

Property Research Sheet

Location ID#(s): 68657

As of: 3/13/2017

Researched By: Alex Minnella

Address: 2275 W Galena Bl

Current Zoning: B-2(S) General Retail

Parcel Number(s): 15-19-126-022

1957 Zoning: R-1 One-Family Dwelling District

Subdivision: Lot 2 of Orchard Lake Development
Unit One A

Comp Plan Designation: RETAIL

Size: 1.99 Acres / 86,684 Sq. Ft.

School District: SD 129 - West Aurora School
District

Park District: FVPD - Fox Valley Park District

Ward: 5

Overall Development Name: Orchard Lake

Current Land Use

Current Land Use: Vacant Land/Open Space

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

Non-Residential Area: 86,684 sq. ft.

Zoning Provisions

Setbacks and Other Bulk Standards:

Requirements are pursuant to the Aurora Zoning Ordinance Section(s) 5 and 8.3 and Section III.A.2 of the Orchard Lake Development Special Use Planned Development.

Setbacks are typically as follows:

Front Yard Setback: 20 feet

Side Yard Setback: None required; paving may go to the property line as shown on the Preliminary Plan and Plat.

Nelson Street - 10 feet

Exterior Side Yard Setback: None. **Exterior**

Side Yard Reverse Corner Setback:

Rear Yard Setback: None

Exterior Rear Yard Setback: 10 feet

Setback Exceptions:

Interior Drive Yard Setback: 5 feet

Other bulk standards are typically as follows:

Building Separations:

Minimum Lot Width and Area: None.

Maximum Lot Coverage: None.

Maximum Structure Height: 45 feet

Floor Area Ratio: None.

Minimum Primary Structure Size: None.

Minimum Dwelling Unit Size: The total square footage permitted for the residential use shall not exceed the total first floor square footage that is utilized for the office or business use.

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 8.3 and Section III.A.2 of the Orchard Lake Development Special Use Planned Development.

Permitted Uses:

Permitted Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.2 and 8.3 and Section III.A.2 of the Orchard Lake Development Special Use Planned Development
Permitted Exceptions: Bank with a drive-up facility, a drug store with drive-thru and a drive-up window

Special Uses:

Special Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.3 and 8.3 and Section III.A.2 of the Orchard Lake Development Special Use Planned Development.

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 8.3 and Section III.A.2 of the Orchard Lake Development Special Use Planned Development.

Legislative History

The known legislative history for this Property is as follows:

O1956-3011 approved on 3/20/1956: An Ordinance No. 3011 Annexing Certain Territory to the City of Aurora, Kane County, Illinois.

O1957-3100 approved on 11/4/1957: AURORA ZONING ORDINANCE AND MAP

O1968-3928 approved on 4/9/1968: AN ORDINANCE AMENDING ORDINANCE NUMBER 3100 BEING THE AURORA ZONING ORDINANCE AND THE ZONING MAP ATTACHED THERETO.

R1979-430 approved on 12/7/1979: A RESOLUTION DENYING TO REZONE THE ENTIRE ORCHARD LAKE PROPERTY FROM R-5 SPECIAL USE TO R-1; INITIATING A "DOWN" ZONING OF CERTAIN PORTIONS OF SAID PROPERTY TO R-1; AND INITIATING AN AMENDMENT TO SPECIAL USE ORDINANCE NUMBER 3985 AS AMENDED BY ORDINANCE NUMBER 4367.

O1980-4949 approved on 9/16/1980: AN ORDINANCE REZONING CERTAIN PROPERTY FROM R-5(S) MULTIPLE-FAMILY DWELLING DISTRICT ZONING CLASSIFICATION, AND AMENDING THE PROVISIONS OF AN R-5(S) MULTIPLE-FAMILY SPECIAL USE HERETOFORE GRANTED.

O2005-049 approved on 4/12/2005: AN ORDINANCE APPROVING A REVISED PLAN DESCRIPTION FOR A RESIDENTIAL AND COMMERCIAL DEVELOPMENT AT THE NORTHWEST CORNER OF CONSTITUTION DRIVE AND GALENA BOULEVARD AND APPROVING A PRELIMINARY PLAN AND PLAT PURSUANT TO THE TERMS OF SAID PLAN DESCRIPTION.

R2005-147 approved on 4/12/2005: A RESOLUTION AUTHORIZING EXECUTION OF AN ORCHARD LAKE DEVELOPMENT AGREEMENT FOR THE NORTH EAST CORNER OF ORCHARD ROAD AND GALENA BLVD IN KANE COUNTY ILLINOIS.

PDFNL2006-027 approved on 6/15/2006: A RESOLUTION APPROVING THE FINAL PLAT ON 5.772 ACRES FOR A RETAIL DEVELOPMENT IN ORCHARD LAKE SUBDIVISION, UNIT 1, BEING VACANT LAND LOCATED AT THE NORTHWEST CORNER OF GALENA BOULEVARD AND CONSTITUTION DRIVE IN THE CITY OF AURORA, ILLINOIS.

PDFNL2007-005 approved on 2/15/2007: A RESOLUTION APPROVING THE FINAL PLAT FOR UNIT 2 OF ORCHARD LAKE DEVELOPMENT AND A FINAL PLAT RESUBDIVISION OF LOT 2 FOR UNIT 1 ORCHARD LAKE DEVELOPMENT INTO LOT 2 AND 3 OF UNIT 1A AND FINAL PLAN FOR LOT 2 IN UNIT 1A OF THE ORCHARD LAKE DEVELOPMENT FOR A RETAIL DEVELOPMENT

R2010-040 approved on 2/9/2010: A RESOLUTION AUTHORIZING UNDERGROUND ACCEPTANCE AND LETTER OF CREDIT REDUCTION NUMBER 2 FOR ORCHARD LAKES, PHASE II

Location Maps Attached:

Aerial Overview

Location Map

Zoning Map

Comprehensive Plan Map

Aerial Photo (1:1,000):





Nelson Ln

W Galena Bl

Legend

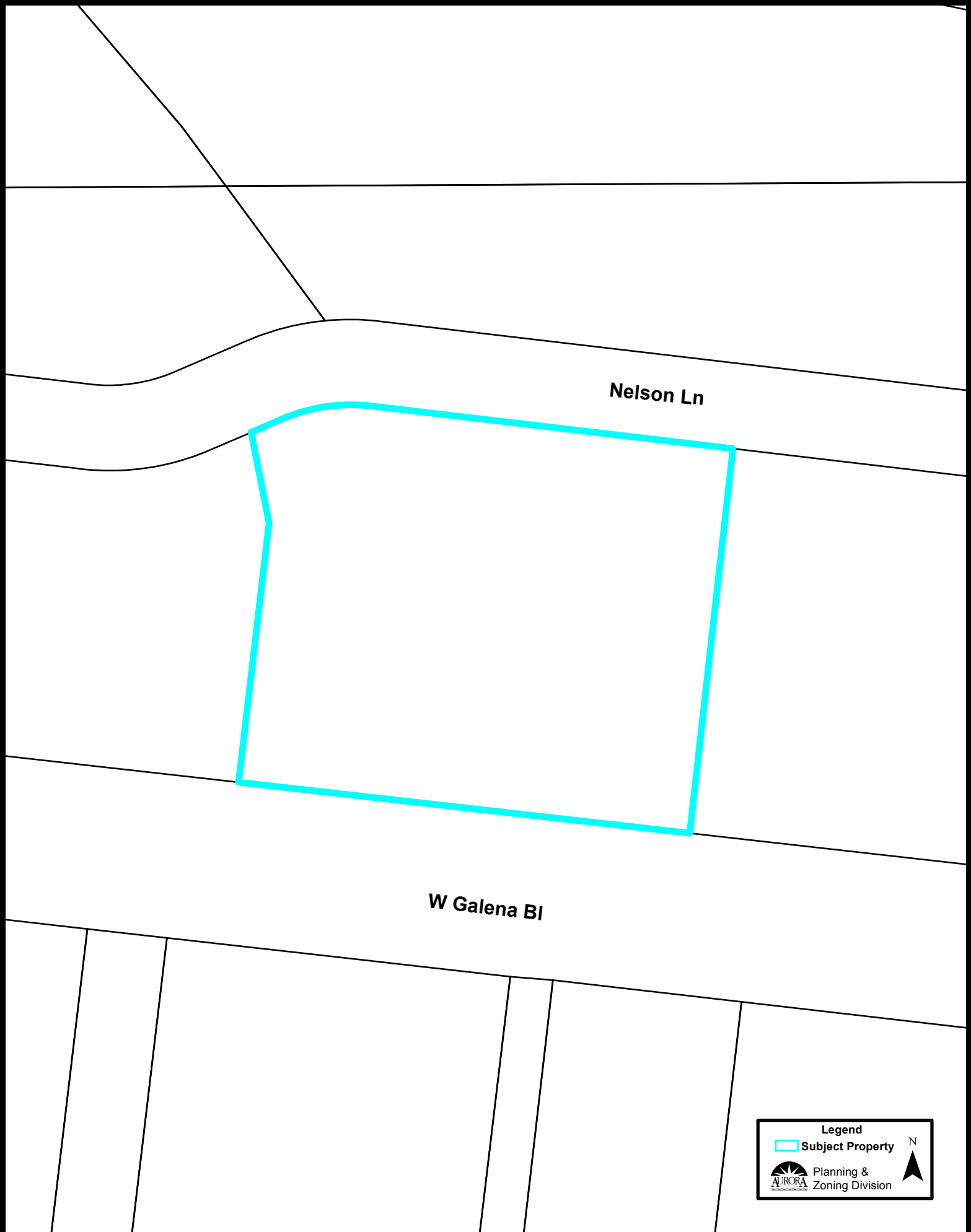
- Subject Property

Planning & Zoning Division



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

Location Map (1:1,000):



Nelson Ln

W Galena Bl

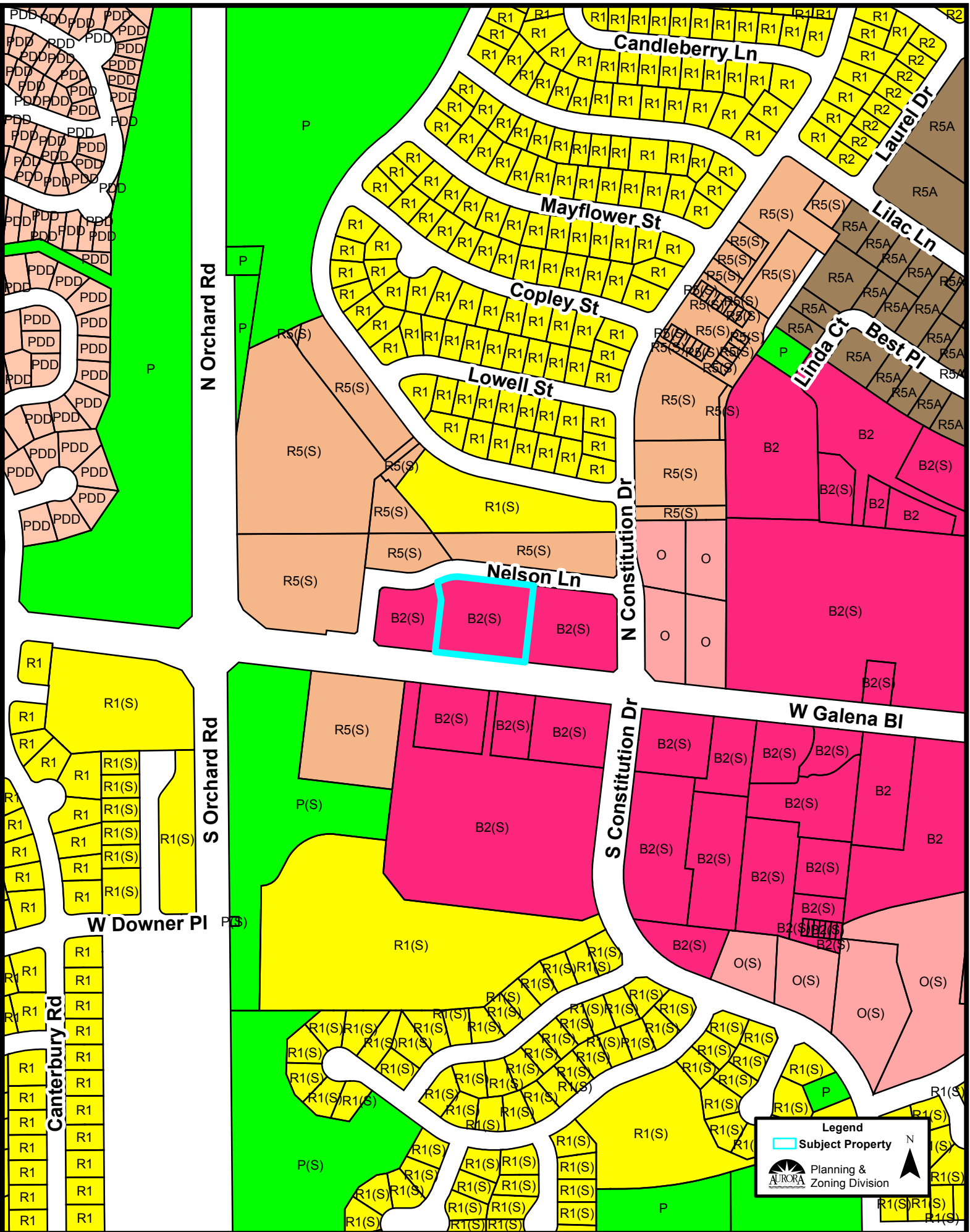
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 **Subject Property**

 **Planning & Zoning Division**

N 

Zoning Map (1:5,000):



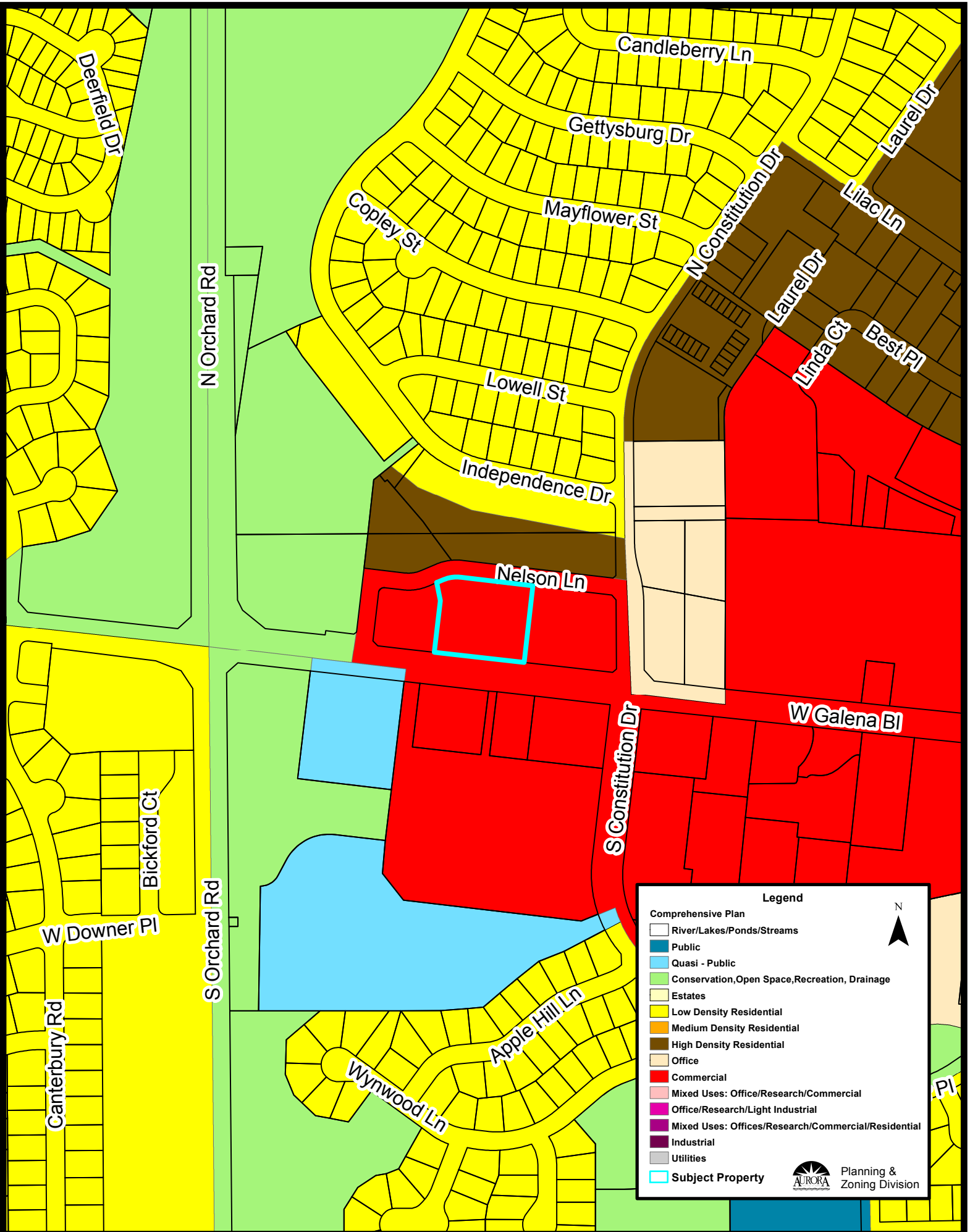
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- Subject Property

N

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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

N
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