OF TERRITORY WHICH MAY BE ANNEXED TO THE CITY OF AURORA

**R2000-088 approved on 2/22/2000:** A RESOLUTION APPROVING A PRELIMINARY PLAN AND PLAT FOR PROPERTY LOCATED AT ORCHARD ROAD AND I-88.

**PDFNL2000-011 approved on 2/24/2000:** A RESOLUTION APPROVING THE FINAL PLAT FOR ORCHARD ROAD BUSINESS PARK SUBDIVISION, BEING VACANT LAND AT ORCHARD ROAD AND I-88 IN THE CITY OF AURORA, IL., 60506

**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.

**R2001-439 approved on 8/28/2001:** LETTER OF CREDIT REDUCTION NO. 1 FOR ORCHARD ROAD BUSINESS PARK

**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.

**O2002-104 approved on 9/24/2002:** AN ORDINANCE APPROVING REVISIONS TO AURORA'S COMPREHENSIVE PLAN FOR PROPERTY LOCATED WEST OF ORCHARD ROAD AND EAST, NORTH AND SOUTH OF THE EXISTING MUNICIPAL BOUNDARY AGREEMENT LINES.

**R2002-496 approved on 10/22/2002:** ACCEPTING IMPROVEMENTS AND WAIVING OF THE MAINTENANCE LETTER OF CREDIT REQUIREMENTS FOR ORCHARD ROAD BUSINESS PARK

**PDFNL2006-065 approved on 12/14/2006:** A RESOLUTION APPROVING A WAIVER OF FINAL PLAN REQUIREMENTS FOR A MONUMENT SIGH FOR THE ORCHARD ROAD BUSINESS PARK BY C.K. INVESTMENTS.

**Location Maps Attached:**

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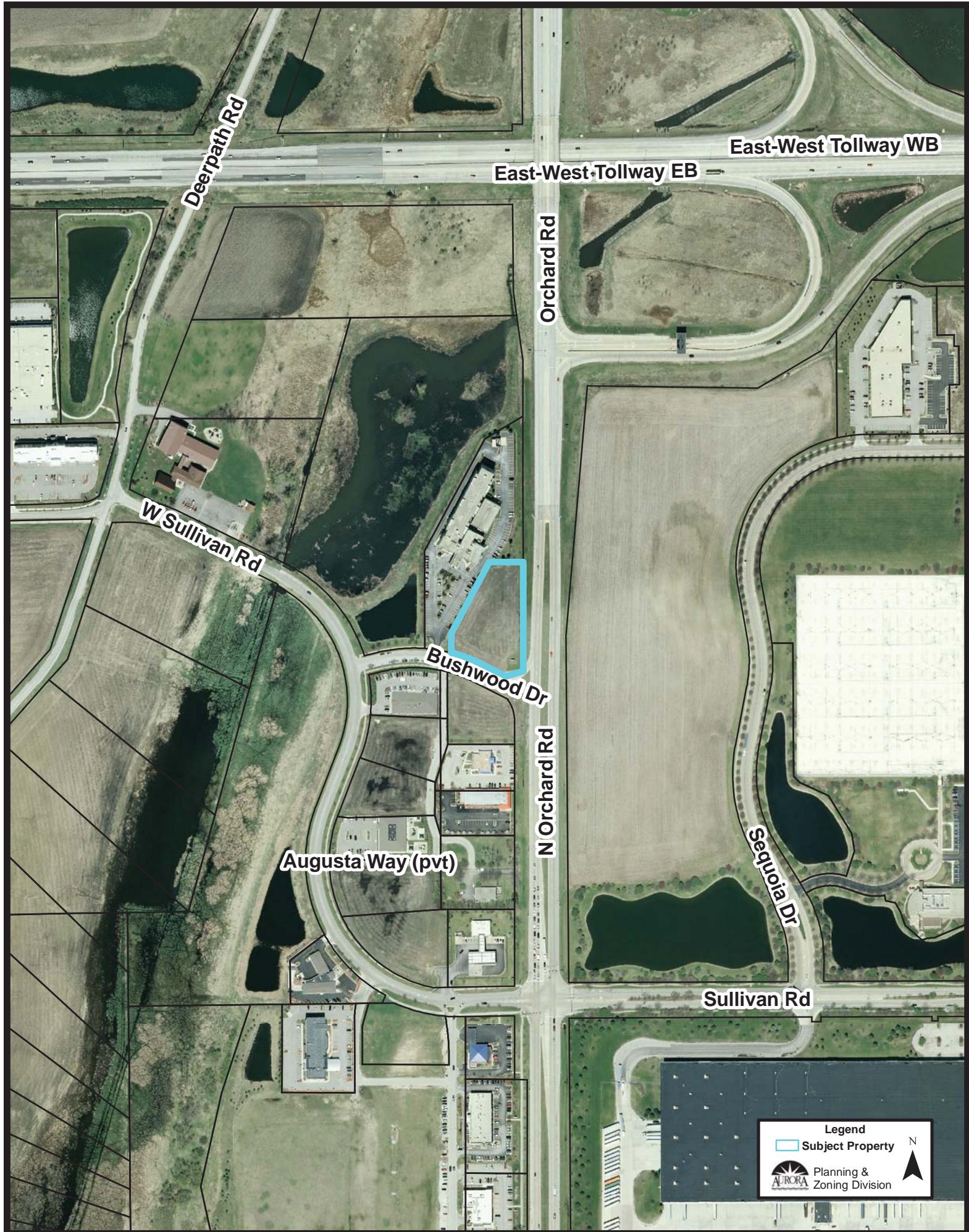
Aerial Overview

Location Map

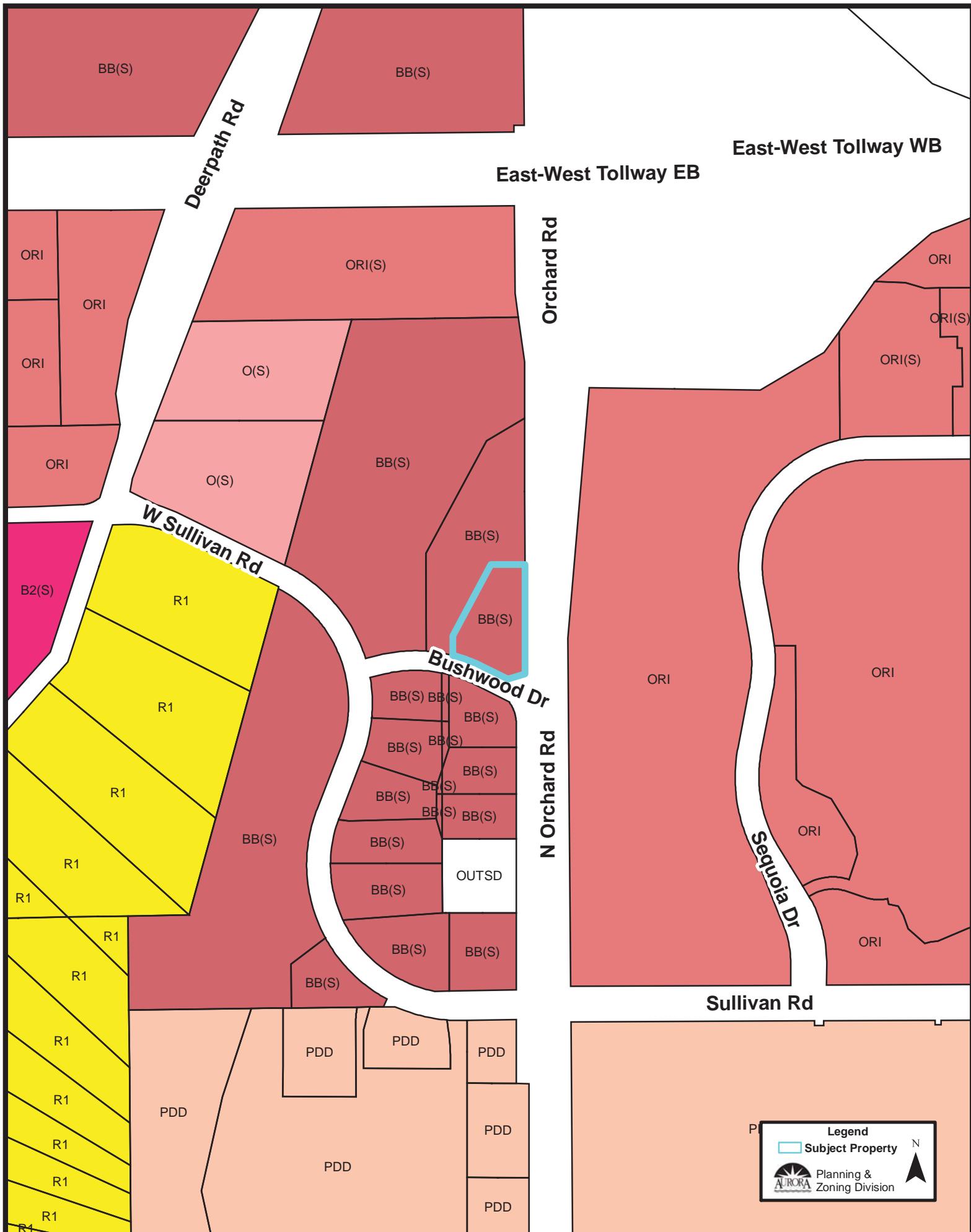
Zoning Map

Comprehensive Plan Map

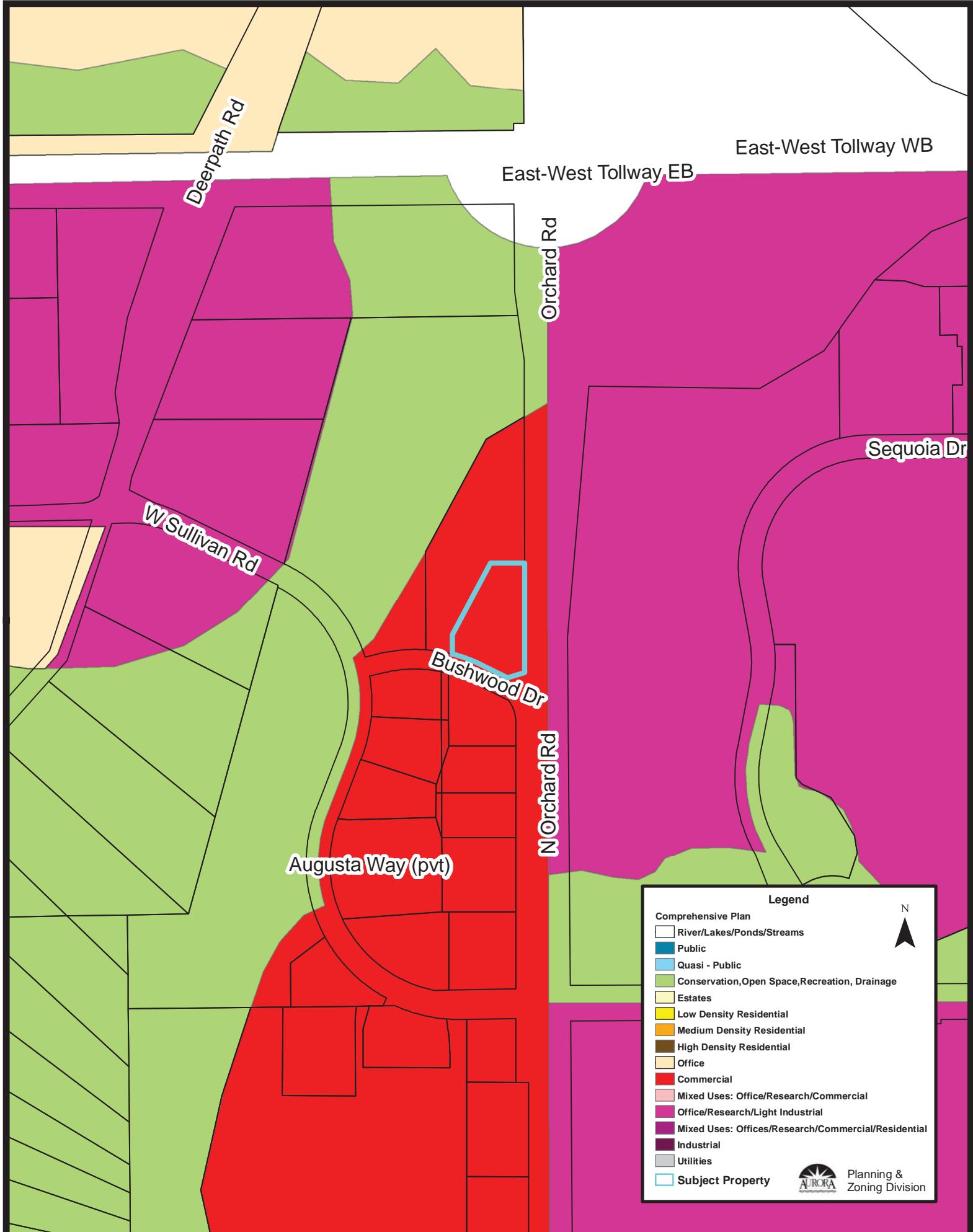
Aerial Photo (1:1,000):



### Zoning Map (1:5,000):



## Comprehensive Plan (1:5,000):



Location Map (1:1,000):

