

## Property Research Sheet

**Location ID#: 60382**

As of: 4/3/2015

Researched By: Ty McCarthy

Address: 2760 Orchard-Gateway Road

Comp Plan Designation: Conservation / Open Space / Recreation / Drainage; Estates

Subdivision: Lot 5 of Deerpath Commerce Center, Unit 2

School District: SD 129 - West Aurora School District

Parcel Number(s): 14-01-426-001

Park District: SGPD - Sugar Grove Township Park District

Size: 6.528639 Acres

Ward: 5

Current Zoning: ORI Office, Research, and Light Industrial

Historic District: None

1929 Zoning: Not Applicable

ANPI Neighborhood: None

1957 Zoning: Not Applicable

TIF District: N/A

## 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 8.10.

Setbacks and other bulk standards are typically as follows:

**Front Yard Setback:** 30 feet to 70 feet when across from non-residential based on building height; 100 feet to 150 feet when across from residential based on building height; buildings 75 feet from Tollway; pavement 50 feet from Tollway; min of 50 feet from limited access highway.

20' if off a local public road; 10' if off a local private road.

**Interior Side Yard Setback:** 20 feet to 60 feet from non-residential based on building height; 100 feet to 150 feet from residential based on building height; buildings 75 feet from Tollway; pavement 50 feet from Tollway; min of 50 feet from limited access highway.

**Interior Drive Yard Setback:** 40 feet from centerline.

**Exterior Side Yard Setback:** 30 feet to 70 feet when across from non-residential based on building height; 100 feet to 150 feet when

across from residential based on building height; buildings 75 feet from Tollway; pavement 50 feet from Tollway; min of 50 feet from limited access highway.

20' if off a local public road; 10' if off a local private road.

**Exterior Rear Yard Setback:** 30 feet to 70 feet when across from non-residential based on building height; 100 feet to 150 feet when across from residential based on building height; buildings 75 feet from Tollway; pavement 50 feet from Tollway; min of 50 feet from limited access highway.

20' if off a local public road; 10' if off a local private road.

**Rear Yard Setback:** 20 feet to 60 feet from non-residential based on building height; 100 feet to 150 feet from residential based on building height; buildings 75 feet from

Tollway; pavement 50 feet from Tollway; min of 50 feet from limited access highway.

**Setback Exceptions:** 25' landscaping setback along Deetpath Road.

**Minimum Lot Width and Area:** 1 acre

**Maximum Lot Coverage:** None.

**Maximum Structure Height:** None

**Floor Area Ratio:** 0.7

**Minimum Primary Structure Size:** None.

**Minimum Dwelling Unit Size:** None

#### 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 8.10.

#### Permitted Uses:

Permitted Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.2, and 8.10 Permitted Exceptions: City may vary bulk restrictions by 10% at time of Final Plan.

#### Special Uses:

Special Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.3, and 8.10.

#### 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 8.10.

### **Legislative History**

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The known legislative history for this Property is as follows:

**R02-540 approved on 11/26/2002:**RESOLUTION ACCEPTING THE DEDICATION OF A CITY EASEMENT ON THE AURORA CHRISTIAN SCHOOL PROPERTY ALONG DEERPATH ROAD, NORTH OF I-88 AND SOUTH OF THE COMMONWEATH EDISON RIGHT OF WAY.

**003-021 approved on 2/25/2003:** AN ORDINANCE PROVIDING FOR THE EXECUTION OF AN ANNEXATION AGREEMENT PROVIDING FOR ORI(S) OFFICE, RESEARCH, AND LIGHT INDUSTRIAL SPECIAL USE PLANNED DEVELOPMENT ZONING WITH THE OWNERS OF RECORD OF TERRITORY WHICH MAY BE ANNEXED TO THE CITY OF AURORA AND WHICH IS LOCATED WEST OF DEERPATH ROAD SOUTH OF THE NORTH AURORA BOUNDARY AGREEMENT LINE AND NORTH OF INTERSTATE 88 IN KANE COUNTY ILLINOIS.

**003-022 approved on 2/25/2003:**AN ORDINANCE ANNEXING CERTAIN PROPERTY LOCATED WEST OF DEERPATH ROAD SOUTH OF THE NORTH AURORA BOUNDARY AGREEMENT LINE AND NORTH OF INTERSTATE 88 TO THE CITY OF AURORA, ILLINOIS PURSUANT TO AN APPROVED ANNEXATION AGREEMENT.

**003-023 approved on 2/25/2003:**AN ORDINANCE ESTABLISHING A SPECIAL USE PLANNED DEVELOPMENT AND APPROVING A PLAN DESCRIPTION FOR 117 ACRES LOCATED WEST OF DEERPATH ROAD SOUTH OF THE NORTH AURORA BOUNDARY AGREEMENT LINE AND NORTH OF INTERSTATE 88.

**R03-116 approved on 2/25/2003:**A RESOLUTION APPROVING A PRELIMINARY PLAT AND PLAN FOR PROPERTY LOCATED WEST OF DEERPATH ROAD SOUTH OF THE NORTH AURORA BOUNDARY AGREEMENT LINE AND NORTH OF INTERSTATE 88.

**PDFNL03-019 approved on 5/15/2003:** RESOLUTION APPROVING THE FINAL PLAT AND PLAN FOR UNIT 1 OF THE DEERPATH COMMERCE CENTER SUBDIVISION BEING VACANT LAND LOCATED NORTHWEST OF DEERPATH ROAD AND INTERSTATE 88 IN THE CITY OF AURORA, IL.

**PDFNL03-020 approved on 5/15/2003:**RESOLUTION APPROVING THE FINAL PLAN ON UNIT 1 LOT 2 OF THE DEERPATH COMMERCE CENTER SUBDIVISION FOR THE TOTAL LIVING NETWORK AN OFFICE, RESEARCH, AND LIGHT INDUSTRIAL USE LOCATED AT THE SOUTHWEST CORNER OF VISION COURT AND ORCHARD GATEWAY ROAD.

**PDFNL03-021 approved on 5/15/2003:**RESOLUTION APPROVING THE FINAL PLAT AND PLAN FOR UNIT 2 OF THE DEERPATH COMMERCE CENTER SUBDIVISION BEING VACANT LAND LOCATED NORTH AND WEST OF DEERPATH ROAD AND INTERSTATE 88 IN THE CITY OF AURORA, IL.

**O03-075 approved on 6/24/2003:**AMENDING CHAPTER 27 OF THE AURORA CODE OF ORDINANCES ENTITLED "MOTOR VEHICLES AND TRAFFIC"

**R03-393 approved on 7/22/2003:** RESOLUTION ACCEPTING AND EASEMENT DEDICATION FOR AN INGRESS AND EGRESS EASEMENT TO ALLOW ACCESS TO LOTS 1-4 OF THE DEERPATH COMMERCE CENTER FOR PROPERTY LOCATED AT THE SOUTHWEST CORNER OF THE COM ED RIGHT OF WAY AND DEERPATH ROAD.

**O09-018 approved on 3/10/2009:** AN ORDINANCE APPROVING A REVISION TO THE AURORA CHRISTIAN PLAN DESCRIPTION FOR 68.33 ACRES OF PROPERTY LOCATED WEST OF DEERPATH ROAD, NORTH AND SOUTH OF ORCHARD GATEWAY ROAD IN KANE COUNTY, ILLINOIS

**Location Maps Attached:**

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Aerial Overview  
Aerial Map  
Zoning Map  
Comprehensive Plan Map

## Property Research Sheet

Location ID#: 60380

As of: 4/3/2015

Researched By: Ty McCarthy

Address: 2700 Orchard-Gateway Road

Comp Plan Designation: Conservation / Open Space / Recreation / Drainage; Estates

Subdivision: Lot 6 of Deerpath Commerce Center, Unit 2

School District: SD 129 - West Aurora School District

Parcel Number(s): 14-01-426-002

Park District: SGPD - Sugar Grove Township Park District

Size: 12.672991 Acres

Ward: 5

Current Zoning: ORI Office, Research, and Light Industrial

Historic District: None

1929 Zoning: Not Applicable

ANPI Neighborhood: None

1957 Zoning: Not Applicable

TIF District: N/A

## 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 8.10.

Setbacks and other bulk standards are typically as follows:

**Front Yard Setback:** 30 feet to 70 feet when across from non-residential based on building height; 100 feet to 150 feet when across from residential based on building height; buildings 75 feet from Tollway; pavement 50 feet from Tollway; min of 50 feet from limited access highway.

20' if off a local public road; 10' if off a local private road.

**Interior Side Yard Setback:** 20 feet to 60 feet from non-residential based on building height; 100 feet to 150 feet from residential based on building height; buildings 75 feet from Tollway; pavement 50 feet from Tollway; min of 50 feet from limited access highway.

**Interior Drive Yard Setback:** 40 feet from centerline.

**Exterior Side Yard Setback:** 30 feet to 70 feet when across from non-residential based on building height; 100 feet to 150 feet when

across from residential based on building height; buildings 75 feet from Tollway; pavement 50 feet from Tollway; min of 50 feet from limited access highway.

20' if off a local public road; 10' if off a local private road.

**Exterior Rear Yard Setback:** 30 feet to 70 feet when across from non-residential based on building height; 100 feet to 150 feet when across from residential based on building height; buildings 75 feet from Tollway; pavement 50 feet from Tollway; min of 50 feet from limited access highway.

20' if off a local public road; 10' if off a local private road.

**Rear Yard Setback:** 20 feet to 60 feet from non-residential based on building height; 100 feet to 150 feet from residential based on building height; buildings 75 feet from

Tollway; pavement 50 feet from Tollway; min of 50 feet from limited access highway.

**Setback Exceptions:** 25' landscaping setback along Deetpath Road.

**Minimum Lot Width and Area:** 1 acre

**Maximum Lot Coverage:** None.

**Maximum Structure Height:** None

**Floor Area Ratio:** 0.7

**Minimum Primary Structure Size:** None.

**Minimum Dwelling Unit Size:** None

#### 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 8.10.

#### Permitted Uses:

Permitted Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.2, and 8.10 Permitted Exceptions: City may vary bulk restrictions by 10% at time of Final Plan.

#### Special Uses:

Special Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.3, and 8.10.

#### 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 8.10.

### **Legislative History**

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The known legislative history for this Property is as follows:

**R02-540 approved on 11/26/2002:**RESOLUTION ACCEPTING THE DEDICATION OF A CITY EASEMENT ON THE AURORA CHRISTIAN SCHOOL PROPERTY ALONG DEERPATH ROAD, NORTH OF I-88 AND SOUTH OF THE COMMONWEATH EDISON RIGHT OF WAY.

**003-021 approved on 2/25/2003:** AN ORDINANCE PROVIDING FOR THE EXECUTION OF AN ANNEXATION AGREEMENT PROVIDING FOR ORI(S) OFFICE, RESEARCH, AND LIGHT INDUSTRIAL SPECIAL USE PLANNED DEVELOPMENT ZONING WITH THE OWNERS OF RECORD OF TERRITORY WHICH MAY BE ANNEXED TO THE CITY OF AURORA AND WHICH IS LOCATED WEST OF DEERPATH ROAD SOUTH OF THE NORTH AURORA BOUNDARY AGREEMENT LINE AND NORTH OF INTERSTATE 88 IN KANE COUNTY ILLINOIS.

**003-022 approved on 2/25/2003:**AN ORDINANCE ANNEXING CERTAIN PROPERTY LOCATED WEST OF DEERPATH ROAD SOUTH OF THE NORTH AURORA BOUNDARY AGREEMENT LINE AND NORTH OF INTERSTATE 88 TO THE CITY OF AURORA, ILLINOIS PURSUANT TO AN APPROVED ANNEXATION AGREEMENT.

**R03-116 approved on 2/25/2003:**A RESOLUTION APPROVING A PRELIMINARY PLAT AND PLAN FOR PROPERTY LOCATED WEST OF DEERPATH ROAD SOUTH OF THE NORTH AURORA BOUNDARY AGREEMENT LINE AND NORTH OF INTERSTATE 88.

**PDFNL03-019 approved on 5/15/2003:**RESOLUTION APPROVING THE FINAL PLAT AND PLAN FOR UNIT 1 OF THE DEERPATH COMMERCE CENTER SUBDIVISION BEING VACANT LAND

LOCATED NORTHWEST OF DEERPATH ROAD AND INTERSTATE 88 IN THE CITY OF AURORA, IL.

**PDFNL03-020 approved on 5/15/2003:** RESOLUTION APPROVING THE FINAL PLAN ON UNIT 1 LOT 2 OF THE DEERPATH COMMERCE CENTER SUBDIVISION FOR THE TOTAL LIVING NETWORK AN OFFICE, RESEARCH, AND LIGHT INDUSTRIAL USE LOCATED AT THE SOUTHWEST CORNER OF VISION COURT AND ORCHARD GATEWAY ROAD.

**PDFNL03-021 approved on 5/15/2003:**RESOLUTION APPROVING THE FINAL PLAT AND PLAN FOR UNIT 2 OF THE DEERPATH COMMERCE CENTER SUBDIVISION BEING VACANT LAND LOCATED NORTH AND WEST OF DEERPATH ROAD AND INTERSTATE 88 IN THE CITY OF AURORA, IL.

**PDFNL03-029 approved on 6/12/2003:**RESOLUTION APPROVING THE FINAL PLAN ON LOT 2 OF THE AMOMAC SUBDIVISION FOR A RETAIL USE LOCATED NEAR THE SOUTHWEST CORNER OF EOLA ROAD AND OGDEN AVENUE.

**O03-075 approved on 6/24/2003:**AMENDING CHAPTER 27 OF THE AURORA CODE OF ORDINANCES ENTITLED "MOTOR VEHICLES AND TRAFFIC"

**R03-393 approved on 7/22/2003:** RESOLUTION ACCEPTING AND EASEMENT DEDICATION FOR AN INGRESS AND EGRESS EASEMENT TO ALLOW ACCESS TO LOTS 1-4 OF THE DEERPATH COMMERCE CENTER FOR PROPERTY LOCATED AT THE SOUTHWEST CORNER OF THE COM ED RIGHT OF WAY AND DEERPATH ROAD.

**O09-018 approved on 3/10/2009:** AN ORDINANCE APPROVING A REVISION TO THE AURORA CHRISTIAN PLAN DESCRIPTION FOR 68.33 ACRES OF PROPERTY LOCATED WEST OF DEERPATH ROAD, NORTH AND SOUTH OF ORCHARD GATEWAY ROAD IN KANE COUNTY, ILLINOIS

**Location Maps Attached:**

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- Aerial Overview
- Aerial Map
- Zoning Map
- Comprehensive Plan Map

## Property Research Sheet

Location ID#: 60378

As of: 4/3/2015

Researched By: Ty McCarthy

Address: 2570 Orchard-Gateway Road

Comp Plan Designation: Conservation / Open Space / Recreation / Drainage; Estates

Subdivision: Lot 7 of Deerpath Commerce Center, Unit 2

School District: SD 129 - West Aurora School District

Parcel Number(s): 14-01-426-003

Park District: SGPD - Sugar Grove Township Park District

Size: 28.268604 Acres

Ward: 5

Current Zoning: ORI Office, Research, and Light Industrial

Historic District: None

1929 Zoning: Not Applicable

ANPI Neighborhood: None

1957 Zoning: Not Applicable

TIF District: N/A

## Current Land Use

Current Land Use: Vacant Land/Open Space

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**Interior Drive Yard Setback:** 40 feet from centerline.

**Exterior Side Yard Setback:** 30 feet to 70 feet when across from non-residential based on building height; 100 feet to 150 feet when

across from residential based on building height; buildings 75 feet from Tollway; pavement 50 feet from Tollway; min of 50 feet from limited access highway.

20' if off a local public road; 10' if off a local private road.

**Exterior Side Yard Reverse Corner Setback:**

**Exterior Rear Yard Setback:** 30 feet to 70 feet when across from non-residential based on building height; 100 feet to 150 feet when across from residential based on building height; buildings 75 feet from Tollway; pavement 50 feet from Tollway; min of 50 feet from limited access highway.

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**Rear Yard Setback:** 20 feet to 60 feet from non-residential based on building height; 100 feet to 150 feet from residential based on

building height; buildings 75 feet from Tollway; pavement 50 feet from Tollway; min of 50 feet from limited access highway.

**Setback Exceptions:** 25' landscaping setback along Deetpath Road.

**Minimum Lot Width and Area:** 1 acre

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### **Legislative History**

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The known legislative history for this Property is as follows:

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LOCATED NORTHWEST OF DEERPATH ROAD AND INTERSTATE 88 IN THE CITY OF AURORA, IL.

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**Location Maps Attached:**

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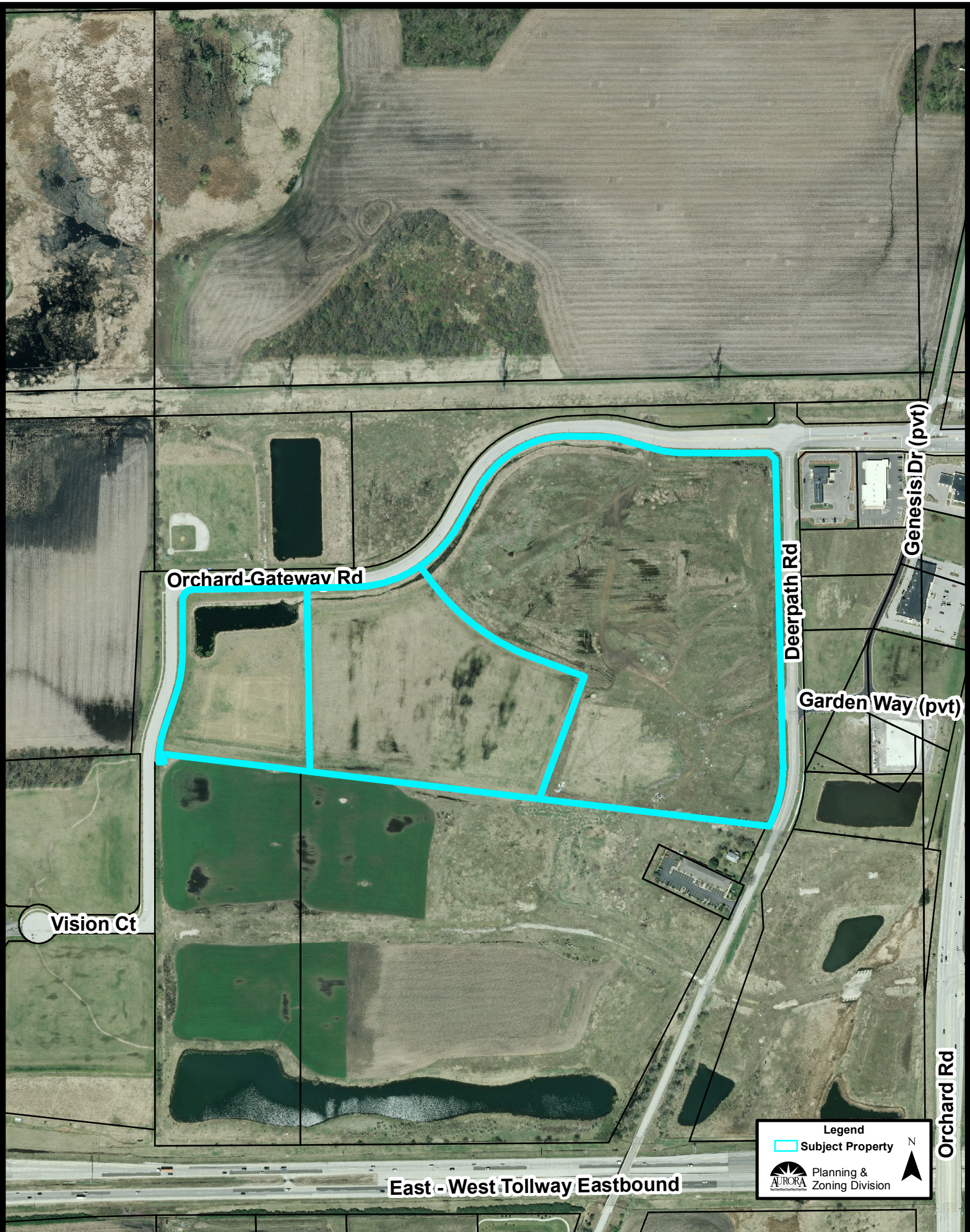
Aerial Overview

Aerial Map

Zoning Map

Comprehensive Plan Map





Orchard-Gateway Rd

Deerpath Rd

Genesis Dr (pvt)


Garden Way (pvt)


Vision Ct

Orchard Rd

East - West Tollway Eastbound

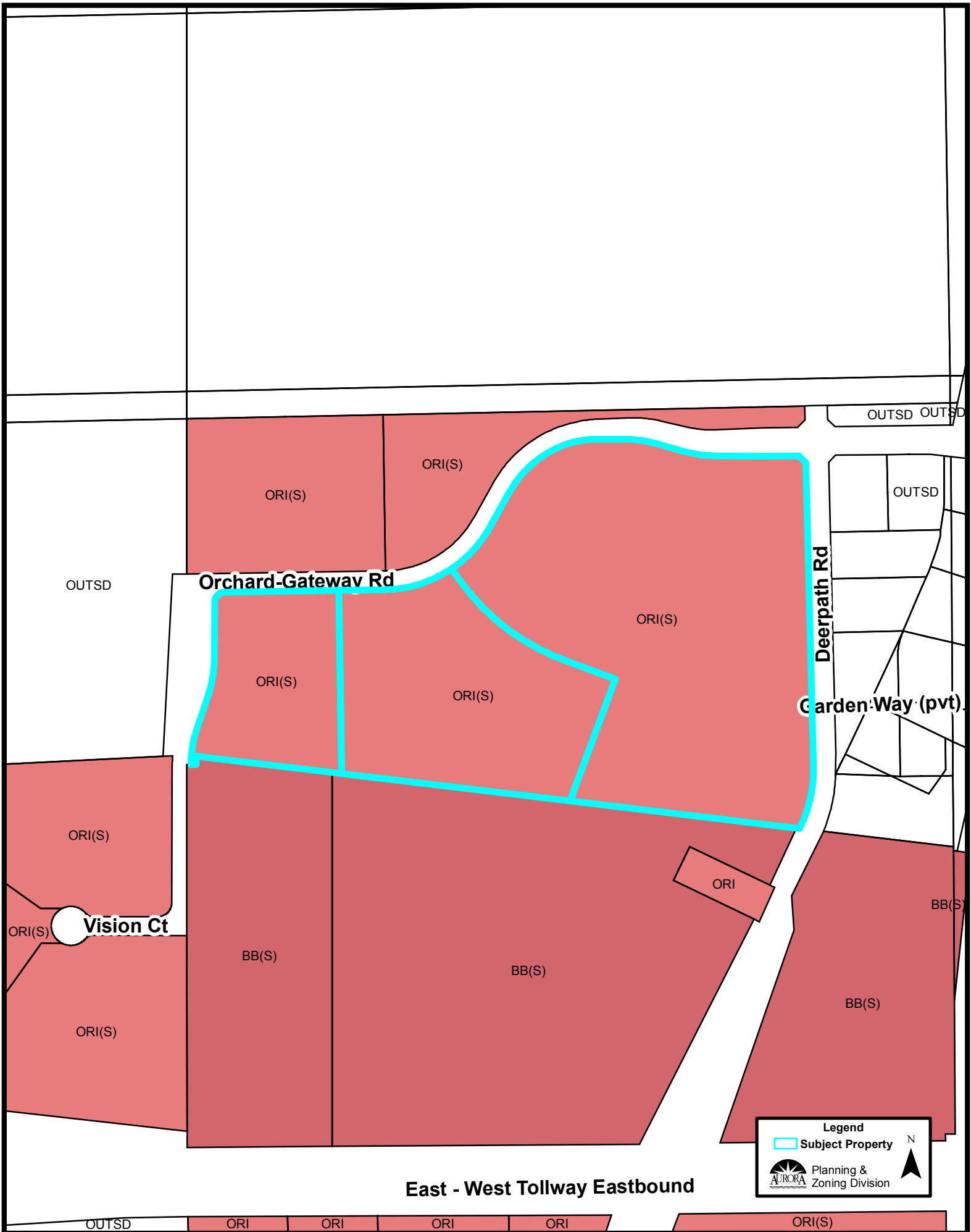
**Legend**  
[Cyan Outline] Subject Property

 **Planning & Zoning Division**


N 





Zoning Plan (1:5,000):



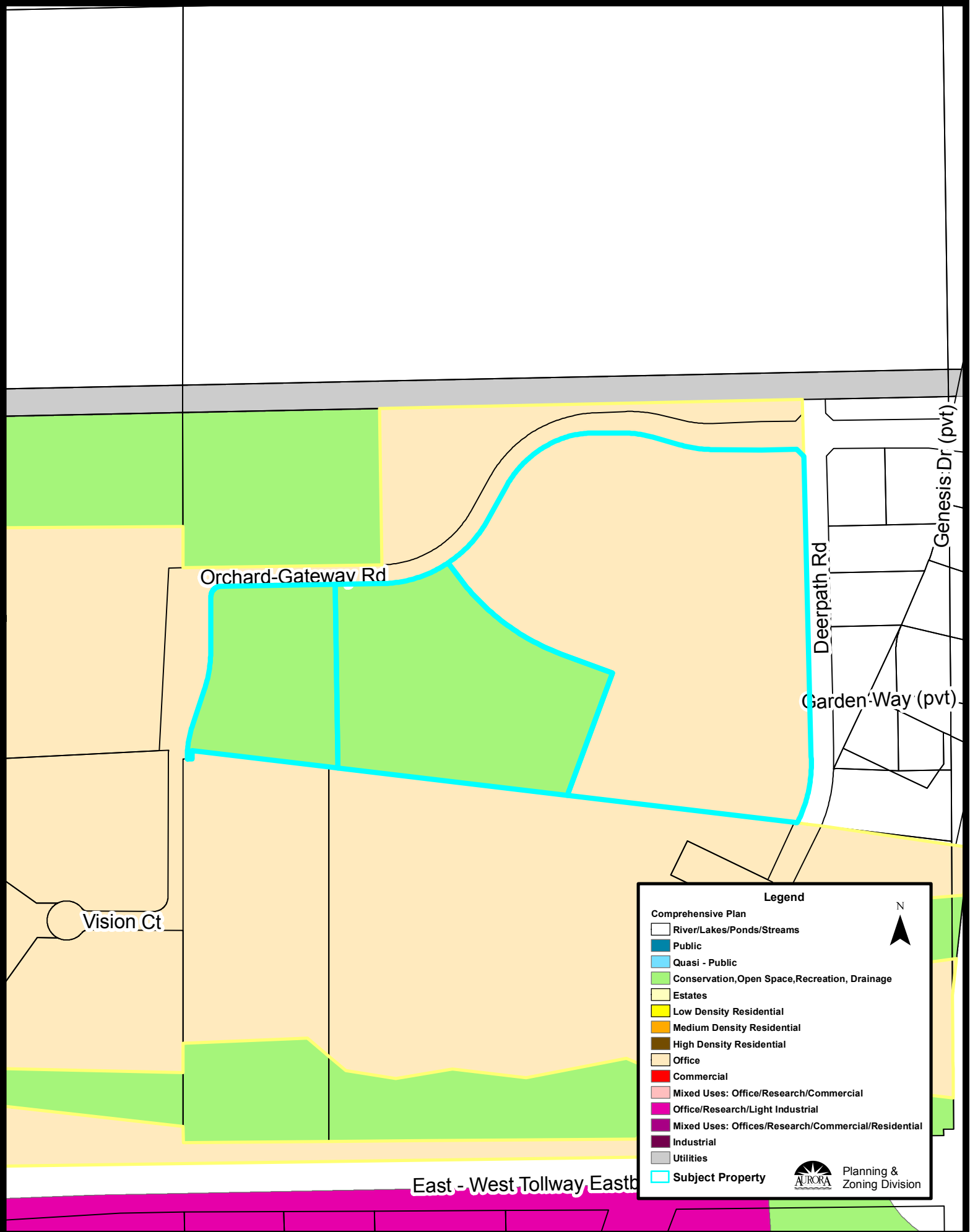
**Legend**

-  Subject Property

 Planning & Zoning Division

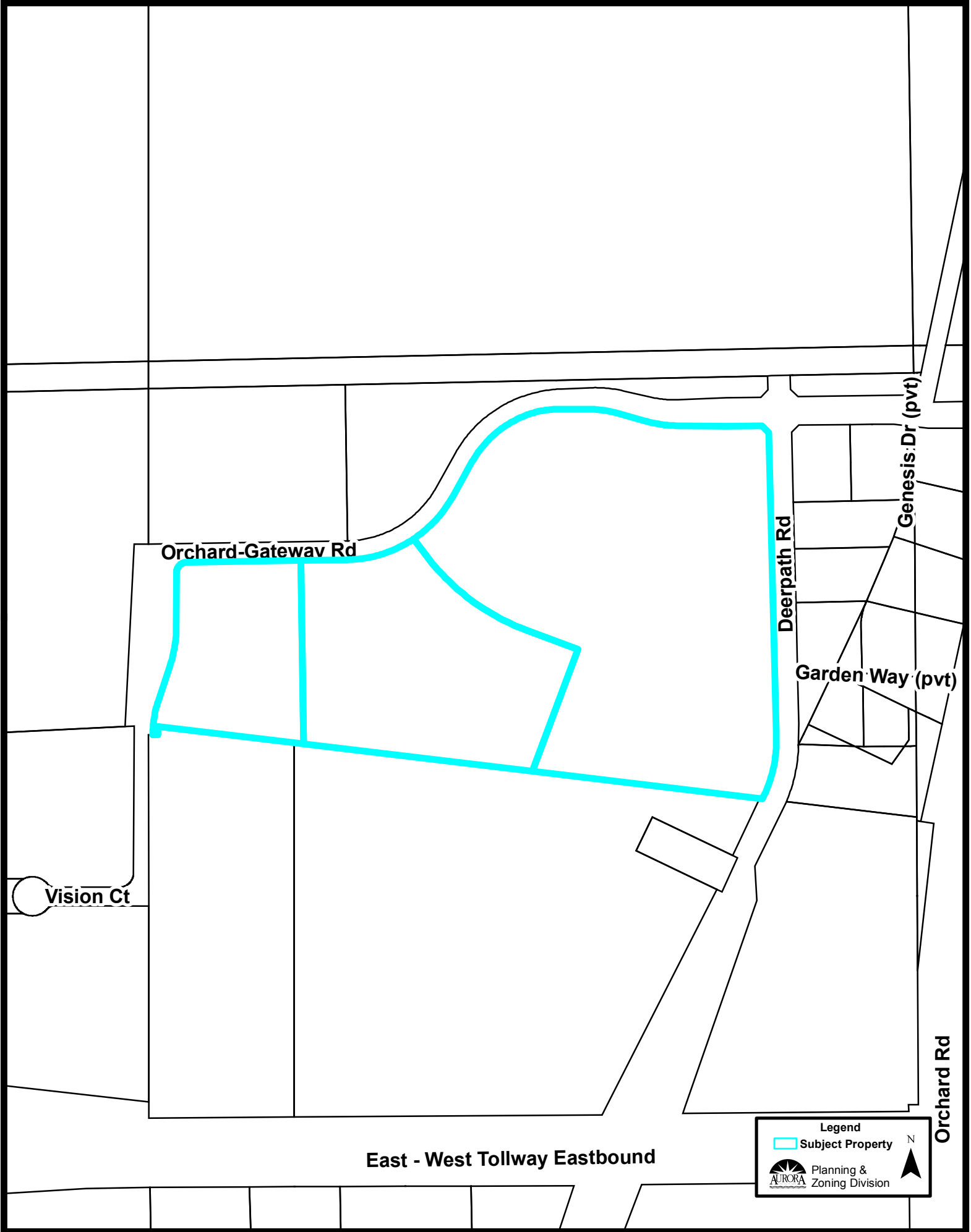
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Comprehensive Plan (1:5,000):



East - West Tollway East

Location Map (1:5,000):



Orchard-Gateway Rd

Deerpath Rd

Genesis Dr (pvt)

Garden Way (pvt)

Vision Ct

Orchard Rd

East - West Tollway Eastbound

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