

Property Research Sheet

Location ID#: 54450

As of: 11/20/2014

Researched By: Alex Minnella

Address: SW CORNER OF ORCHARD AND GALENA

Comp Plan Designation: Low Density Residential

Parcel Number(s): 14-24-232-011;14-24-276-029

School District: SD 129 - West Aurora School District

Size: 9.026 Acres

Park District: FVPD - Fox Valley Park District

Current Zoning: R-1(S) One-Family Dwelling District

Ward: 5

Current Land Use

Current Land Use: Open Space and Water Surfaces

Total Building Area: 0

Number of Stories: 0

Number of Buildings: 0

Residential Rental: 0

Year Built: 0

Rental License: 0

Zoning Provisions

Setbacks and Other Bulk Standards:

Requirements are pursuant to the Aurora Zoning Ordinance Section(s) 5 and 7.5. Setbacks and other bulk standards are typically as follows:

Front Yard Setback: 30 feet

Interior Side Yard Setback: 6 feet on lots less than 60 feet wide or less or 8 feet on lots greater than 60 feet

Interior Drive Yard Setback:

Exterior Side Yard Setback: 10 feet

Exterior Side Yard Reverse Corner Setback: 15 feet

Exterior Rear Yard Setback:

Rear Yard Setback: 30 feet None

Exception to Setbacks: Front setback exception for an infill lot. On infill lots the public street elevation of the structure shall be located at the average established setback line of the Impact Area. For additional regulations on infill lots refer to Infill Housing Standards located in the Residential District Specific Regulations of the zoning ordinance.

Side setback exception for religious institutions: On lots upon which a religious institution is constructed or extensions made to an existing religious institution, there shall be a side setback line of not less than ten (10) feet on each side of the main structure and a combined total of side setback of not less than twenty-five (25) feet.

Building Separation: None

Minimum Lot Width and Area: Typically 75 feet and 10,000 sq ft

Maximum Lot Coverage: 40%

Maximum Structure Height: Typically 35 feet and not over 2 ½ stories.

Floor Area Ratio: None

Minimum Primary Structure Size: Typically 1,450 sq ft

Minimum Dwelling Unit Size: See minimum
Primary Structure /Building Size

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, 7.107.5.

Permitted Uses:

Permitted Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.2, 7.107.5. Permitted Exceptions:

Special Uses:

Special Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.3, 7.107.5.

Limited But Permitted Uses:

Limited but Permitted Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.3, 7.107.5.

Legislative History

This is the known legislative history for this Property:

073-4290 approved on 3/20/1973: AN ORDINANCE ANNEXING CERTAIN TERRITORY TO THE CITY OF AURORA, COUNTY OF KANE, STATE OF ILLINOIS

099-009 approved on 2/9/1999: GRANTING A SPECIAL USE PERMIT FOR A CHURCH AND PRIVATE SCHOOL AT THE SOUTHWEST CORNER OF GALENA BLVD. AND ORCHARD ROAD

002-077 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.

Location Maps Attached:

Aerial Overview

Aerial Map

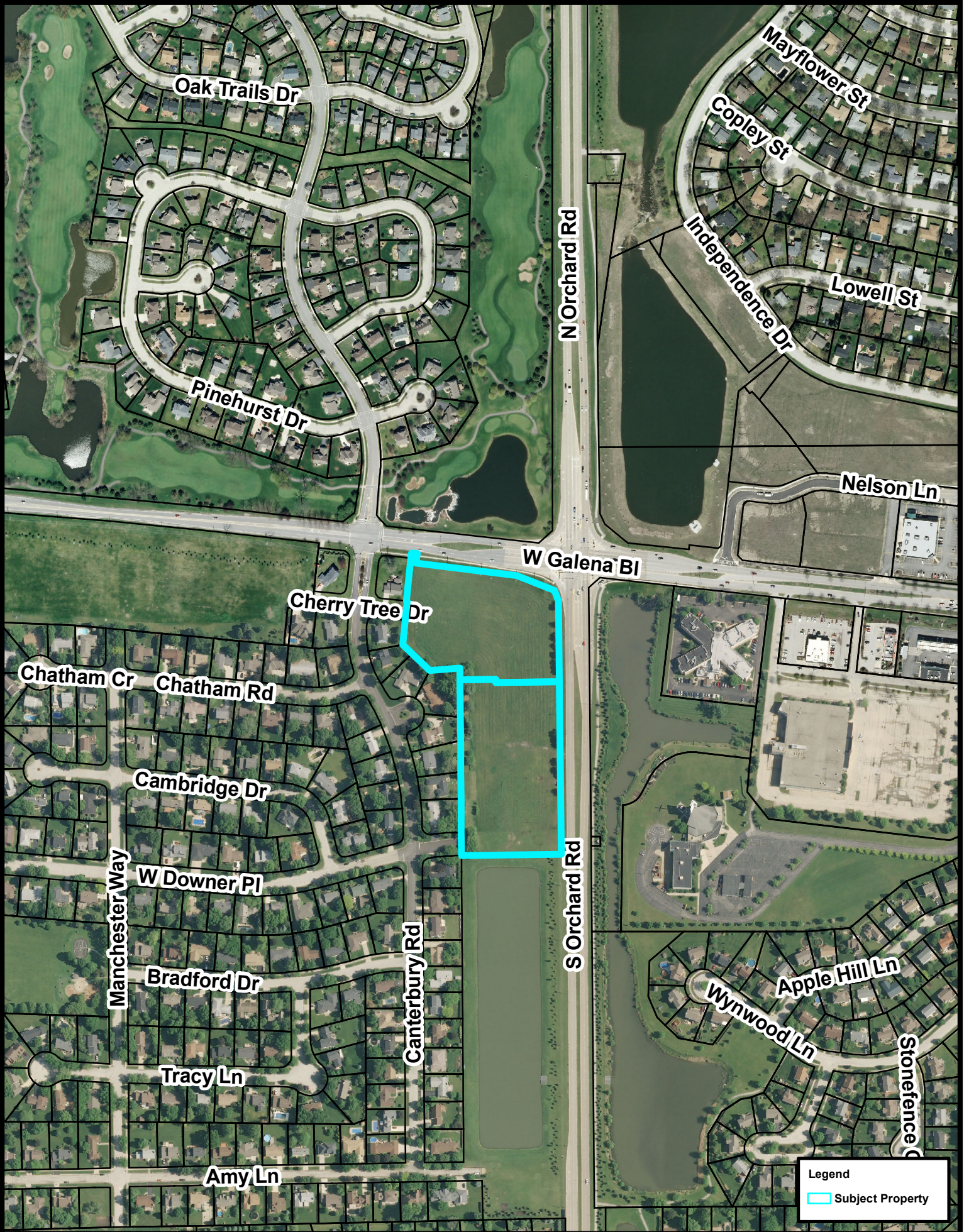
Zoning Map

Comprehensive Plan Map

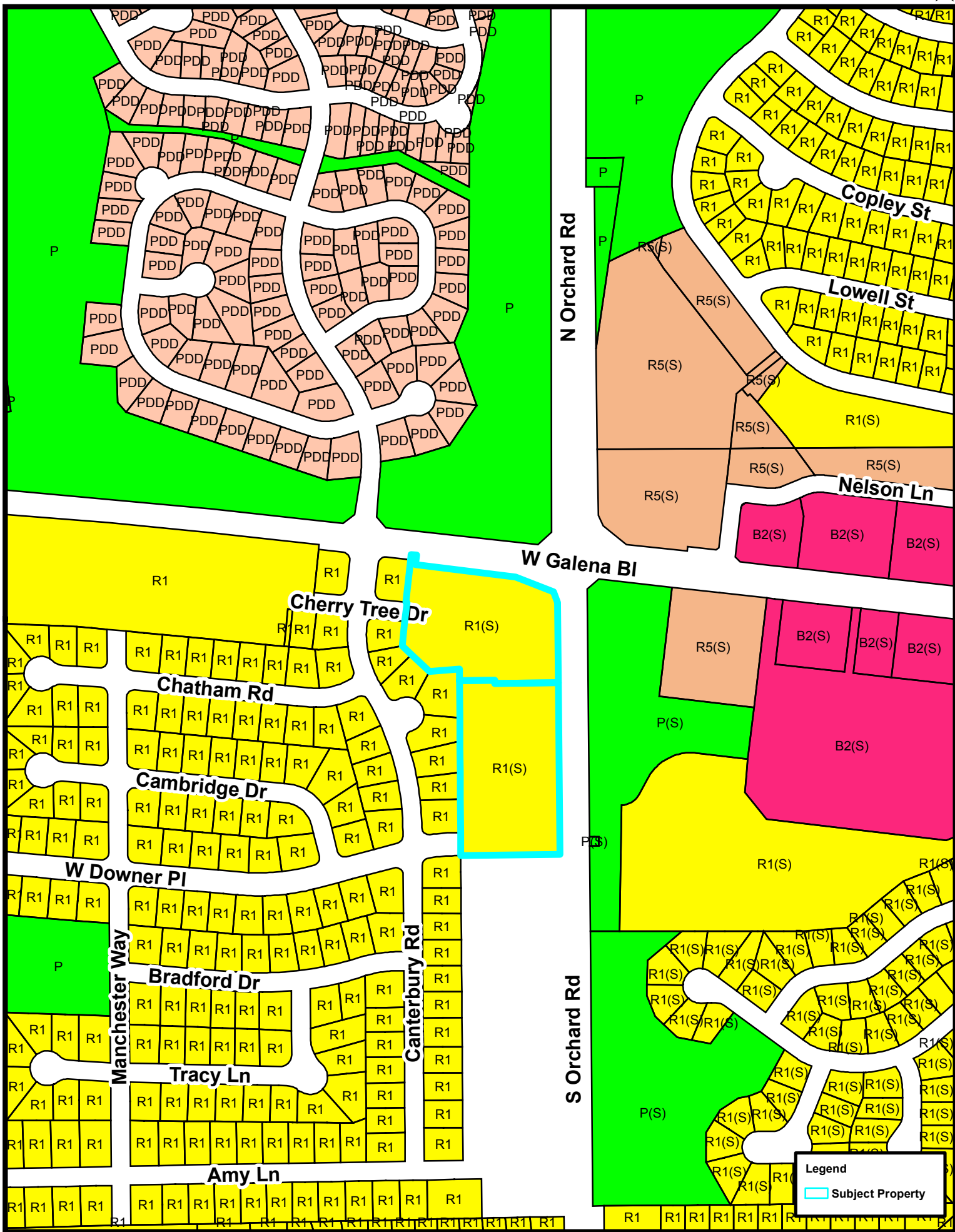
Location Map

Water Atlas

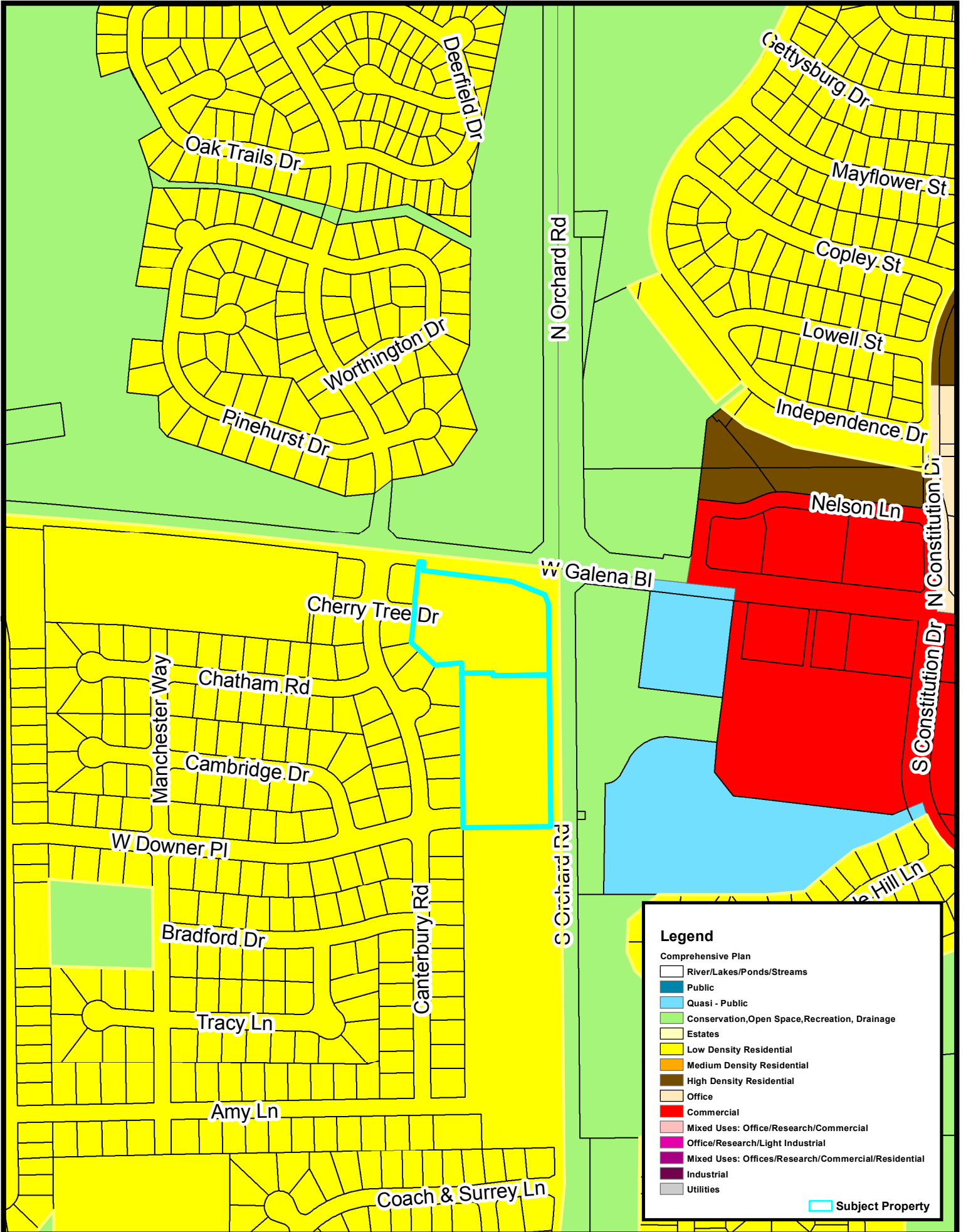
Sewer Atlas



Zoning Plan (1:5,000):



Legend
Subject Property



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

Location Map (1:5,000):

