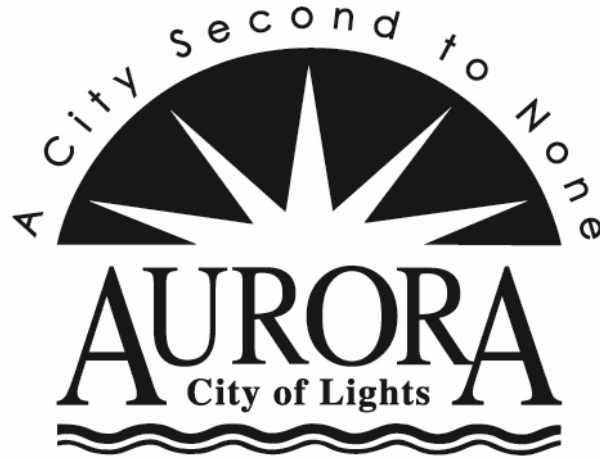


**Exhibit "A"**  
**1984 AURORA COMPREHENSIVE PLAN UPDATE**

**2015**

**SOUTHWEST CORNER OF ORCHARD GATEWAY AND DEERPATH ROAD  
IN THE CITY OF AURORA**



Prepared By:  
Planning and Zoning Division, Development Services Department  
Aurora, Illinois  
June 11, 2015

**COMPREHENSIVE PLAN REVISION/UPDATE -  
SOUTHWEST CORNER OF ORCHARD GATEWAY AND DEERPATH ROAD**

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The Aurora City County adopted the current Comprehensive Plan on April 3, 1984 by Ordinance Number O84-5279. The Plan established a general development plan for the future growth of the City.

To address changes in development trends, the Interim Land Use and Circulation Plan was approved by the City Council on February 6, 1990, by Ordinance O90-011. Since 1990, the Interim Comprehensive Plan has had thirty-two revisions as of the date of this report, with the last revision being approved by Ordinance O13-075 on November, 12, 2013.

On May 6, 2015, the Petitioner filed a Plan Description Revision and Preliminary Plan and Plat Petition to allow for 304,560 square foot warehouse building with the ability for a 159,800 square foot building expansion located at the southwest corner of Orchard Gateway Road and Deerpath Road ("Proposed Development"). Pursuant to that request Staff produced this report which takes a look at the southwest corner of Orchard Gateway Road and Deerpath Road.

This report, on the property southwest corner of Orchard Gateway and Deerpath Road is part of the ongoing work to update and revise the 1984 plan. It may include comments about the present plan for a specific sector, present a land use proposal, and/or discuss and make recommendations about the circulation in a specific area.

The entire Subject Area has historically been reflected on the City's Comprehensive Land Use Plan as Office and Conservation/Open Space/Recreation/Drainage. Currently, the Petitioner Conor Commercial Real Estate, is considering Office/Research/Light Industry uses on the Subject area. The proposed land use is inconsistent with the City's current land use designation of *Office and Conservation/Open Space/Recreation/Drainage*.

The proposed modifications reflected in this report and the Interim Comprehensive Plan represents policies the will assist the City in review of the development proposals within the subject area. The Subject Area located at southwest corner of Orchard Gateway Road and Deerpath Road is a Major Change to the Interim Comprehensive Land Use Plan.

A copy of this report is available for inspection at the Planning and Zoning Division office, Casefile Number SG01/4-15.131-COMP.

Tracey M. Vacek, Planner  
Planning and Zoning Division

## **COMPREHENSIVE PLAN CHANGES: THREE TYPES**

- Major: A revision that reflects a desired change of the land use designation for a property, and/or an intensification of a roadway's hierarchical classification.
- Minor: A revision that more accurately represents the anticipated configuration of the designated land uses and/or a change to the routing of pedestrian systems and hierarchy of roadways when said change is a reduction in intensity for said roadway.
- Obvious: A revision that more accurately reflects the existing condition or use of a property, or the existing zoning for a property as adopted by the City Council.

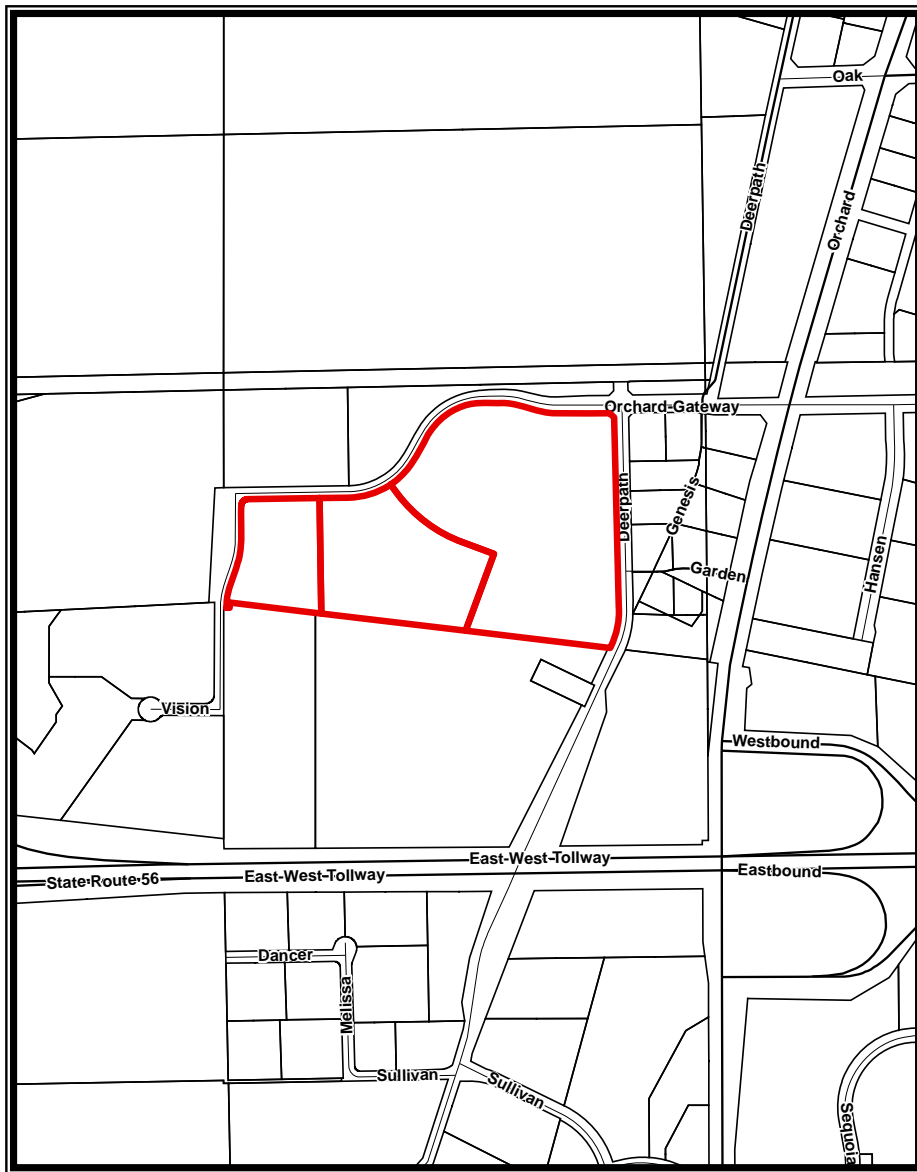
## **COMPREHENSIVE PLAN: PHYSICAL DEVELOPMENT POLICIES**

The following Physical Development Policies support the recommendations made within this report:

- 11.0 To guide the growth of the City in an orderly and structured manner.
- 12.0 To plan and provide for the growth of the city through the integration of land use patterns and functions that promotes complimentary interactions between different land use components.
- 40.1(1) To attract and encourage industrial, office and office-research development to planned sites where requisite public facilities are either present or proposed.

## SUBJECT AREA

The map below depicts the Subject Area generally located in area on the southwest of Orchard Gateway and Deerpath Road.



*Location Map*

The map above shows the subject area of the present study, which is a part of the work underway to update the 1984 Aurora Comprehensive Plan.

This area is located at the southwest corner of Orchard Gateway Road and Deerpath Road and is within the Orchard and I-88 Corridor. The northern and eastern limits of this subject area is generally the northern and eastern border of the City of Aurora's Planning Area, being the boundary with North Aurora.

The subject area includes  $\pm 47.66$  acres and is classified on the current Comprehensive Plan as *Office and Conservation/Open Space/Recreation/Drainage*. The existing land use for the subject area is currently vacant/open space.

## **FACTORS, ELEMENTS AND HISTORY**

Factors in the planning of this area include, among others: topography and natural drainage, existing and proposed land uses in adjacent areas, and access to major roads and highways.

Based on the previously mentioned request by the Petitioner for the Proposed Development, a revised land use plan has been developed for the southwest corner of Orchard Gateway and Deerpath Road which shows Office/Research/Light Industrial designation at the corner and a reconfiguration of the Open Space designation for the remainder due to drainage, natural features and stormwater management requirements and the natural drainage patterns in the region.

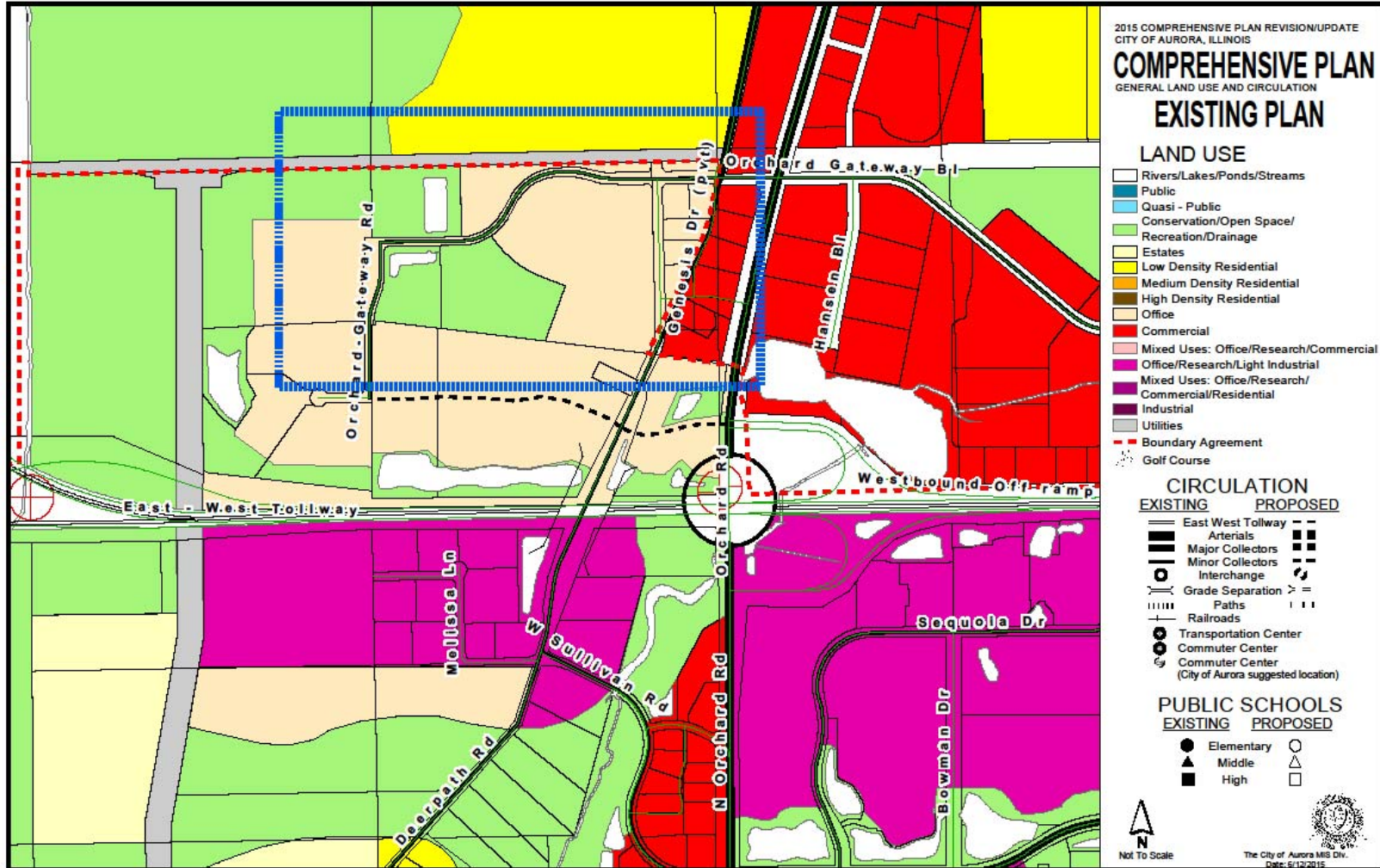
The proposed land use plan revision for the Subject Area is consistent with the Petitioner's Proposed Development.

Details of the Land Use Plan Revisions:

- a. Replacing the Office land use designation with an *Office/Research/Light Industrial* land use designation on the eastern portion of the Subject Area.
- b. Reconfiguration of the *Conservation/Open Space/Recreation/Drainage* land use designation for the western portion of the Subject Area.

## Current Comprehensive Plan Map

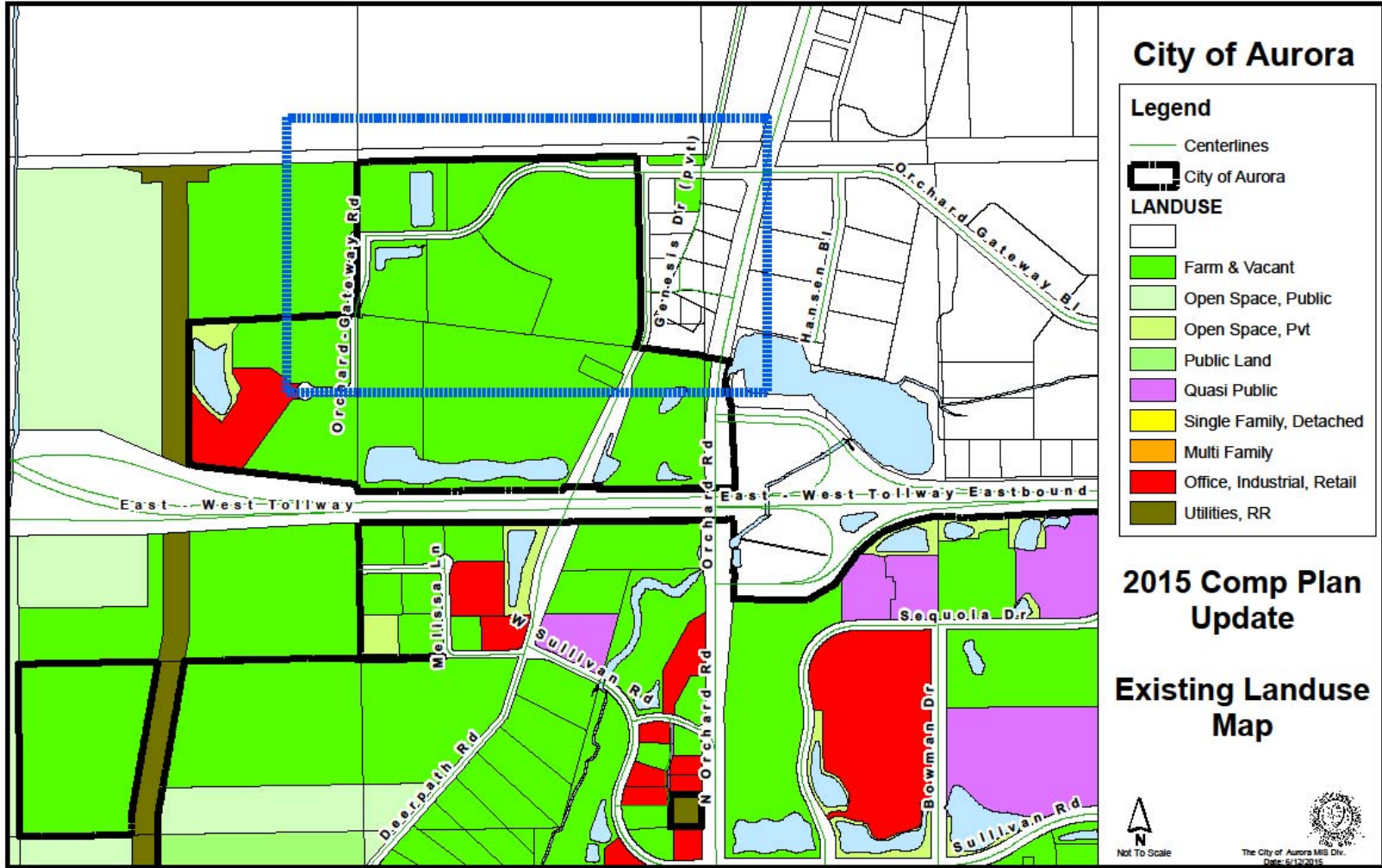
The map below shows the current City of Aurora and Village of North Aurora Comprehensive Plan Land Use Designation for the Subject Area as depicted on the Comprehensive Plans for the respective municipality. The boundary between the City of Aurora and the Village of North Aurora is depicted by a dashed red line with Aurora being the south western portion of the map.



Current Comprehensive Plan Map

### Current Land Use Plan Map

The map below shows the current City of Aurora and Village of North Aurora Land Use for the Subject Area and for the respective municipality. The Land Use maps show that a large portion of the Subject Area and the surrounding properties are currently vacant/open space.

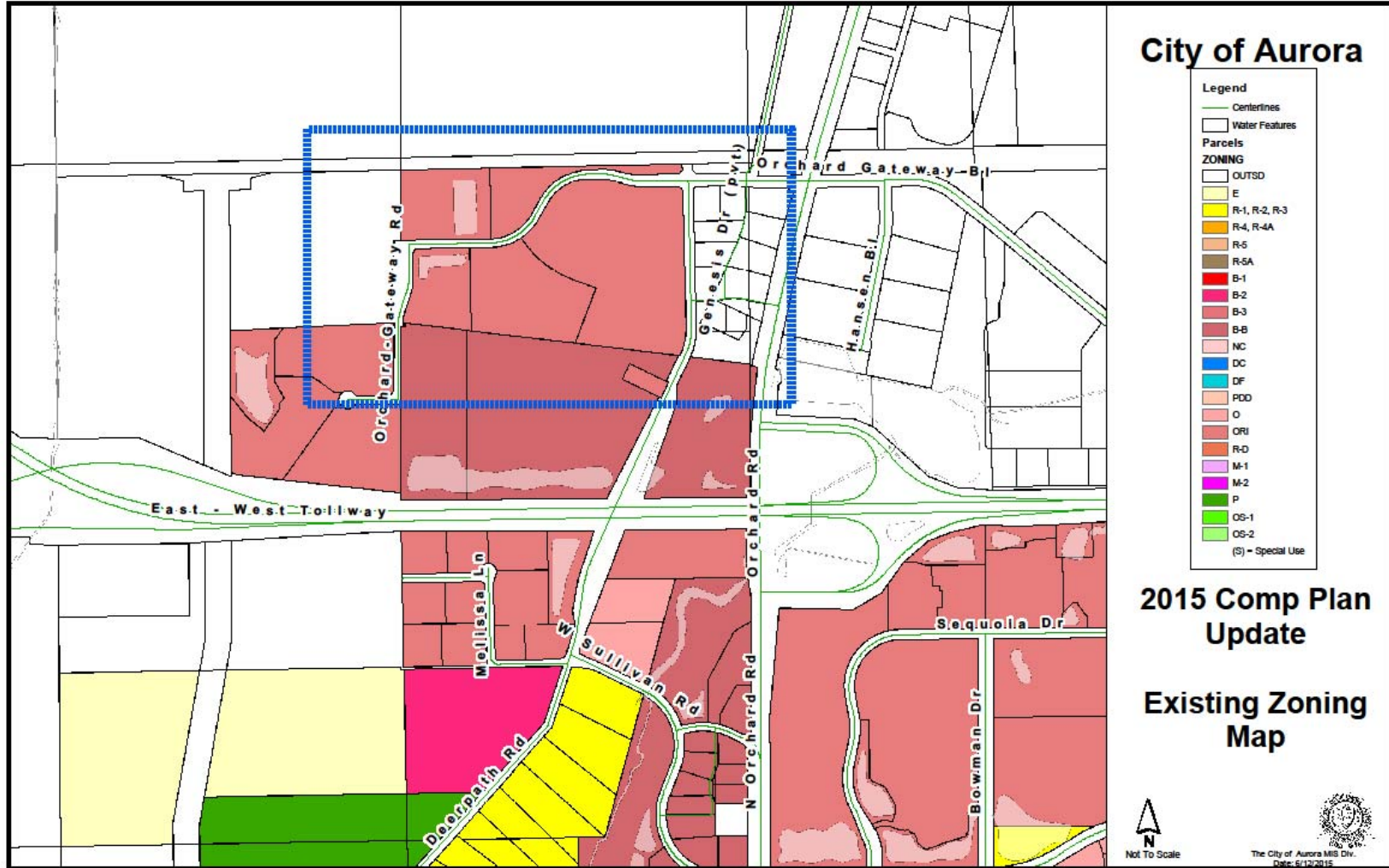


Current Land Use Plan Map



## Current Zoning Map

The map below shows the current City of Aurora Zoning Map for the Subject Property and the surrounding properties with the city limits. The Zoning Map shows that there the non-residential zoning is along the major I-88 and Orchard Road with a large amount of residential surrounding it.

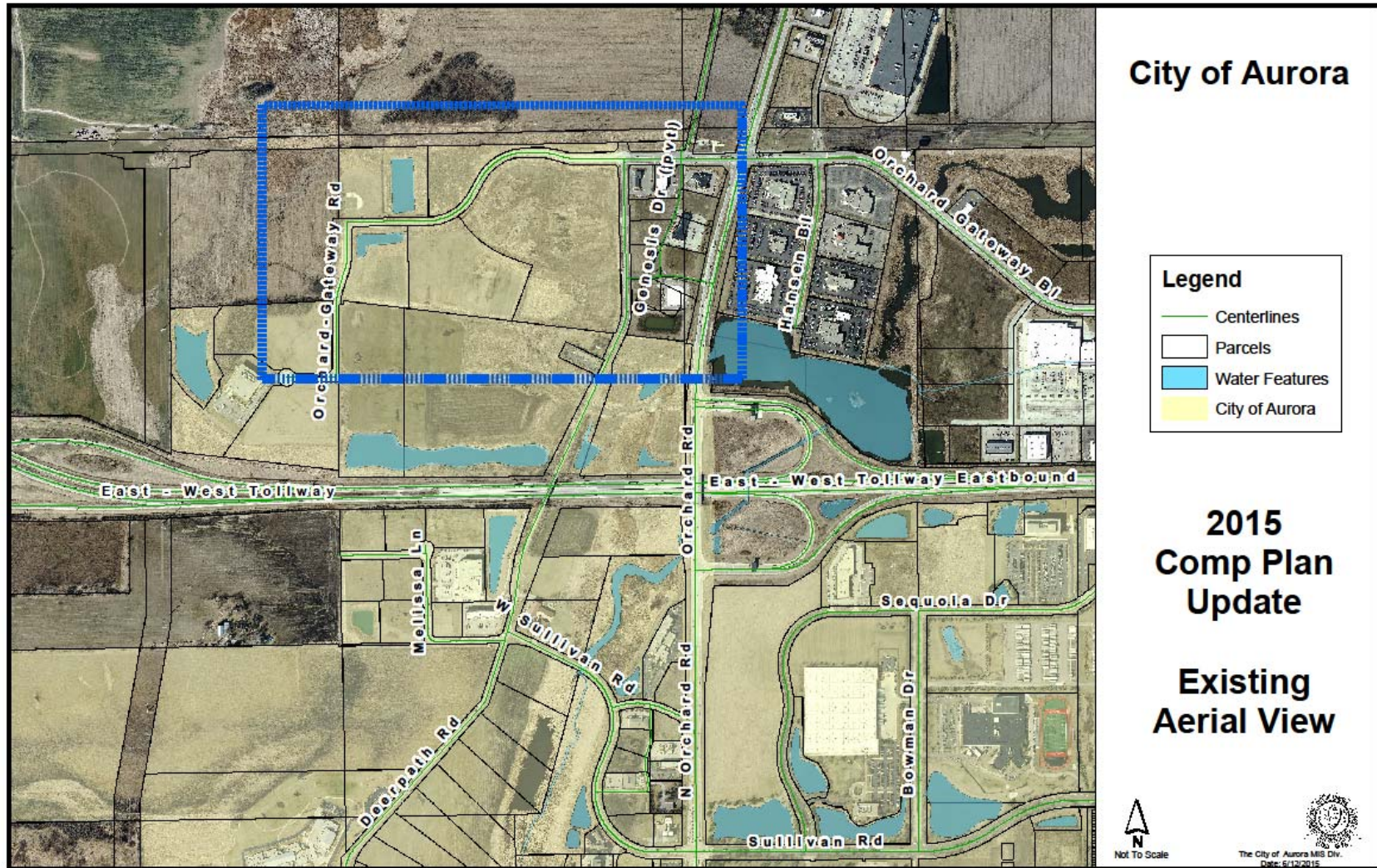


Current Zoning Map



## CURRENT AERIAL MAP

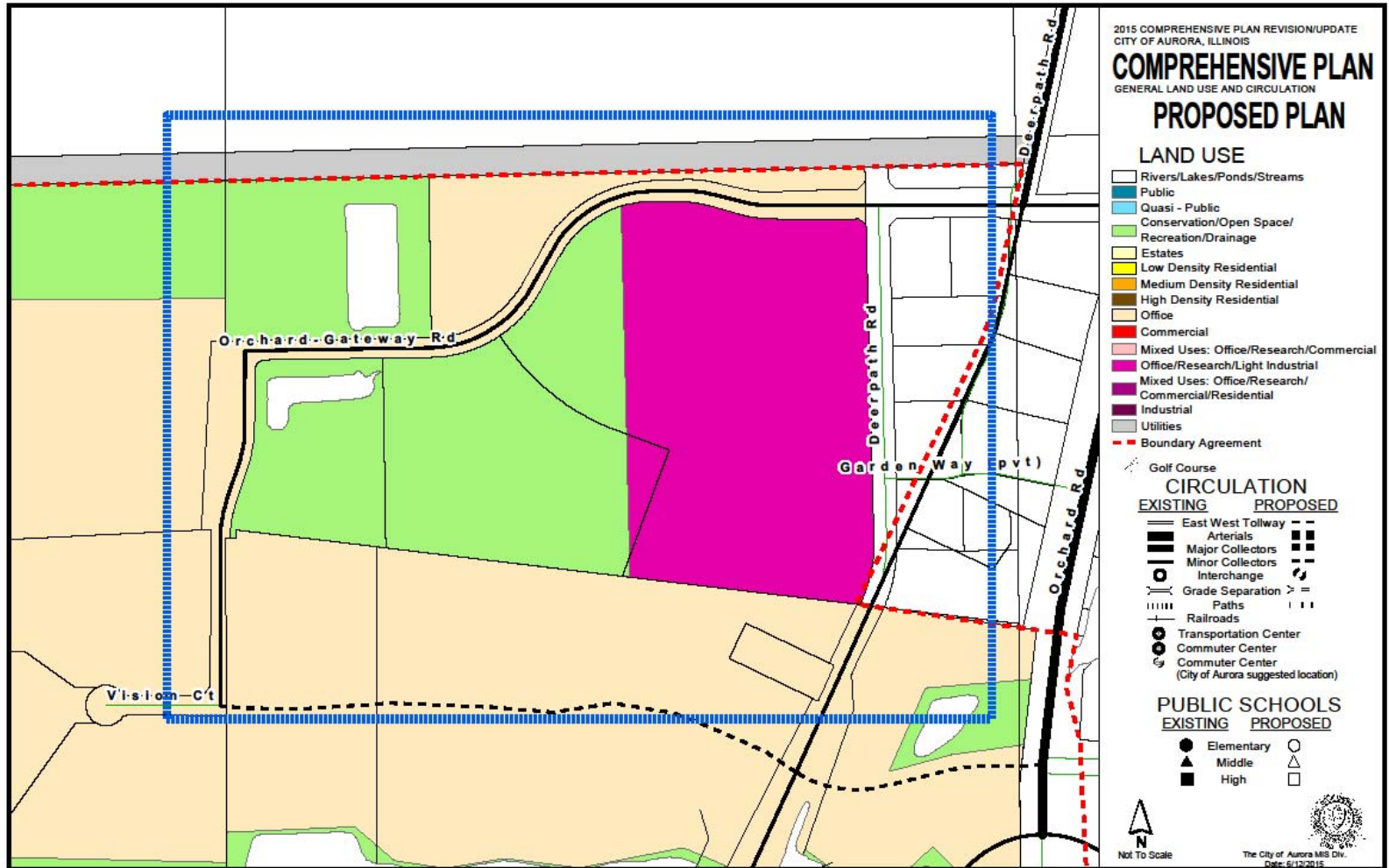
The map below is an aerial of the City of Aurora and Village of North Aurora for the Subject Area and for the respective municipality. The Aerial shows that the vacant land in this area is mostly water features and thus unbuildable.



Current Aerial Map

## Proposed Comprehensive Plan Map

The map below shows the proposed City of Aurora Comprehensive Plan Land Use Designation for the Subject Area. The boundary between the City of Aurora and the Village of North Aurora is depicted by a dashed red line with Aurora being the south western portion of the map.



Proposed Comprehensive Plan Map

### **PROPOSED CHANGE FOR THE SUBJECT AREA**

The proposed change for the Subject Area is considered a Major change to the interim Comprehensive Plan. *Office/Research/Light Industrial* land use designation is shown on the eastern portion of the Subject Area for a warehouse use. *Conservation/Open Space/Recreation/Drainage* land use designation is indicated for the remainder of the Subject Area, which will be used for stormwater facilities and compensatory storage.

### **CONCLUSION:**

This Interim Comprehensive Plan Revision reflects the basic land use contemplated by the City for the subject area listed within this report. The adoption of this Interim Comprehensive Plan Revision would establish the basic framework and direction, providing a basis for the next steps to be taken in the implementation of developing this subject area.