

# Property Research Sheet

**Location ID#(s): 888889298**

As of: 10/14/2019

Researched By: Steve Broadwell

Address: 55 S Constitution Drive

Current Zoning: B-2(S) General Retail

Parcel Number(s): 15-19-180-004

Comp Plan Designation: Commercial

Subdivision: Lot 1 of West Reimers Subdivision

Size: 9.461 Acres / 412,121 Sq. Ft.

School District: SD 129 - West Aurora School District

Park District: FVPD - Fox Valley Park District

Ward: 5

Overall Development Name: Reimers

## 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: 1993

Parking Spaces: 514

Total Building Area: 63,442 sq. ft.

Non-Residential Area: 412,077.60 sq. ft.

## 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:** 50 feet (Galena Boulevard)

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

**Exterior Side Yard Setback:** 30 Feet (Constitution Drive) **Exterior Side Yard Reverse Corner Setback:**

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

**Exterior Rear Yard Setback:** 30 feet (Constitution Drive)

**Setback Exceptions:**

**Interior Drive Yard Setback:** 30 feet

Other bulk standards are typically as follows:

**Building Separations:**

**Minimum Lot Width and Area:** None

**Maximum Lot Coverage:** 90% excluded required yard area

**Maximum Structure Height:** None

**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 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: Private School (6100), Daycare (6310), Church Uses (6400), and Social Services Uses (6630)

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:

**O1988-131 approved on 11/1/1988:** 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 NORTH OF ALSCHULER AND SAN SOUCI SUBDIVISION, SOUTH OF GALENA BOULEVARD, BETWEEN ORCHARD ROAD AND EDGELAWN DRIVE.

**O1988-144 approved on 12/6/1988:** AN ORDINANCE ANNEXING CERTAIN PROPERTY TO THE CITY OF AURORA PURSUANT TO AN APPROVED ANNEXATION AGREEMENT.

**O1988-145 approved on 12/6/1988:** AN ORDINANCE ESTABLISHING A SPECIAL USE PLANNED DEVELOPMENT, APPROVING A PLAN DESCRIPTION FOR 158 ACRES LOCATED NORTH OF ALSCHULER AND SAN SOUCI SUBDIVISION, SOUTH OF GALENA BOULEVARD, BETWEEN ORCHARD ROAD AND EDGELAWN DRIVE.

**O1990-109 approved on 9/18/1990:** AN ORDINANCE AMENDING ORDINANCE NUMBER O88-145 ESTABLISHING A SPECIAL USE FOR A PLANNED DEVELOPMENT LOCATED SOUTH OF GALENA BLVD, NORTH OF SANS SOUCI AND ALSCHULER'S SUBDIVISIONS, BETWEEN ORCHARD ROAD ON THE WEST AND EDGELAWN DRIVE ON THE EAST, COMMONLY KNOWN AS THE REIMER'S FARM.

**R1991-077 approved on 3/5/1991:** A RESOLUTION APPROVING A REVISED PRELIMINARY PLAN FOR PARCEL 2 OF THE REIMER PROPERTY LOCATED AT THE SOUTHWEST CORNER OF GALENA BOULEVARD AND CONSTITUTION EXTENDED.

**PDFNL1992-006 approved on 3/23/1992:** A RESOLUTION APPROVING THE FINAL PLAN FOR A CUB FOODS STORE ON PARCEL 2 OF THE REIMER SPECIAL USE PLANNED DEVELOPMENT.

**PDFNL1992-014 approved on 4/13/1992:** A RESOLUTION APPROVING THE FINAL PLAT FOR THE WEST REIMERS SUBDIVISION, A 4-LOT COMMERCIAL DEVELOPMENT ON PARCEL 2 & A PORTION OF PARCEL 1 OF THE REIMER PLANNED DEVELOPMENT. 92K42954-6/15/92

**O2012-049 approved on 6/26/2012:** AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR A PRIVATE SCHOOL (6100), DAYCARE (6310), CHURCH USES (6400), AND SOCIAL SERVICES USES (6630) LOCATED AT 55 S. CONSTITUTION DRIVE.

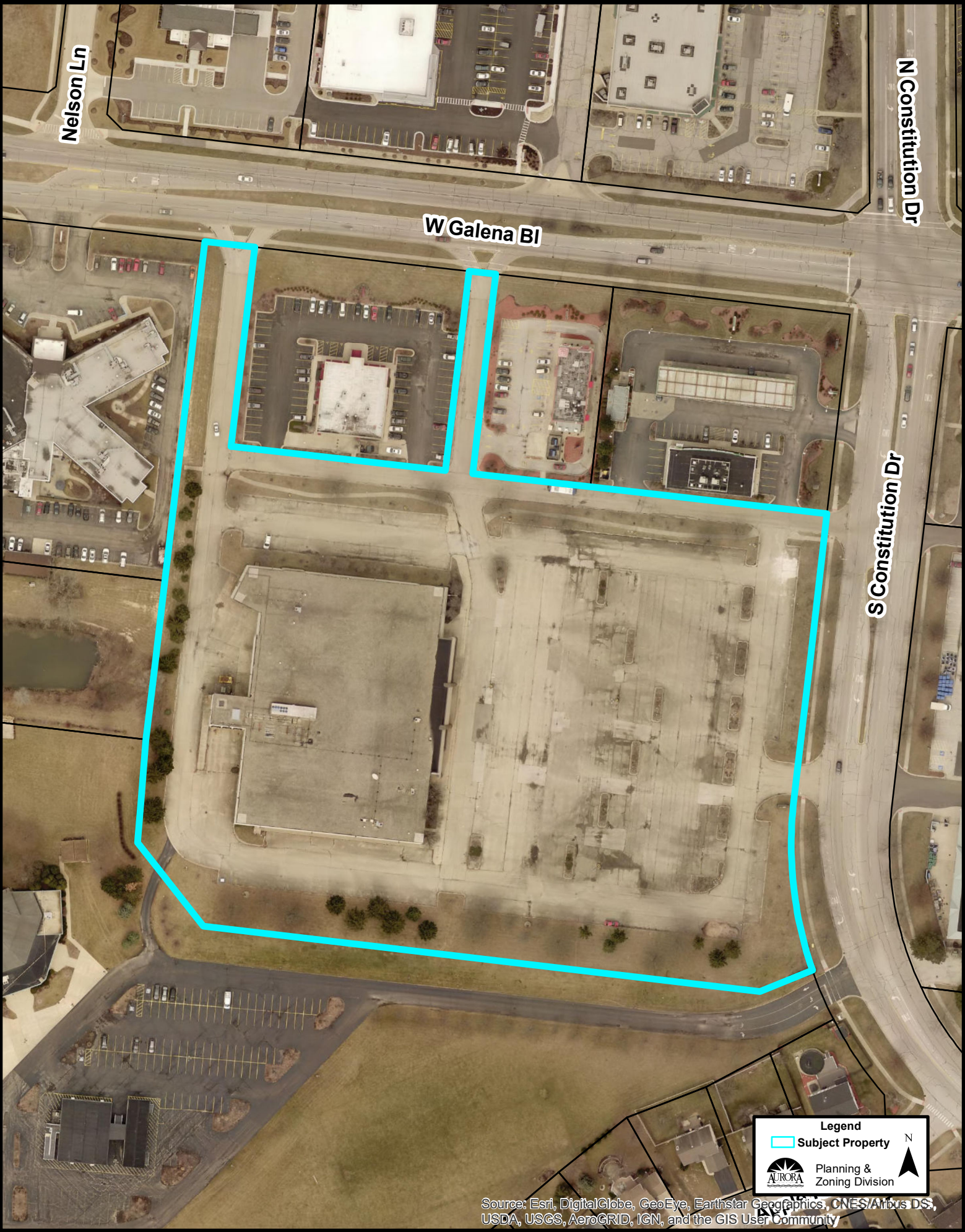
**Location Maps Attached:**

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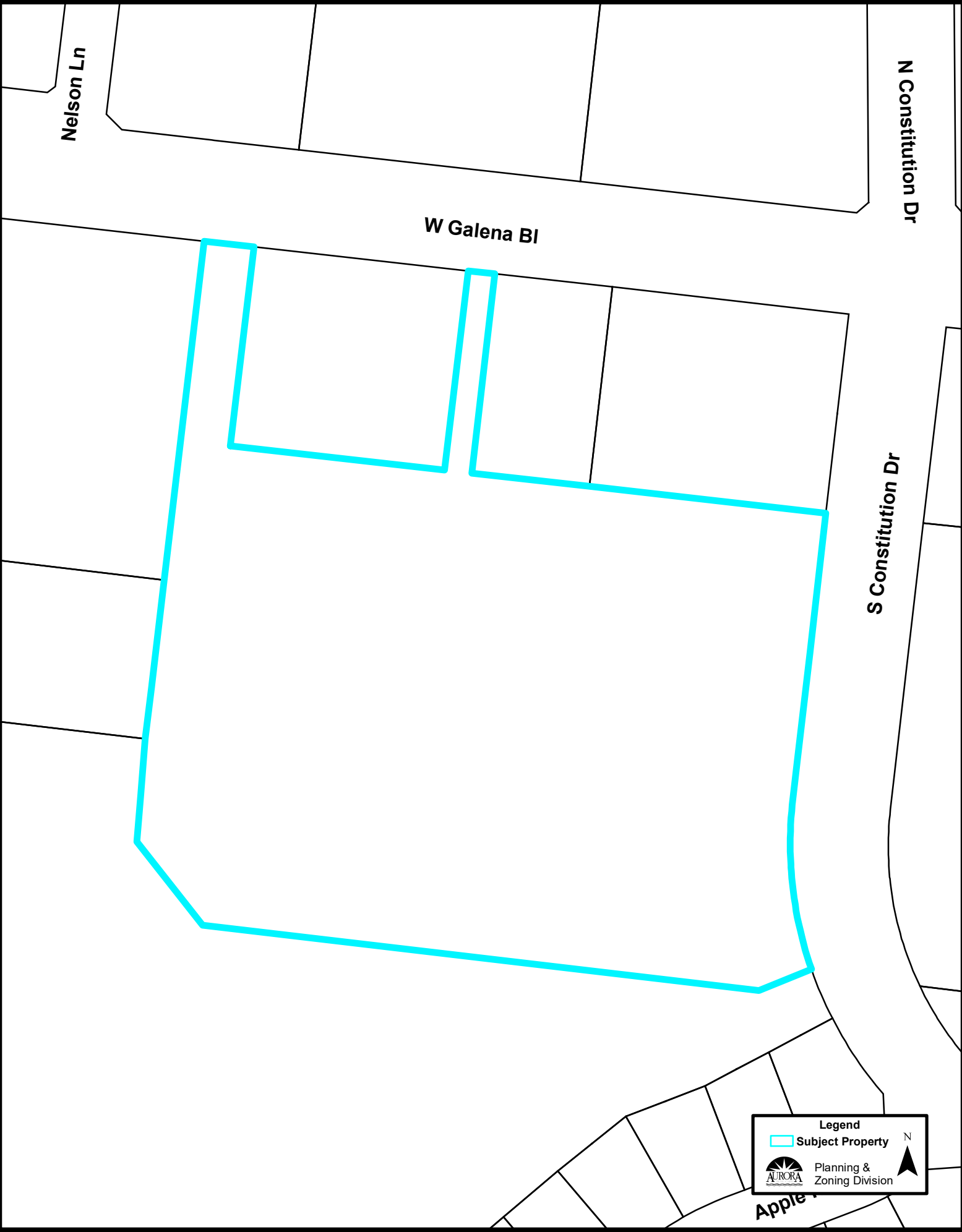
Aerial Overview  
Location Map

Zoning Map  
Comprehensive Plan Map

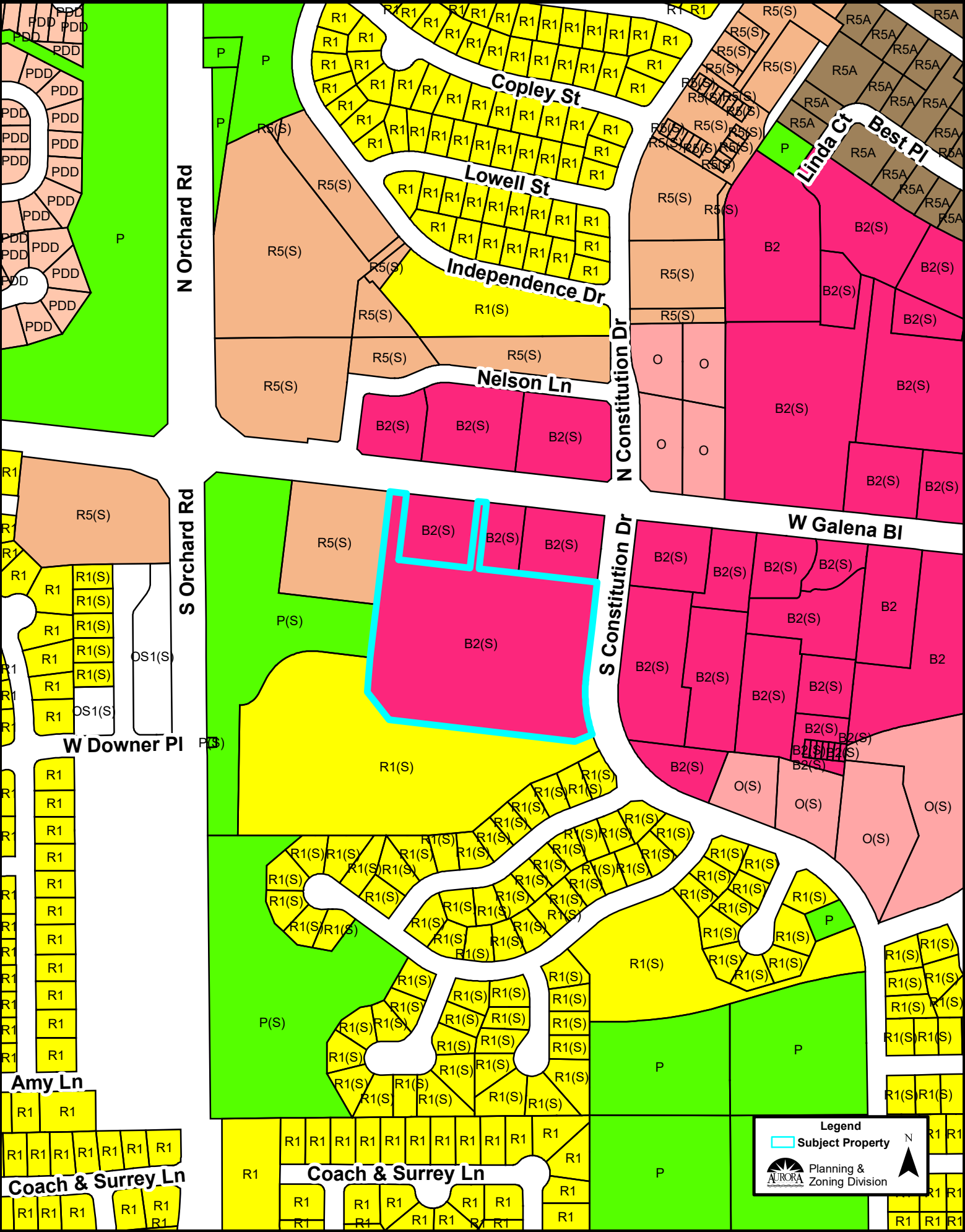
Aerial Photo (1:5,000):







Zoning Map (1:5,000):



Comprehensive Plan (1:5,000):

