

Property Research Sheet

Location ID#(s): 44604

As of: 11/1/2018

Researched By: Steve Broadwell

Address: 2124 W Galena Boulevard

Current Zoning: B-2(S) General Retail

Parcel Number(s): 15-19-256-019

Comp Plan Designation: Commercial

Subdivision: Lot 8 of East Reimers Subdivision,
Resub No. 3

Size: 1.775 Acres / 77,319 Sq. Ft.

School District: SD 129 - West Aurora School
District

Park District: FVPD - Fox Valley Park District

Ward: 5

Overall Development Name: Reimers

Current Land Use

Current Land Use: Commercial

AZO Land Use Category: Retail sales or service
(2100)

Number of Buildings: 1

Number of Stories: 1

Building Built In: 2000

Parking Spaces: 77

Total Building Area: 13,835 sq. ft.

Non-Residential Area: 77,319 sq. ft.

Zoning Provisions

Setbacks and Other Bulk Standards:

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

Setbacks are typically as follows:

Front Yard Setback: Exterior Front (Galena
Blvd) - 50'

Rear Yard Setback: Interior Rear, Abutting
Office - 10'

Side Yard Setback: Abutting Commercial - 5'

Exterior Rear Yard Setback: Constitution Drive -
30';

**Exterior Side
Yard Reverse Corner Setback:**

Setback Exceptions:

Interior Drive Yard Setback:

Other bulk standards are typically as follows:

Building Separations:

Floor Area Ratio:

Minimum Lot Width and Area:

Minimum Primary Structure Size:

Maximum Lot Coverage: 95% of the lot area
excluding required yard areas

Minimum Dwelling Unit Size:

Maximum Structure Height:

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 Sec. 8.3.

Permitted Uses:

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

Legislative History

The known legislative history for this Property is as follows:

O1970-4129 approved on 7/28/1970: AN ORDINANCE ANNEXING CERTAIN TERRITORY TO THE CITY OF AURORA, KANE COUNTY, ILLINOIS

O1970-4144 approved on 9/29/1970: AN ORDINANCE AMENDING ORDINANCE NUMBER 3100, BEING THE AURORA ZONING ORDINANCE AND THE ZONING MAP ATTACHED THERETO

O1988-131 approved on 11/1/1988: 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 NORTH OF ALSCHULER AND SAN SOUCI SUBDIVISION, SOUTH OF GALENA BOULEVARD, BETWEEN ORCHARD ROAD AND EDGELAWN DRIVE.

O1988-144 approved on 12/6/1988: AN ORDINANCE ANNEXING CERTAIN PROPERTY TO THE CITY OF AURORA PURSUANT TO AN APPROVED ANNEXATION AGREEMENT.

O1988-145 approved on 12/6/1988: AN ORDINANCE ESTABLISHING A SPECIAL USE PLANNED DEVELOPMENT, APPROVING A PLAN DESCRIPTION FOR 158 ACRES LOCATED NORTH OF ALSCHULER AND SAN SOUCI SUBDIVISION, SOUTH OF GALENA BOULEVARD, BETWEEN ORCHARD ROAD AND EDGELAWN DRIVE.

O1990-109 approved on 9/18/1990: AN ORDINANCE AMENDING ORDINANCE NUMBER O88-145 ESTABLISHING A SPECIAL USE FOR A PLANNED DEVELOPMENT LOCATED SOUTH OF GALENA BLVD, NORTH OF SANS SOUCI AND ALSCHULER'S SUBDIVISIONS, BETWEEN ORCHARD ROAD ON THE WEST AND EDGELAWN DRIVE ON THE EAST, COMMONLY KNOWN AS THE REIMER'S FARM.

R1991-077 approved on 3/5/1991: A RESOLUTION APPROVING A REVISED PRELIMINARY PLAN FOR PARCEL 2 OF THE REIMER PROPERTY LOCATED AT THE SOUTHWEST CORNER OF GALENA BOULEVARD AND CONSTITUTION EXTENDED.

O1991-015 approved on 3/19/1991: AN ORDINANCE CHANGING THE NAME OF LYNWOOD DRIVE TO WINIFRED DRIVE.

R1992-142 approved on 4/21/1992: RESOLUTION REMOVING THE RESTRICTION ON THE REIMERS PROPERTY REQUIRING RIGHT-OF-WAY DEDICATION FOR WINIFRED ROAD.

PDFNL1994-014 approved on 3/7/1994: RESOLUTION APPROVING THE FINAL PLAT FOR EAST REIMERS SUBDIVISION.

O1994-072 approved on 7/5/1994: AN ORDINANCE CHANGING THE NAME OF BARN SWALLOW DRIVE AND NORTH KINGSWAY DRIVE TO REIMER DRIVE.

R1994-479 approved on 12/6/1994: RESOLUTION APPROVING A REVISED PRELIMINARY PLAN FOR A PART OF THE REIMERS SUBDIVISION.

PDFNL1994-047 approved on 12/12/1994: A RESOLUTION APPROVING THE FINAL PLAT FOR EAST REIMERS RESUBDIVISION NO. 1

PDFNL1995-012 approved on 4/24/1995: A RESOLUTION APPROVING THE FINAL PLAT FOR EAST REIMERS RESUBDIVISION NO. 2

PDFNL1995-032 approved on 9/25/1995: A RESOLUTION APPROVING THE FINAL PLAT FOR THE EAST REIMERS SUBDIVISION NO. 3

PDFNL1997-035 approved on 6/12/1997: A RESOLUTION APPROVING THE FINAL PLAT FOR EAST REIMERS RESUBDIVISION, NO. 3 BEING VACANT LAND ON THE SOUTH SIDE OF GALENA BLVD., EAST OF CONSTITUTION DRIVE.

PDFNL1999-004 approved on 2/25/1999: A RESOLUTION APPROVING THE FINAL PLAN FOR A NEIGHBORHOOD SHOPPING CENTER ON LOT 8 OF EAST REIMERS RESUBDIVISION, SOUTH OF GALENA BLVD. AND EAST OF CONSTITUTION DRIVE.

Location Maps Attached:

Aerial Overview

Location Map


Zoning Map


Comprehensive Plan Map


Aerial Map (1:1,500):



Legend

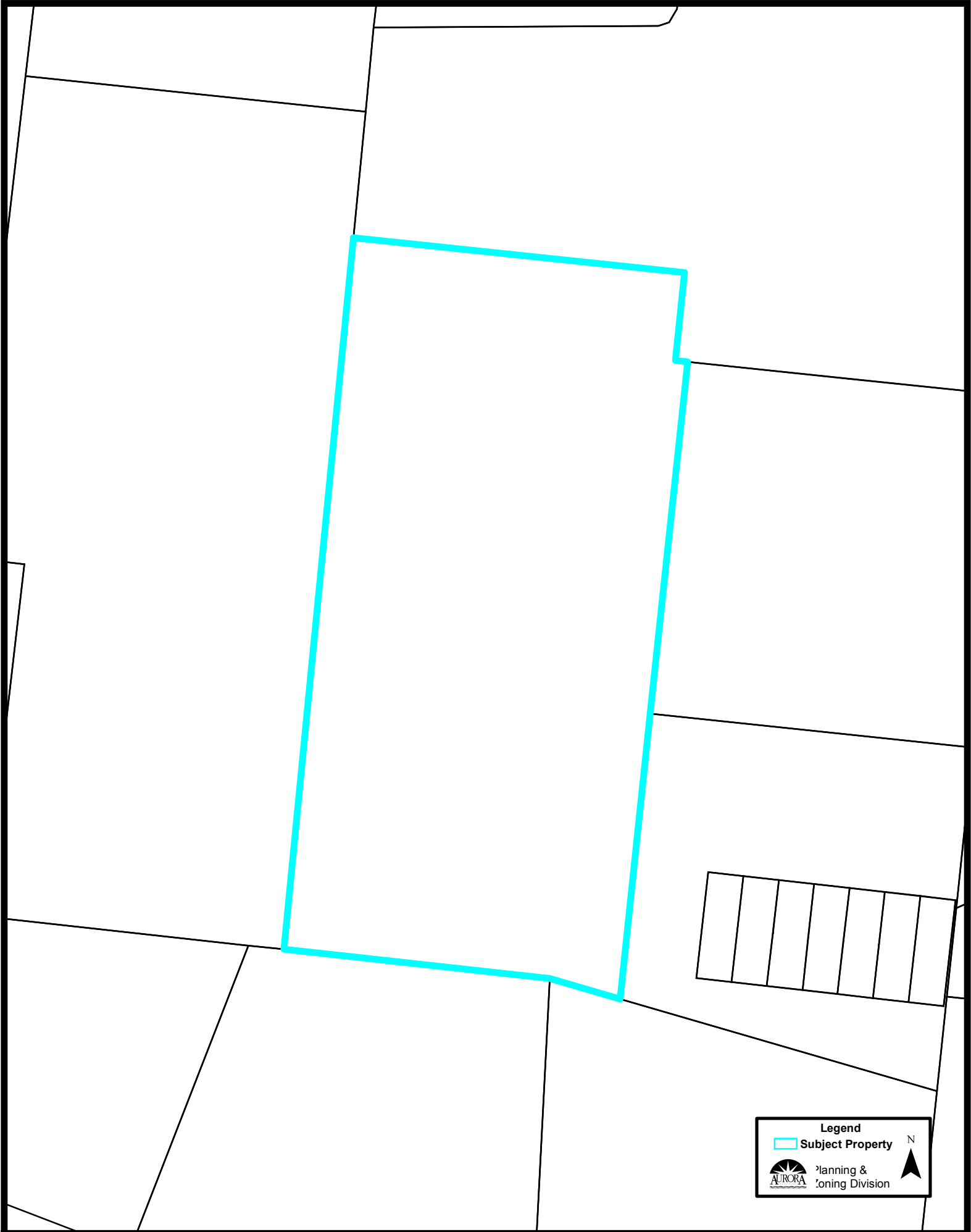
-  Subject Property

 Planning & Zoning Division

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Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Aerial Map (1:1,500):



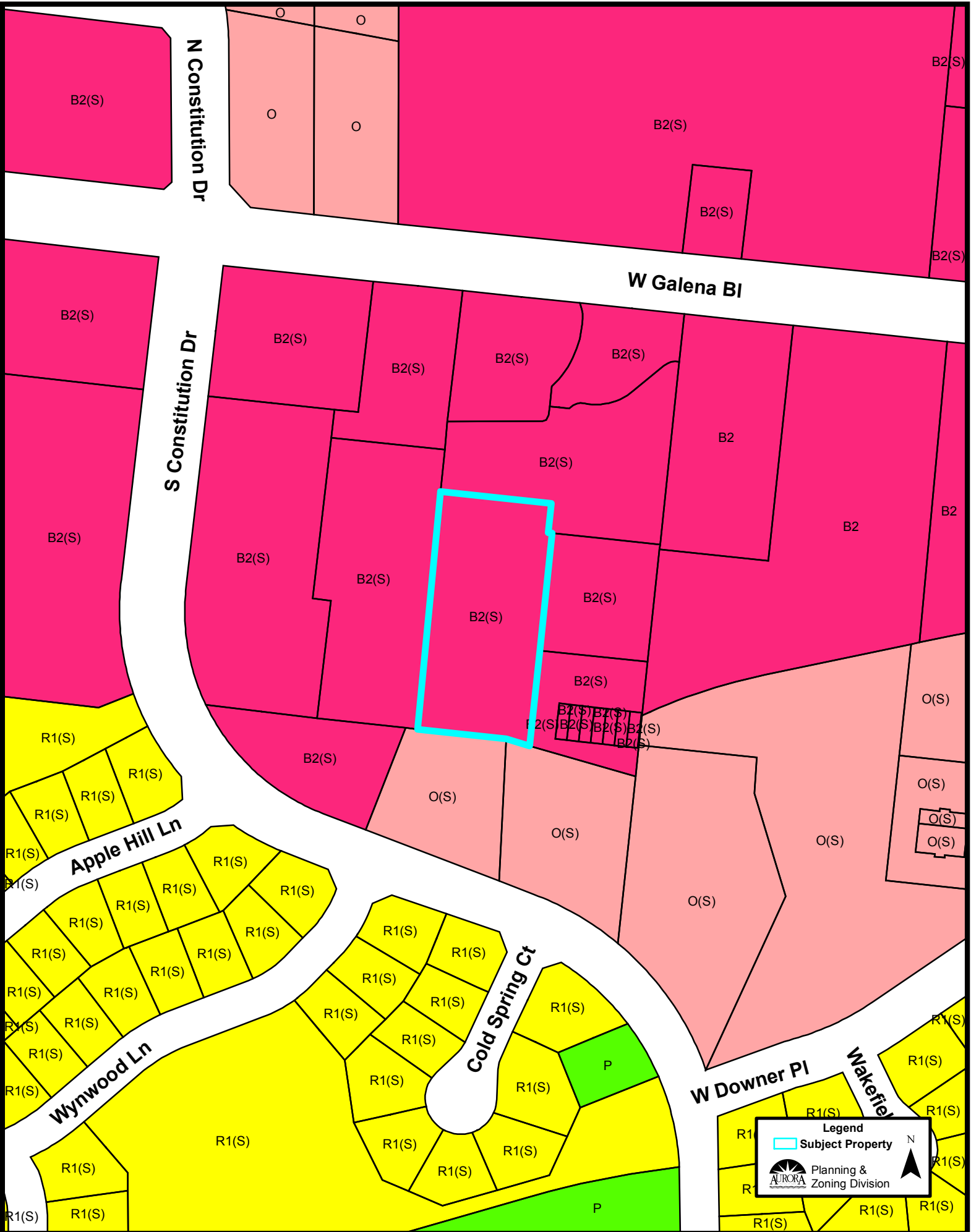
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 Subject Property

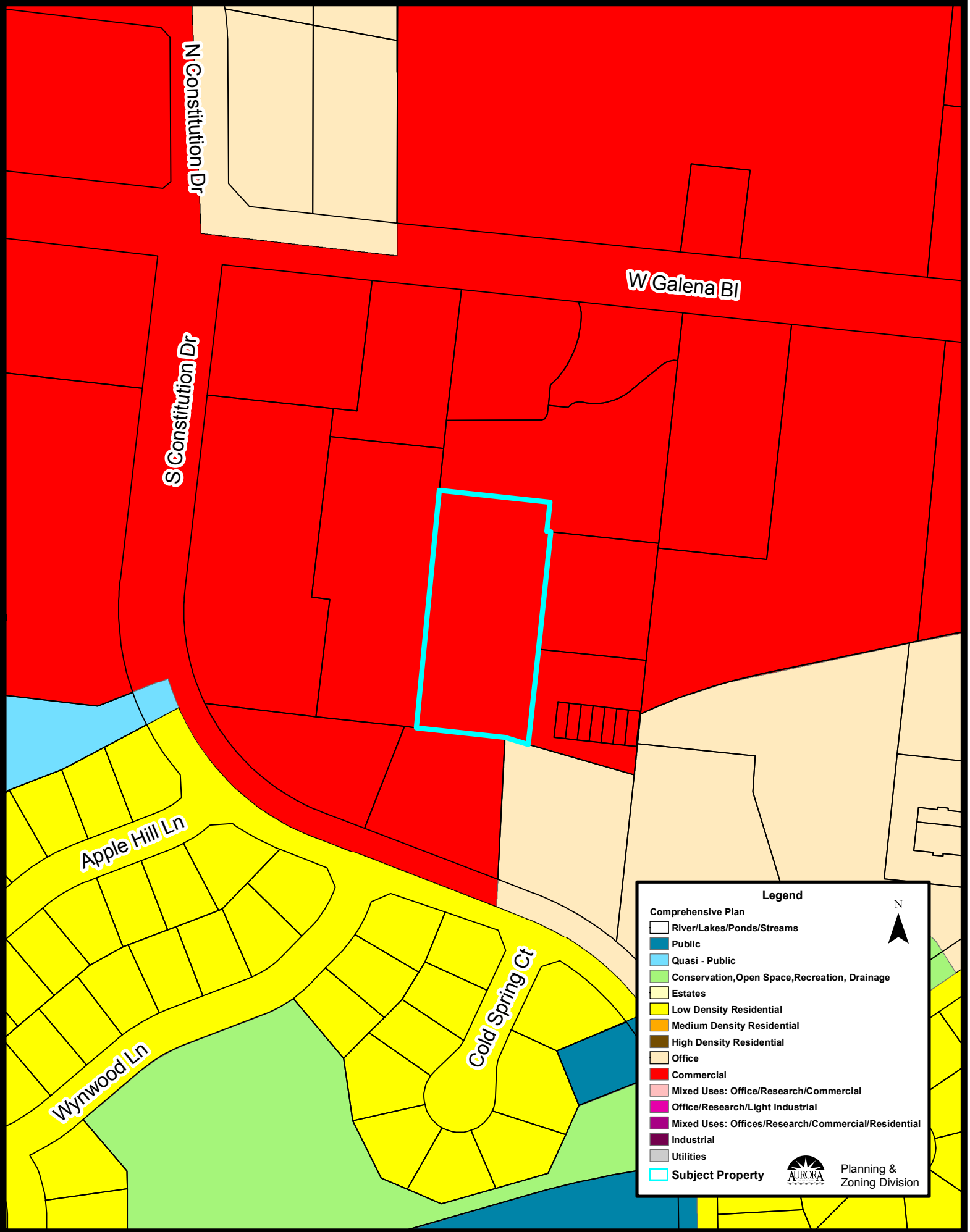
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Zoning Map (1:5,000):



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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