

Property Research Sheet

Location ID#(s): 67394

As of: 6/2/2022

Researched By: Steve Broadwell

Address: 1975 Melissa Ln

Current Zoning: ORI, Office, Research and Light Industry

Parcel Number(s): 14-12-225-003

Comp Plan Designation: Office / Research / Light Industrial

Subdivision: Podolsky Orchard 88, Phase I, Lot 7

Size: 4.089 Acres / 178,117 Sq. Ft.

School District: SD 129 - West Aurora School District

Park District: SGPD - Sugar Grove Township Park District

Ward: 5

Current Land Use

Current Land Use: Commercial

Number of Buildings: 1

Number of Stories: 2

Building Built In: 2006

Parking Spaces: 208

Total Building Area: 60,700

Non-Residential Area: 1,032,372 sq. ft.

Legislative History

O1989-032, approved on 5/2/1989: 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 SOUTHWEST CORNER OF DEERPATH ROAD & I-88 IN SUGAR GROVE TOWNSHIP AND KANE COUNTY.

O1992-036, approved on 6/2/1992: AN ORDINANCE PROVIDING FOR THE AMENDMENT OF AN EXISTING ANNEXATION AGREEMENT WHICH WAS EXECUTED ON MAY 2, 1989 FOR PROPERTY WHICH IS LOCATED AT THE SOUTHWEST CORNER OF DEERPATH ROAD AND I-88 IN SUGAR GROVE TOWNSHIP, KANE COUNTY, ILLINOIS.

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.

O2001-136, approved on 11/27/2001: AN ORDINANCE ANNEXING CERTAIN PROPERTY BEING VACANT LAND LOCATED AT THE SOUTHWEST CORNER OF DEERPATH ROAD AND I-88 TO THE CITY OF AURORA, ILLINOIS, 60506 PURSUANT TO AN APPROVED ANNEXATION AGREEMENT.

O2001-137, approved on 11/27/2001: AN ORDINANCE AMENDING ORDINANCE NUMBER 3100, BEING THE AURORA ZONING ORDINANCE AND THE ZONING MAP ATTACHED THERETO, BY REZONING

PROPERTY LOCATED AT THE SOUTHWEST CORNER OF DEERPATH ROAD AND I-88 TO ORI OFFICE, RESEARCH, AND LIGHT INDUSTRIAL PURSUANT TO AN APPROVED ANNEXATION AGREEMENT.

O2001-138, approved on 11/27/2001: AN ORDINANCE GRANTING A VARIANCE PETITION TO REDUCE THE ORI MINIMUM LOT SIZE FROM 2 ACRES TO 1.5 ACRES PURSUANT TO AN APPROVED ANNEXATION AGREEMENT ON THE PROPERTY LOCATED AT THE SOUTHWEST CORNER OF DEERPATH ROAD AND I-88 AURORA, ILLINOIS 60506.

R2001-605, approved on 11/27/2001: A RESOLUTION APPROVING A PRELIMINARY PLAT FOR PROPERTY LOCATED AT THE SOUTHWEST CORNER OF DEERPATH ROAD AND I-88.

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.

PDFNL2005-029, approved on 9/15/2005: A RESOLUTION APPROVING THE FINAL PLAT FOR ORCHARD 88 BUSINESS PARK SUBDIVISION PHASE ONE, BEING VACANT LAND LOCATED AT THE SOUTH WEST CORNER OF DEERPATH ROAD AND I-88 IN THE CITY OF AURORA, IL. 60506.

R2009-372, approved on 10/13/2009: A RESOLUTION ACCEPTING THE DEDICATION OF A CITY EASEMENT FOR THE PROPERTY LOCATED AT 1975 MELISSA LANE, SUGAR GROVE TOWNSHIP, ILLINOIS.

Location Maps Attached:

Aerial Overview

Location Map

Zoning Map


Comprehensive Plan Map


Aerial Map (1:1,500):




Melissa Ln

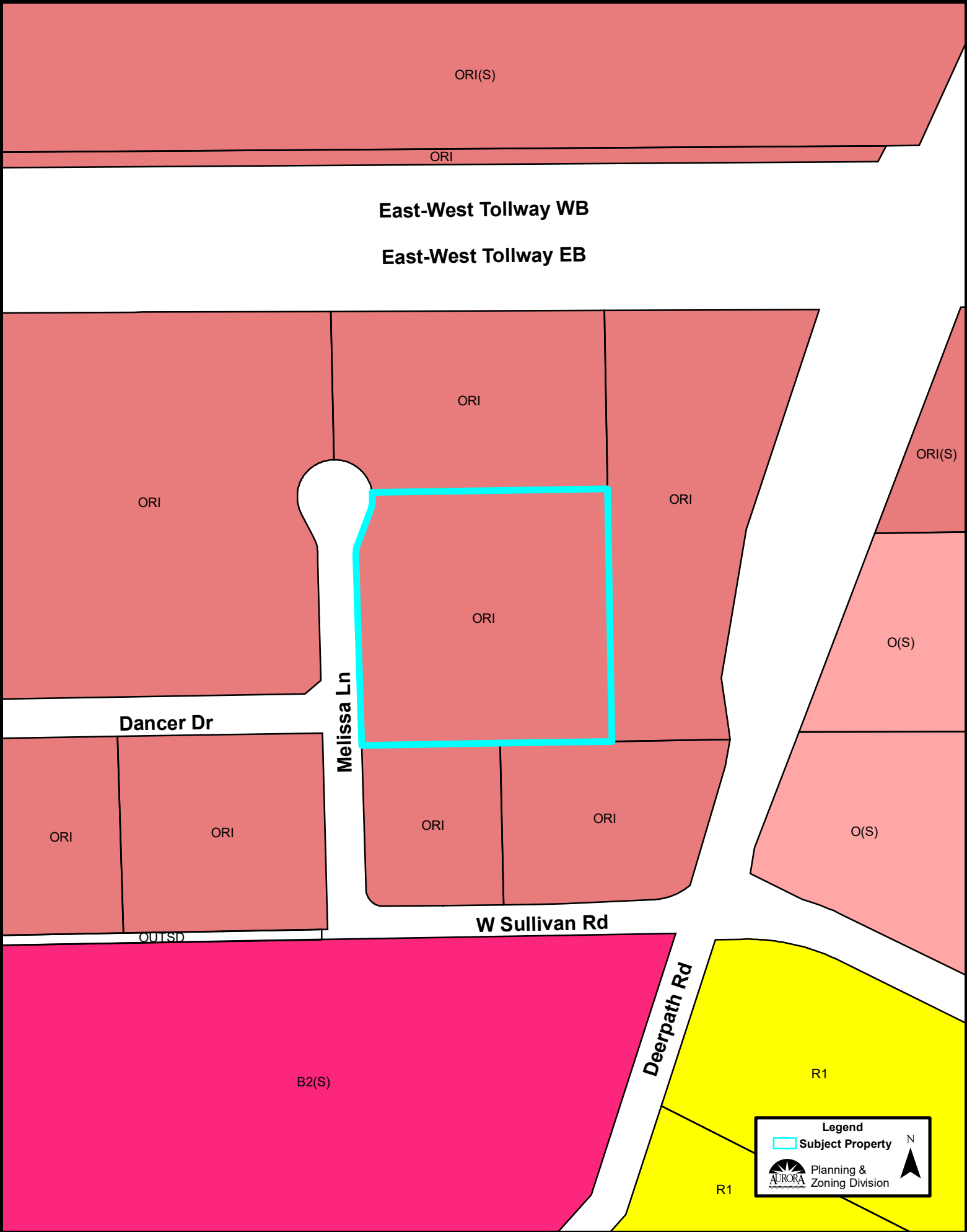
Legend

-  Subject Property

 Planning & Zoning Division

 N

Zoning Map (1:5,000):



ORI(S)

ORI

East-West Tollway WB

East-West Tollway EB

ORI

ORI

ORI

ORI(S)

ORI

O(S)

Dancer Dr

Melissa Ln

O(S)

ORI

ORI

ORI

ORI

O(S)

W Sullivan Rd

OUTSD

B2(S)

Deerpath Rd



R1

R1

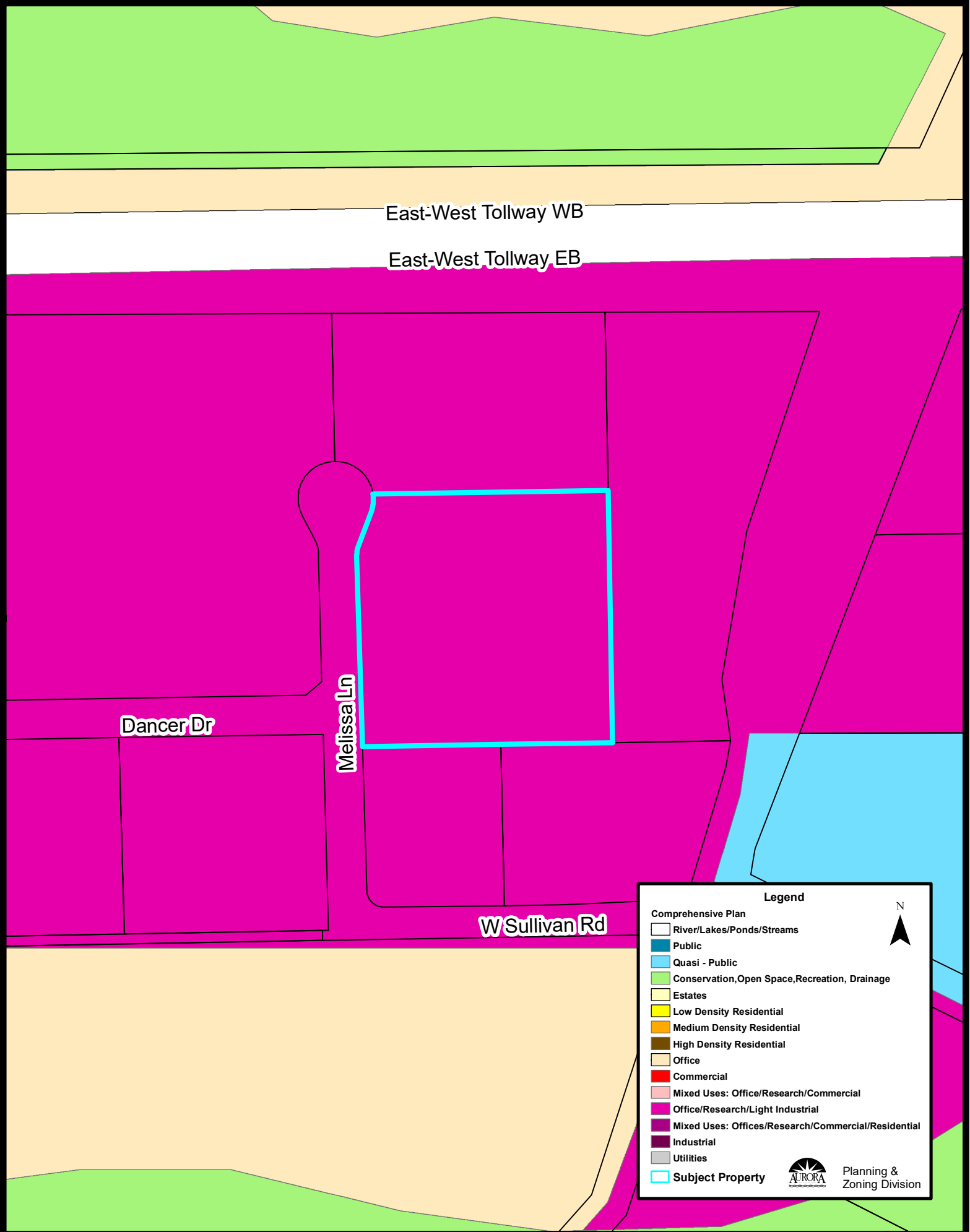
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- Subject Property

Planning & Zoning Division



Comprehensive Plan (1:5,000):



Legend

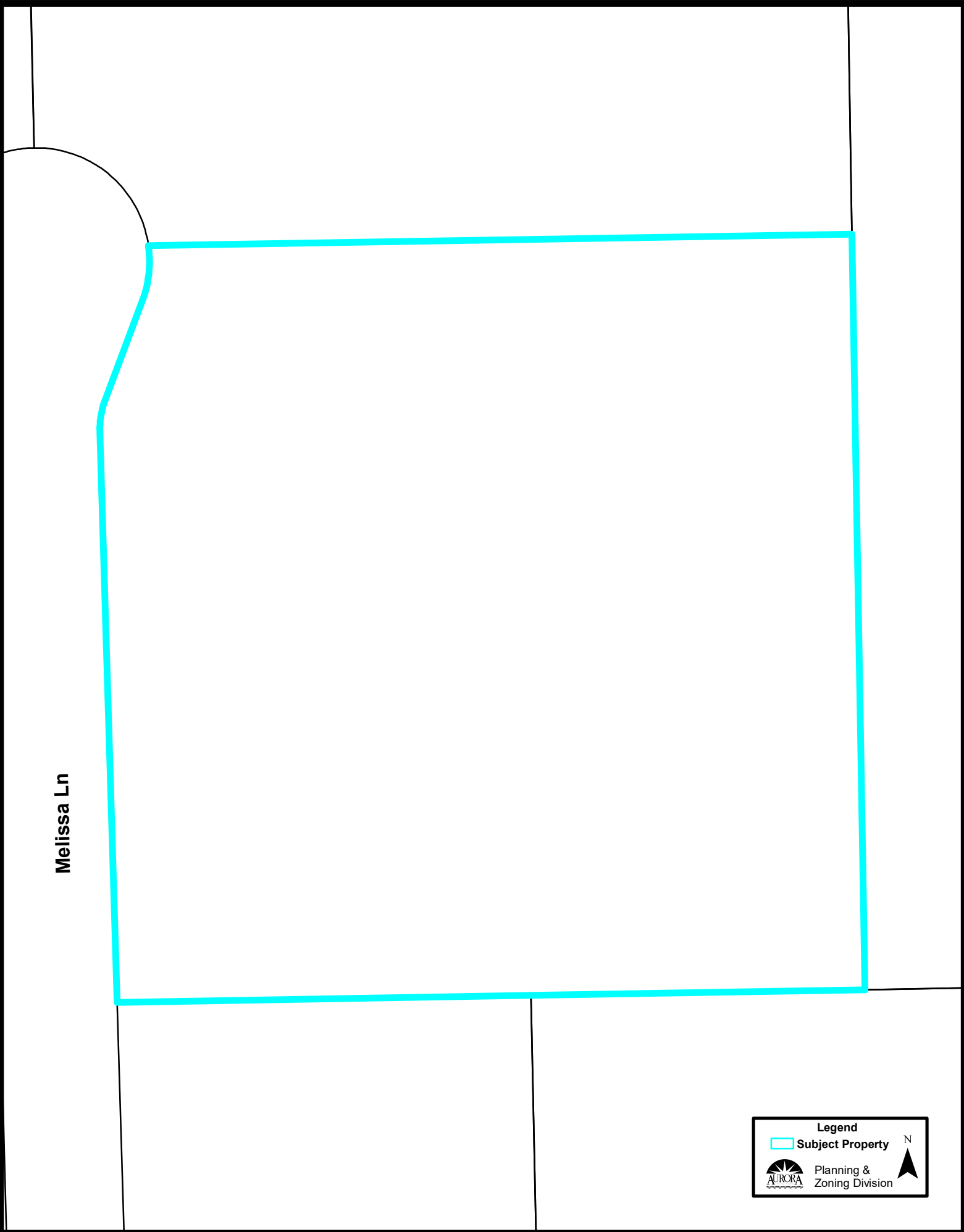
Comprehensive Plan

- 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


AURORA
PLANNING & ZONING DIVISION


Aerial Map (1:1,500):




Melissa Ln

Legend

 **Subject Property**

 **Planning & Zoning Division**

 **N**