

# Property Research Sheet

**Location ID#(s): 65868**

As of: 10/19/2017

Researched By: Steve Broadwell

Address: 2372 W Indian Trail

Current Zoning: B-2 (S) General Retail

Parcel Number(s): 15-18-101-030

Comp Plan Designation: Commercial

Subdivision: Lot 1 of Greenfield Commons

Size: 13.672 Acres / 595,552 Sq. Ft.

School District: SD 129 - West Aurora School District

Park District: FVPD - Fox Valley Park District

Ward: 5

Overall Development Name: Greenfield Commons

## 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: 2005

Parking Spaces: 603

Total Building Area: 138,245

Non-Residential Area: 138,245

## Zoning Provisions

### Setbacks and Other Bulk Standards:

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

Setbacks are typically as follows:

**Front Yard Setback:** From Tollway - 75 feet; from Arterial - 30 feet; from other - 15 feet to 20 feet based on building height

**Side Yard Setback:** From Fox River - 30 feet; from residential 20 feet to 30 feet based on building height; from other 5 feet

**Exterior Side Yard Setback:** From Tollway - 75 feet; from Arterial - 30 feet from other 15 feet to 20 feet based on building height

**Yard Reverse Corner Setback:**

**Rear Yard Setback:** From Fox River - 30 feet from residential 20 feet to 30 feet based on building height; from other - 8 feet

**Exterior Rear Yard Setback:** From Tollway - 75 feet; from Arterial - 30 feet; from other 15 feet to 20 feet based on building height

**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:** None

**Floor Area Ratio:** None

**Minimum Primary Structure Size:** None

**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 8.3.

### Permitted Uses:

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

## **Legislative History**

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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.

**O1973-4285 approved on 4/6/1973:** AN ORDINANCE AMENDING ORDINANCE NO. 3100, BEING THE AURORA ZONING ORDINANCE AND THE ZONING MAP ATTACHED THERETO.

**O1977-4599 approved on 3/22/1977:** AN ORDINANCE AMENDING AND READOPTING NO. 4285 PASSED BY THE CITY COUNCIL OF THE CITY OF AURORA, ILLINOIS ON THE 4TH DAY OF FEBRUARY 1973.

**O2002-127 approved on 11/26/2002:** AN ORDINANCE APPROVING A REVISED PLAN DESCRIPTION FOR 54.08 ACRES AT THE SOUTHESAT CORNER OF ORCHARD ROAD AND INDIAN TRAIL ROAS, AND APPROVING A PRELIMINARY PLAN AND PLAT PURSUANT TO THE TERMS OF SAID PLAN DESCRIPTION.

**O2003-122 approved on 9/16/2003:** AN ORDINANCE AUTHORIZING THE EXECUTION OF A DEVELOPMENT AGREEMENT WITH CHICAGO LAND TRUST COMPANY, NOT INDIVIDUALLY BUT AS SUCCESSOR TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 7, 1972 AND KNOWN AS TRUST NO. 3000 A 2031 A/K/A 2031 INDIAN TRAIL, LLC, A DELAWARE LIMITED LIABILITY COMPANY; ORIX-BRADFORD AURORA LLC, AN ILLINOIS LIMITES LIABILITY COMPANY AND MERCURY HOMES, INC, A DELAWARE CORPORATION (GREENFIELD COMMONS).

**PDFNL2004-006 approved on 4/29/2004:** A RESOLUTION APPROVING THE FINAL PLAT AND PLAN FOR UNIT 1 OF GREENFIELD COMMONS SUBDIVISION BEING VACANT LAND LOCATED AT THE SOUTHEAST CORNER OF INDIAN TRAIL AND ORCHARD ROAD IN THE CITY OF AURORA, ILLINOIS.

**R2004-215 approved on 5/11/2004:** A RESOLUTION APPROVING THE FINAL PLAT AND PLAN FOR UNIT 1 OF GREENFIELD COMMONS SUBDIVISION BEING VACANT LAND LOCATED AT THE SOUTHEAST CORNER OF INDIAN TRAIL AND ORCHARD ROAD IN THE CITY OF AURORA, ILLINOIS.

**R2004-278 approved on 6/29/2004:** A RESOLUTION AUTHORIZING THE EXECUTION OF A DECLARATION OF EASEMENTS AND MAINTENANCE AGREEMENT FOR STORMWATER AND CENTER ACCESS ROAD WITH THE OLD SECOND NATIONAL BANK OF AURORA, NOT INDIVIDUALLY BUT AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 31, 2003 AND KNOWN AS TRUST NO. 9069, ORIX-BRADFORD AURORA VENTURE, AN ILLINOIS GENERAL PARTNERSHIP AND LOWE'S HOME CENTERS, INC., A NORTH CAROLINA CORPORATION (GREENFIELD COMMONS).

**O2004-081 approved on 8/24/2004:** AN ORDINANCE ESTABLISHING SPECIAL SERVICE AREA NUMBER 93 (GREENFIELD COMMONS) (KANE COUNTY) IN THE CITY OF AURORA FOLLOWING NOTICE AND PUBLIC HEARING IN CONNECTION THEREWITH.

**PDFNL2004-050 approved on 11/23/2004:** A RESOLUTION APPROVING THE FINAL PLAN ON LOT 2 OF THE GREENFIELD COMMONS SUBDIVISION FOR A BANK USE LOCATED AT THE SOUTHEAST CORNER OF INDIAN TRAIL AND ORCHARD ROAD.

**R2004-480 approved on 11/23/2004:** A RESOLUTION PROPOSING THE ESTABLISHMENT OF A SPECIAL SERVICE AREA NUMBER 93 (GREENFIELD COMMONS) (KANE COUNTY) IN THE CITY PROVIDING FOR A PUBLIC HEARING AND OTHER PROCEDURES IN CONNECTION THEREWITH.

**O2004-173 approved on 12/21/2004:** AN ORDINANCE ESTABLISHING SPECIAL SERVICE AREA NUMBER 93 (GREENFIELD COMMONS) (KANE COUNTY) IN THE CITY OF AURORA FOLLOWING NOTICE AND PUBLIC HEARING IN CONNECTION THEREWITH.

**R2005-001 approved on 1/11/2005:** A RESOLUTION RE-SETTING THE PUBLIC HEARING FOR THE ESTABLISHMENT OF A SPECIAL SERVICE AREA NUMBER 93 (GREENFIELD COMMONS) (KANE COUNTY) IN THE CITY OF AURORA PROVIDING FOR A PUBLIC HEARING AND OTHER PROCEDURES IN CONNECTION THEREWITH.

**PDFNL2005-002 approved on 1/27/2005:** A RESOLUTION APPROVING THE FINAL PLAN ON LOT 3 OF THE GREENFIELD COMMONS SUBDIVISION FOR A CVS PHARMACY LOCATED AT THE SOUTHEAST CORNER OF INDIAN TRAIL ROAD AND ORCHARD ROAD.

**O2005-015 approved on 2/8/2005:** AN ORDINANCE ESTABLISHING SPECIAL SERVICE AREA NUMBER 93 (GREENFIELD COMMONS) (KANE COUNTY) IN THE CITY OF AURORA FOLLOWING NOTICE AND PUBLIC HEARING IN CONNECTION THEREWITH.

**PDFNL2005-038 approved on 11/10/2005:** A RESOLUTION APPROVING A REVISION TO THE FINAL PLAT ON LOTS 6, 11, AND 12 OF THE GREENFIELD COMMONS FIRST RESUBDIVISION SUBDIVISION FOR PROPERTY LOCATED ON THE SOUTHEAST CORNER OF ORCHARD ROAD AND INDIAN TRAIL.

**O2005-146 approved on 12/20/2005:** AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR A DRIVE-THRU FACILITY USE LOCATED AT THE SOUTHEAST CORNER OF INDIAN TRAIL AND ORCHARD ROAD (ARBY'S RESTAURANT) AURORA, ILLINOIS.

**R2005-551 approved on 12/20/2005:** A RESOLUTION ACCEPTING A PLAT OF EASEMENT FOR LOT 2 OF GREENFIELD COMMONS SUBDIVISION AT THE SOUTHEAST CORNER OF INDIAN TRAIL AND ORCHARD ROAD, AURORA, ILLINOIS.

**R2006-414 approved on 9/26/2006:** A RESOLUTION AUTHORIZING LETTER OF CREDIT REDUCTION NO. 1 FOR GREENFIELD COMMONS IN THE AMOUNT OF \$513,647.42

**R2007-165 approved on 3/27/2007:** A RESOLUTION AUTHORIZING ACCEPTANCE OF IMPROVEMENTS AND MAINTENANCE LETTER OF CREDIT FOR GREENFIELD COMMONS.

**PDFNL2013-014 approved on 8/29/2013:** A RESOLUTION APPROVING A REVISION TO THE FINAL PLAN ON LOT 1 OF THE GREENFIELD COMMONS SUBDIVISION ON 13.82 ACRES FOR FAÇADE AND PARKING MODIFICATION ON PROPERTY LOCATED AT 2372 W. INDIAN TRAIL ROAD.

**Location Maps Attached:**

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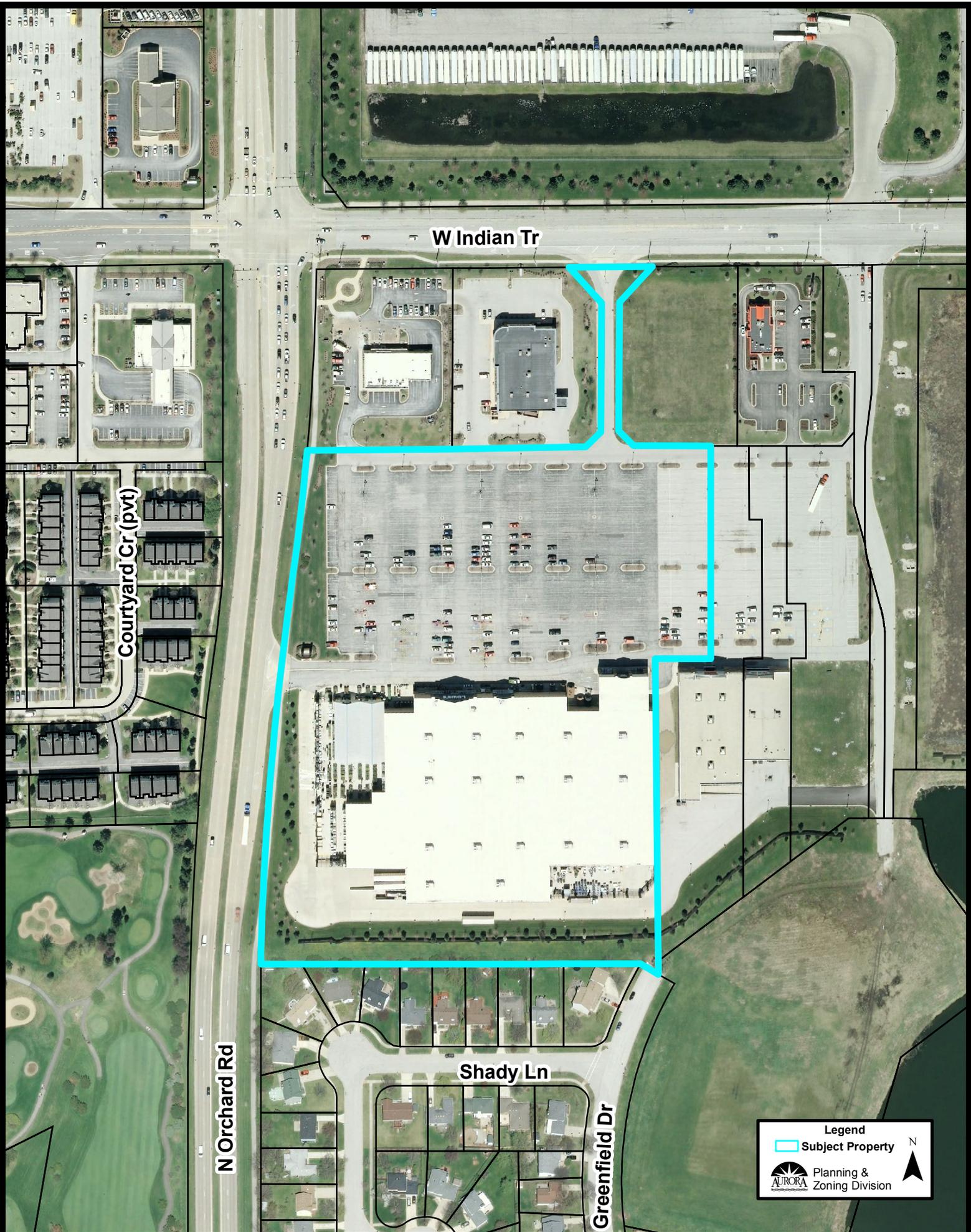
Aerial Overview

Location Map

Zoning Map

Comprehensive Plan Map

Aerial Photo (1:5,000):



W Indian Tr

Courtyard Cr (pvt)

N Orchard Rd

Shady Ln

Greenfield Dr

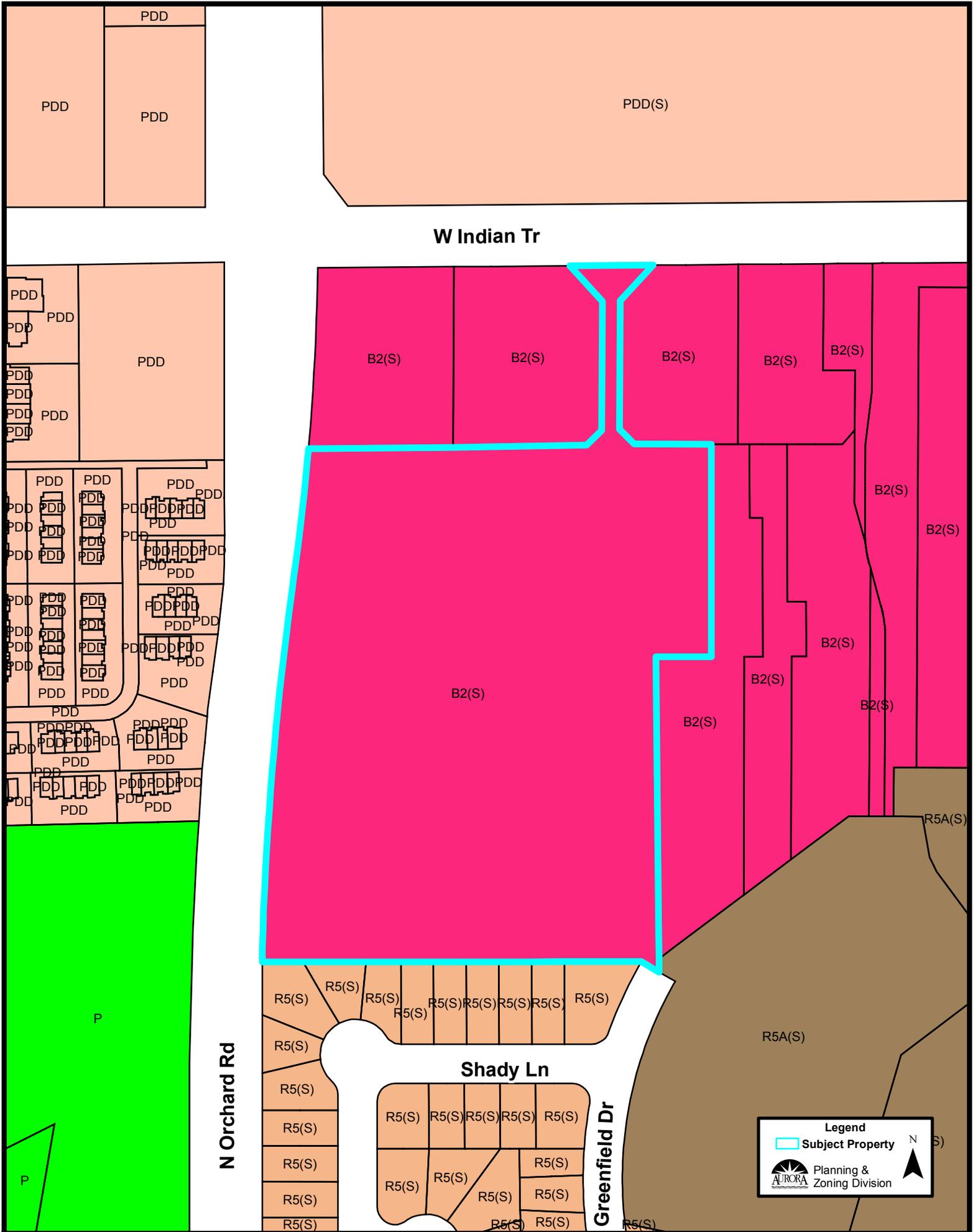
Legend

 Subject Property

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 Planning & Zoning Division

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



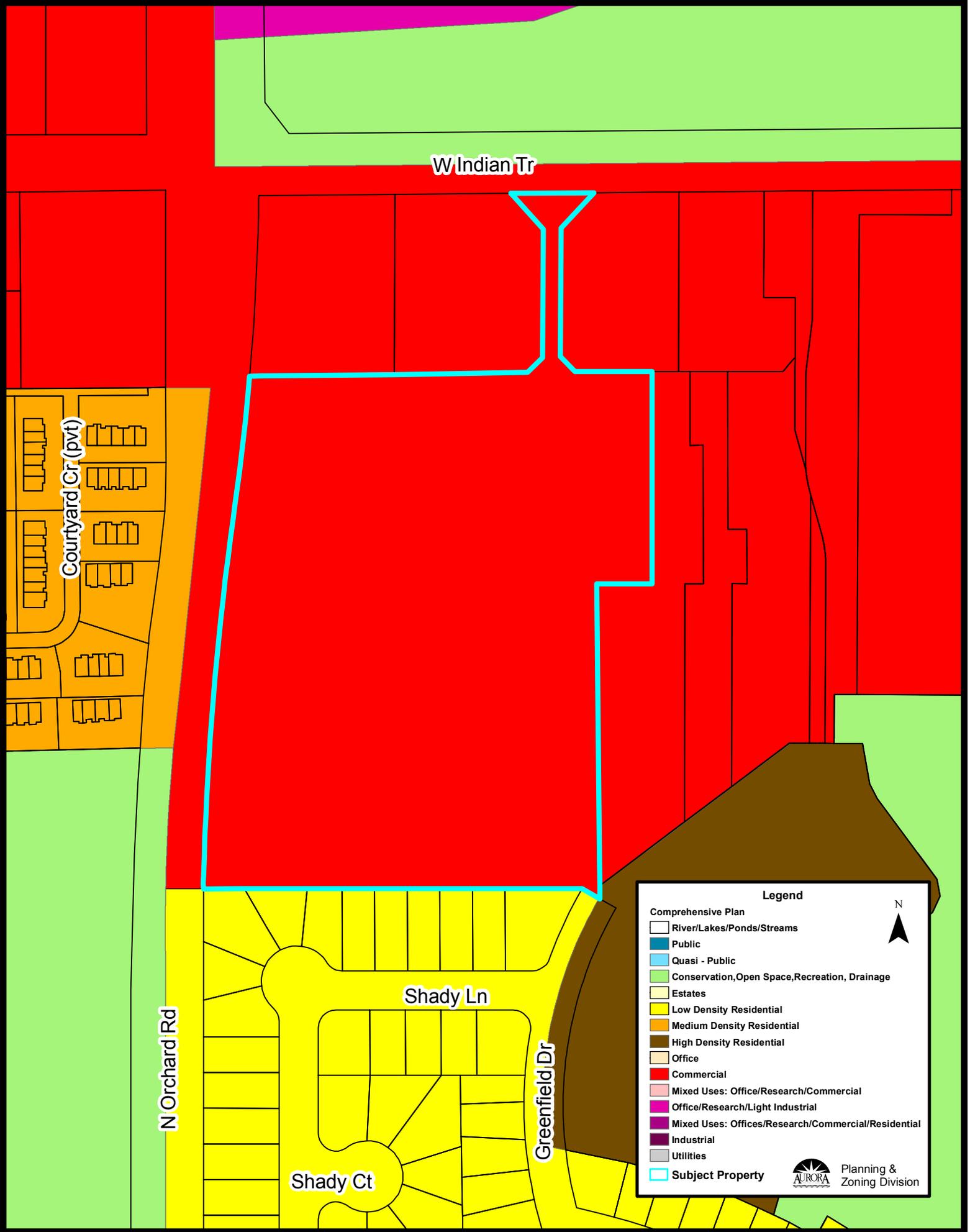
**Legend**

-  Subject Property

 Planning & Zoning Division



Comprehensive Plan (1:5,000):



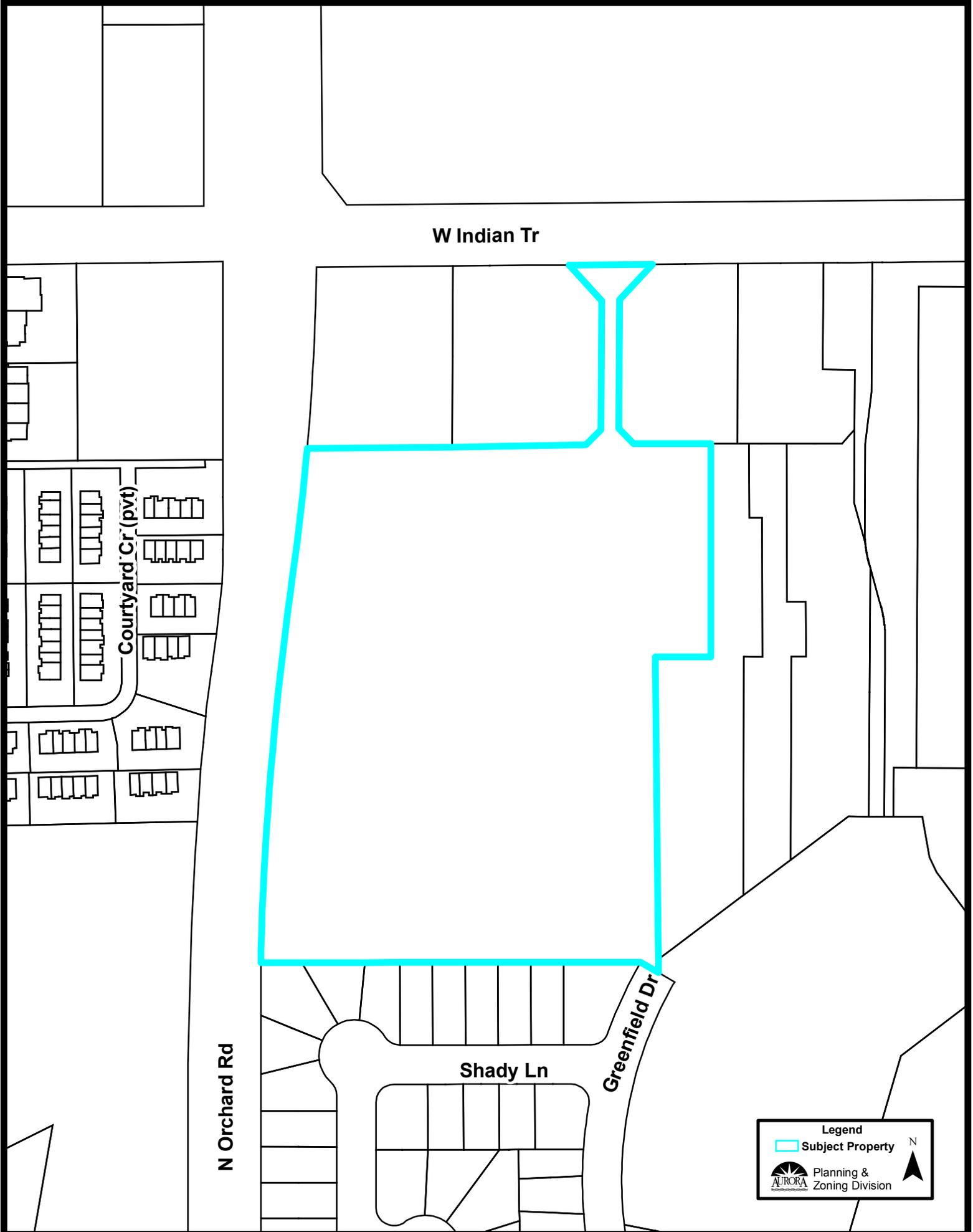
**Legend**

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

AURORA Planning & Zoning Division

Location Map (1:5,000):



W Indian Tr

Courtyard Cr (pvt)

N Orchard Rd

Shady Ln

Greenfield Dr

**Legend**  
Subject Property

 Planning & Zoning Division

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