

# Property Research Sheet

**Location ID#(s): 52046-44525**

As of: 8/29/2018

Researched By: Steve Broadwell

Address: 2124 Deerpath Road; Vacant Land

Current Zoning: B-B(S) Business-Boulevard District with a Special Use

Parcel Number(s): 14-01-400-005; 14-01-400-014

Comp Plan Designation: Office and Conservation / Open Space / Recreation / Drainage

Subdivision: of Aurora Commerce Center/ Orchard Auto Mall Unit 2

Size: 53.27 Acres / 2,320,441 Sq. Ft.

School District: SD 129 - West Aurora School District

Park District: SGPD - Sugar Grove Township Park District

Ward: 5

Overall Development Name: Bricks Inc.

## 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 8.6.

Setbacks are typically as follows:

**Front Yard Setback:** 30 feet

**Side Yard Setback:** 20 feet

**Exterior Side Yard Setback:** 30 feet

**Exterior Side Yard Reverse Corner Setback:**

**Rear Yard Setback:** 20 feet

**Exterior Rear Yard Setback:** 30 feet

**Setback Exceptions:**

**Interior Drive Yard Setback:** 20 feet

Other bulk standards are typically as follows:

**Building Separations:**

**Minimum Lot Width and Area:** 3 acres, 150 foot width at building line, except lots frontage on Deerpath may be 1 acre

**Maximum Lot Coverage:** 70% of the lot area

**Maximum Structure Height:** 100 feet

**Floor Area Ratio:**

**Minimum Primary Structure Size:**

**Minimum Dwelling Unit Size:**

**Maximum Density:**

### 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: Notwithstanding Section 12.6 of the AZO, no more than one principal building may occupy a zoning lot. All Accessory Structures and uses shall be pursuant to Section 8, entitled "Accessory Buildings and Uses" of the Aurora Zoning Ordinance

### 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.

### Legislative History

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The known legislative history for this Property is as follows:

**O1999-035 approved on 5/25/1999:** AN ORDINANCE APPROVING REVISIONS TO AURORA'S COMPREHENSIVE PLAN FOR THAT GENERAL AREA NORTH OF I-88 NEAR ORCHARD ROAD

**O1999-038 approved on 6/1/1999:** AN ORDINANCE PROVIDING FOR THE EXECUTION OF AN ANNEXATION AGREEMENT PROVIDING FOR ORI(S) AND B-B(S) SPECIAL USE PLANNED DEVELOPMENT ZONING WITH THE OWNERS OF RECORD OF TERRITORY WHICH MAY BE ANNEXED TO THE CITY OF AURORA AND WHICH IS VACANT LAND LOCATED NORTH AND SOUTH OF INTERSTATE 88, WEST OF ORCHARD ROAD IN KANE COUNTY, ILLINOIS

**O1999-039 approved on 6/1/1999:** AN ORDINANCE ANNEXING TERRITORY BEING VACANT LAND LOCATED NORTH AND SOUTH OF INTERSTATE 88, WEST OF ORCHARD ROAD TO THE CITY OF AURORA, ILLINOIS, 60506

**O1999-040 approved on 6/1/1999:** AN ORDINANCE ESTABLISHING A SPECIAL USE PLANNED DEVELOPMENT AND APPROVING A PLAN DESCRIPTION FOR +/-75 ACRES LOCATED NORTH AND SOUTH OF INTERSTATE 88, WEST OF ORCHARD ROAD

**R1999-209 approved on 6/1/1999:** RESOLUTION APPROVING A PRELIMINARY PLAN AND PLAT FOR PROPERTY AT THE NORTHWEST AND SOUTHWEST CORNER OF ORCHARD ROAD AND INTERSTATE 88

**PCLR1999-008 approved on 9/21/1999:** A RESOLUTION GRANTING PERMISSION TO DUMP OR FILL ON PROPERTY LOCATED AT THE NORTHWEST CORNER OF ORCHARD ROAD AND INTERSTATE 88, AURORA, IL 60506.

**O1999-078 approved on 9/28/1999:** AN ORDINANCE PROVIDING FOR THE EXECUTION OF AN ANNEXATION AGREEMENT REVISION WITH THE OWNERS OF RECORD OF TERRITORY WHICH HAS BEEN ANNEXED TO THE CITY OF AURORA AND WHICH IS LOCATED ON THE WEST SIDE OF ORCHARD ROAD, NORTH AND SOUTH OF INTERSTATE 88, IN KANE COUNTY, AURORA, ILLINOIS

**O1999-079 approved on 9/28/1999:** AN ORDINANCE AMENDING THE PLAN DESCRIPTION FOR +/-75 ACRES LOCATED ON THE WEST SIDE OF ORCHARD ROAD, NORTH AND SOUTH OF INTERSTATE 88, IN KANE COUNTY

**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.

**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.

**R2013-138 approved on 5/14/2013:** A RESOLUTION INITIATING A PUBLIC HEARING TO CONSIDER THE REVISIONS TO AURORA'S COMPREHENSIVE PLAN TO CHANGE THE LAND USE DESIGNATION FROM OFFICE AND CONSERVATION/OPEN SPACE/RECREATION/ DRAINAGE TO OFFICE, OFFICE/RESEARCH/LIGHT INDUSTRIAL AND CONSERVATION/OPEN SPACE/RECREATION/DRAINAGE FOR THE PROPERTY LOCATED ON THE WEST SIDE OF ORCHARD ROAD, NORTH OF THE I-88 TOLLWAY, SUGAR GROVE TOWNSHIP, IL

**O2013-075 approved on 11/12/2013:** AN ORDINANCE APPROVING REVISIONS TO AURORA'S COMPREHENSIVE PLAN FOR PROPERTY LOCATED ON THE WEST SIDE OF ORCHARD ROAD, NORTH OF THE I-88 TOLLWAY

**R2018-196 approved on 8/28/2018:** A RESOLUTION APPROVING A REVISION TO THE PRELIMINARY PLAN AND PLAT PROPERTY FOR THE PROPERTY LOCATED AT WEST SIDE OF DEERPATH ROAD AND THE NORTH SIDE OF I-88

**Location Maps Attached:**

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Aerial Overview

Location Map

Zoning Map

Comprehensive Plan Map



Orchard-Gateway Rd

Genesis Dr (pvt)

Garden Way (pvt)

Vision Ct

Deerpath Rd

Orchard Rd

East - West Tollway Eastbound

Dancer Dr

Melissa Ln

W.Sullivan Rd



W Sullivan Rd

N Orchard Rd

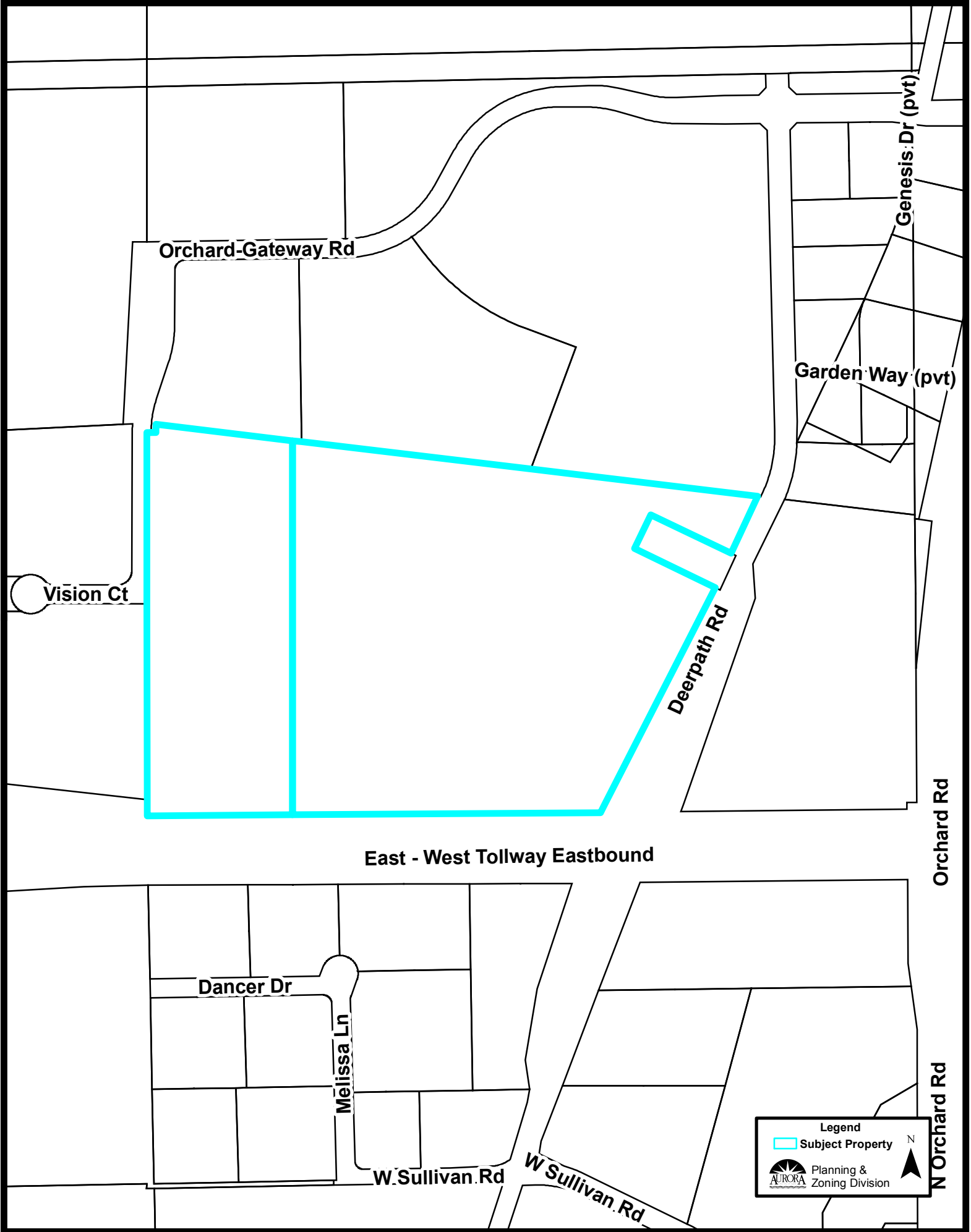
Legend

- Subject Property

Planning & Zoning Division



Location Map (1:5,000):



Orchard-Gateway Rd

Genesis Dr (pvt)

Garden Way (pvt)

Vision Ct

Deerpath Rd

Orchard Rd

East - West Tollway Eastbound

Dancer Dr

Melissa Ln

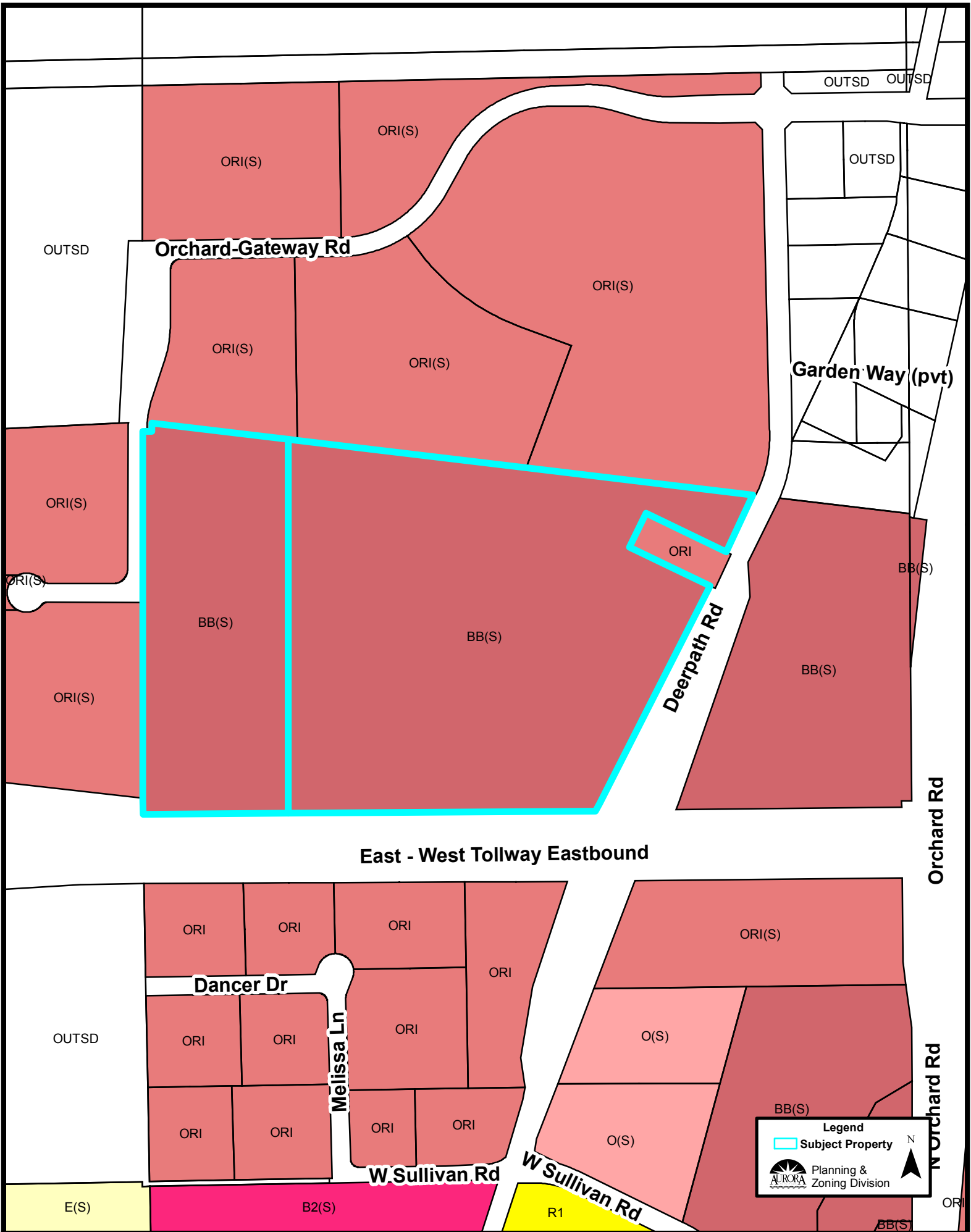
W. Sullivan Rd

W Sullivan Rd


N Orchard Rd


**Legend**  
Subject Property  
AURORA Planning & Zoning Division  
N


**Zoning Plan (1:5,000):**



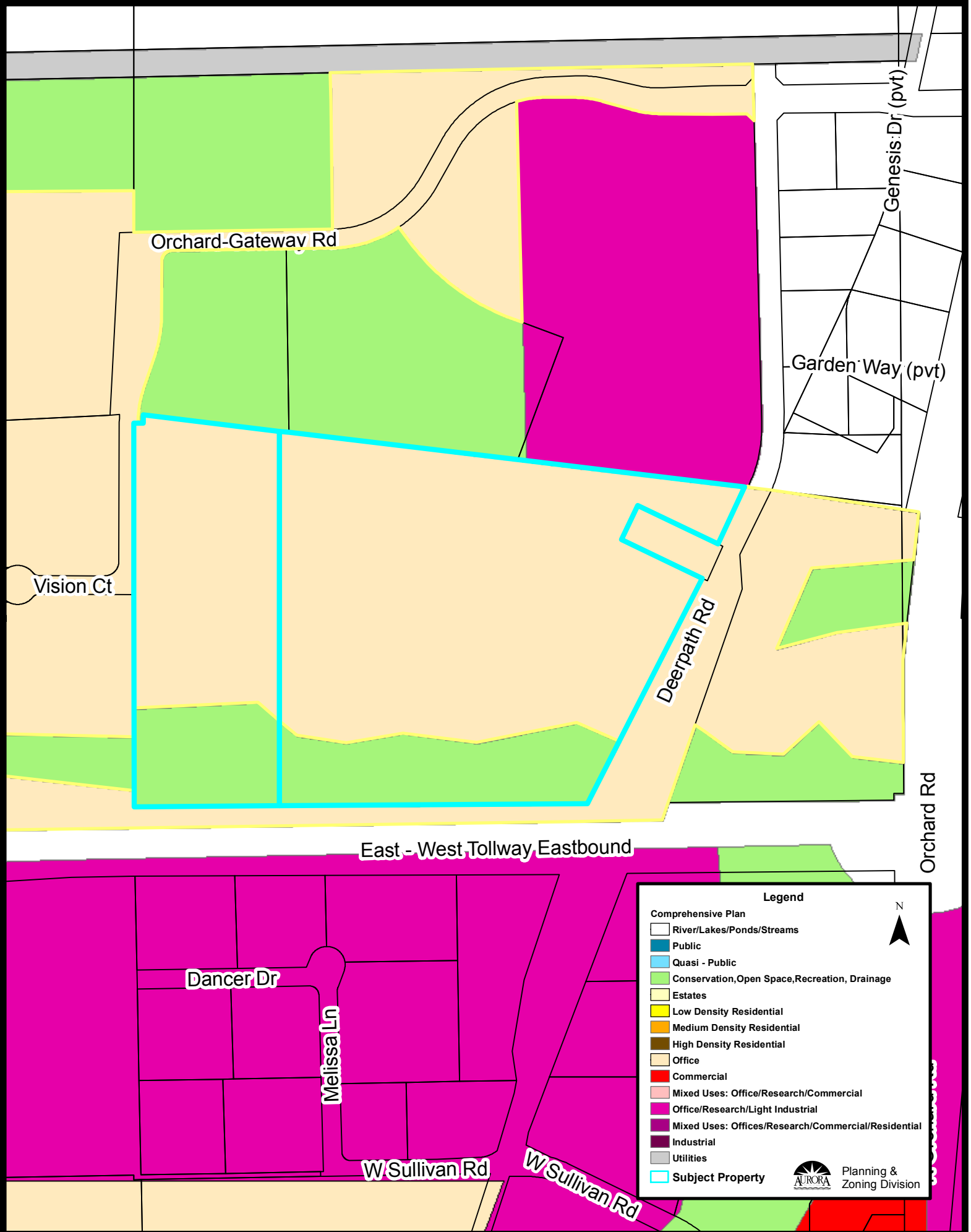
**Legend**

-  Subject Property

 Planning & Zoning Division

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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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