

Property Research Sheet

Location ID#: 47997

As of: 11/5/2015

Researched By: Ty McCarthy

Address: 85 S Constitution Dr

Comp Plan Designation: Quasi - Public

Subdivision: Lot 1 of St Paul's Lutheran Church

School District: SD 129 - West Aurora School District

Parcel Number(s): 15-19-176-037

Park District: FVPD - Fox Valley Park District

Size: 10.455194 Acres

Ward: 5

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

Historic District: None

1929 Zoning: Not Applicable

ANPI Neighborhood: None

1957 Zoning: Not Applicable

TIF District: N/A

Current Land Use

Current Land Use: Quasi-Public: Religious Institution

Total Building Area: 30,820 sq. ft. sq. ft.

Number of Buildings: 1

Number of Stories: 2

Building Built In: 1994

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

Exterior Side Yard Setback: 10 feet

Exterior Side Yard Reverse Corner Setback: 15 feet

Rear Yard Setback: 30 feet

Setback Exceptions: 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 Separations: 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

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 7.5.

Permitted Uses:

Permitted Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.2, and 7.5

Special Uses:

Special Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.3, and 7.5.

Limited But Permitted Uses:

Limited but Permitted Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.3, and 7.5.

Legislative History

The known legislative history for this Property is as follows:

O88-131 approved on 11/1/1988: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, WITH 5 AMENDMENTS BY THE COMMITTEE. (REIMER).

O88-144 approved on 12/6/1988:ANNEXING CERTAIN PROPERTY TO THE CITY OF AURORA PURSUANT TO AN APPROVED ANNEXATION AGREEMENT.

O88-145 approved on 12/6/1988: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.

O90-109 approved on 9/18/1990: AMENDING ORDINANCE 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.

R91-077 approved on 3/5/1991:APPROVING A REVISED PRELIMINARY PLAN FOR PARCEL 2 OF THE REIMER PROPERTY LOCATED AT THE SOUTHWEST CORNER OF GALENA BLVD AND CONSTITUTION EXTENDED.

PD92-038 approved on 10/12/1992: RESOLUTION APPROVING THE FINAL PLAN AND PLAT

FOR A NEW CHURCH OFF OF CONSTITUTION DRIVE SOUTH OF THE CUB FOODS STORE IN THE REIMERS PLANNED DEVELOPMENT

PDFNL99-047 approved on 11/9/1999:RESOLUTION APPROVING THE FINAL PLAN FOR ST. PAUL'S LUTHERAN CHURCH, FOR A CHURCH USE, LOCATED SOUTH OF GALENA AND EAST OF ORCHARD ROAD AT 85 CONSTITUTION DRIVE

O09-045 approved on 6/9/2009:AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR SIX (6) MODULAR CLASSROOM UNITS FOR A PERIOD OF THREE (3) YEARS, LOCATED AT 85 S. CONSTITUTION DRIVE, AURORA ILLINOIS

AR08-440 approved on 12/09/2008: ADMINISTRATIVE REVIEW FOR A CO-LOCATION ON AN EXISTING TELECOMMUNITCATIONS TOWER WITH A NEW EQUIPMENT BUILDING LOCATED AT 85 S. CONSTITUTION DRIVE

R09-395 approved on 10/27/2009: RESOLUTION ACCEPTING THE DEDICATION OF A CITY EASEMENT FOR THE PROPERTY LOCATED AT 85 S. CONSTITUTION DRIVE, AURORA TOWNSHIP, ILLINOIS

O12-014 approved on 3/13/2012: AN ORDINANCE GRANTING A SPECIAL USE PERMIT REVISION TO EXTEND THE USE OF THE 6 MODULAR CLASSROOMS ON THE CHURCH/SCHOOL CAMPUS FOR A PERIOD OF 3 YEARS USE AT 85 S. CONSTITUTION AURORA, ILLINOIS, 60506

Location Maps Attached:

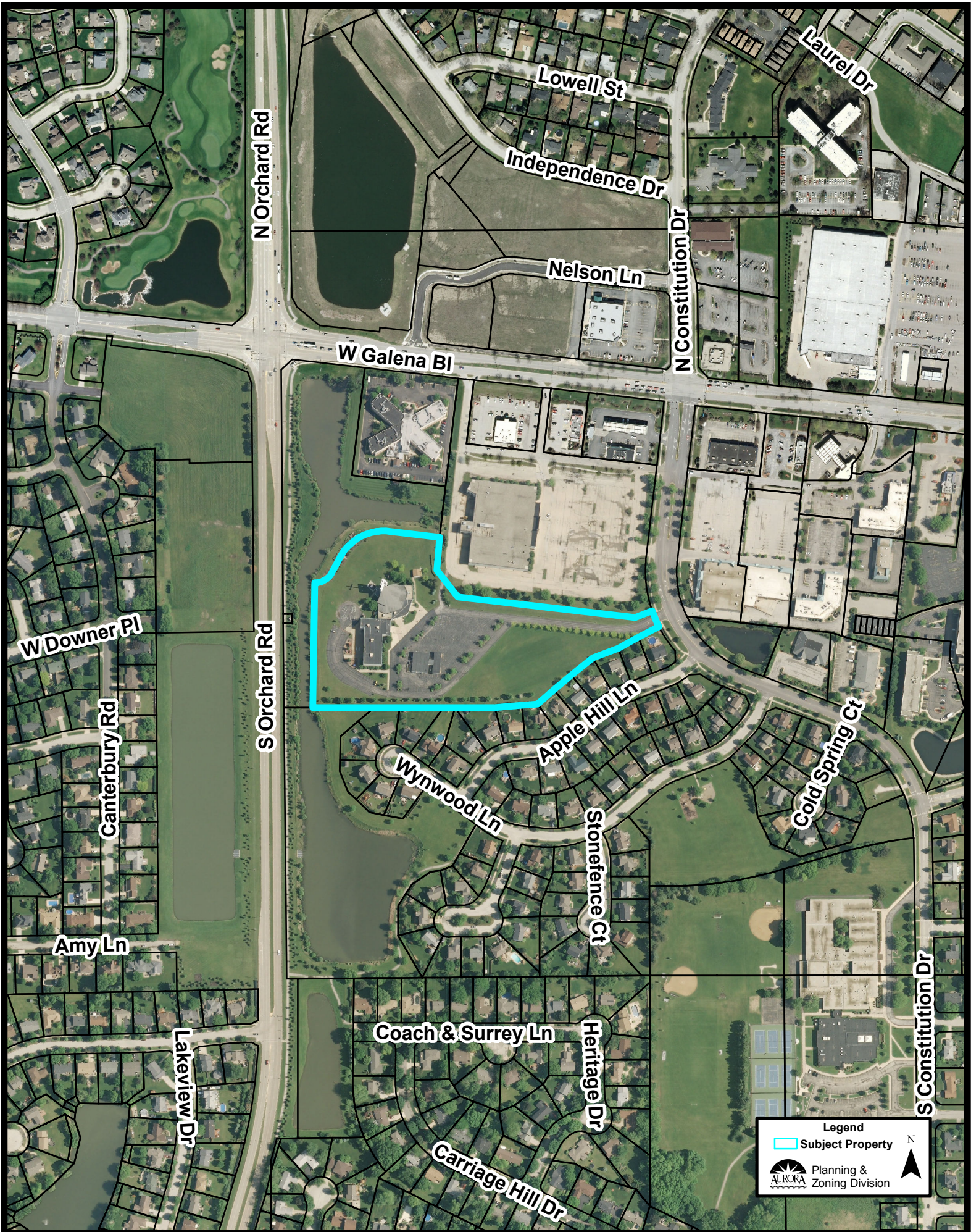
Aerial Overview

Location Map

Zoning Map

Comprehensive Plan Map



Aerial Photo (1:5,000):



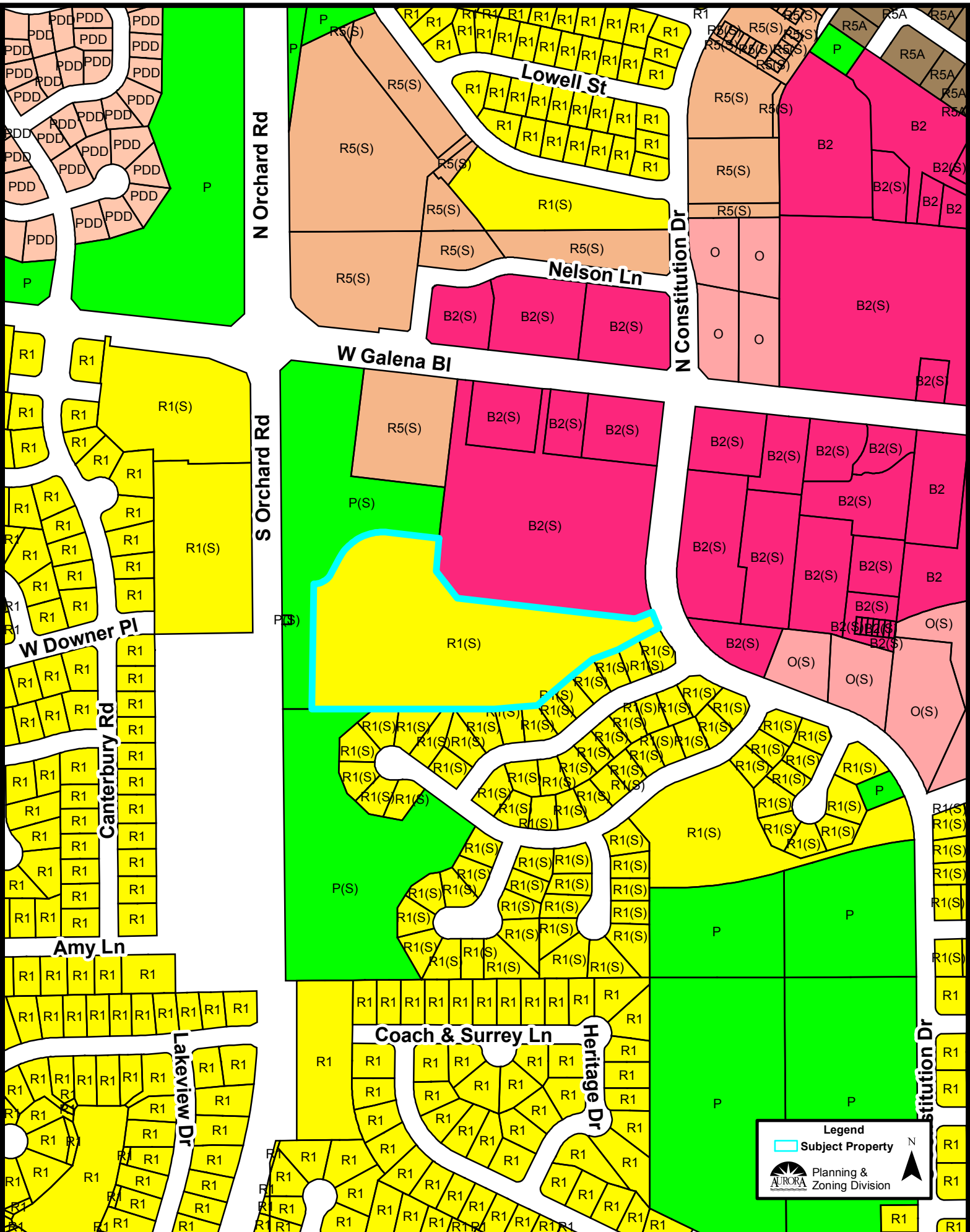
Legend

- Subject Property

Planning & Zoning Division



Zoning Plan (1:5,000):



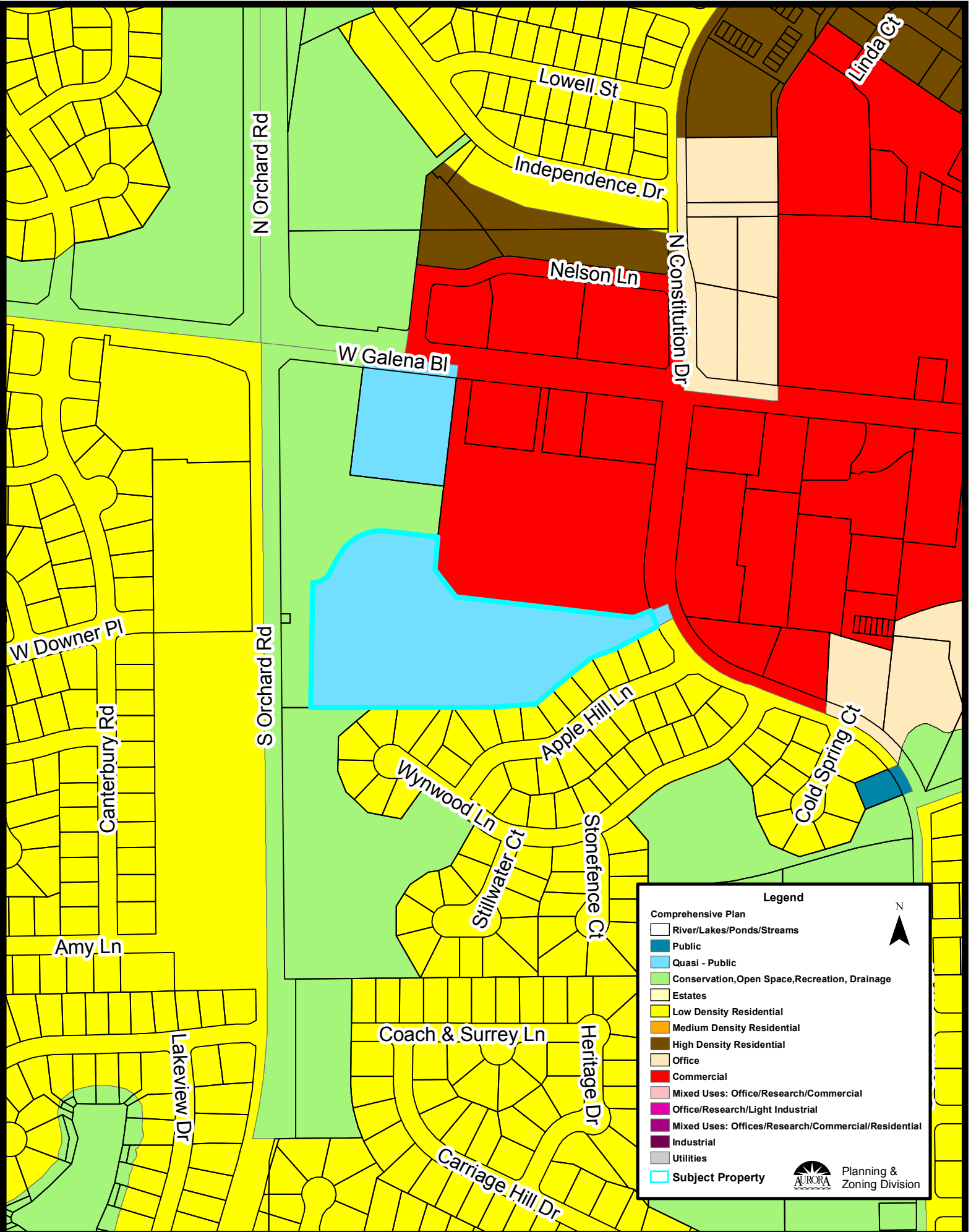
Legend

- 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

N

Planning & Zoning Division

Location Map (1:5,000):

