

Property Research Sheet

Location: Southwest Corner of Independence Drive and Constitution Drive

Location ID#(s): 49469-68656

Parcel Numbers: 15-18-301-008; 15-18-301-034; 15-18-301-035; 15-19-126-016; 15-19-126-023; 15-18-301-033

1929 Zoning: Not Applicable

1957 Zoning: R-1 One-Family Dwelling District

Comprehensive Plan: Low Density Residential; High Density Residential

School District: SD 129 - West Aurora School District

Park District: FVPD - Fox Valley Park District

As of: 3/31/2022

Legislative History

O1956-3011 approved on 3/20/1956: An Ordinance No. 3011 Annexing Certain Territory to the City of Aurora, Kane County, Illinois

O1967-3875 approved on 8/15/1967: An Ordinance Amending Ordinance Number 3100 Being the Aurora Zoning Ordinance and the Zoning Map Attached thereto

O1968-3985, approved 11/12/1968: An Ordinance Granting a Special Use for a Planned Development in Accordance with the Provisions of Ordinance Number 3100 being the Aurora Zoning Ordinance.

O1973-4367 approved on 1/24/1973: An Ordinance Amending a Special Use Permit for Planned Development in Accordance with the Provisions of Ordinance No. 3100, Being the Aurora Zoning Ordinance

R1979-331 approved on 9/18/1979: A Resolution Instituting Procedures to Rezone and Reclassify Certain Property Within the R-5 Zoning Classification, by Proposing an Amendment to Ordinance Number 3100, Being the Aurora Zoning Ordinance and the Zoning Map Attached Thereto.

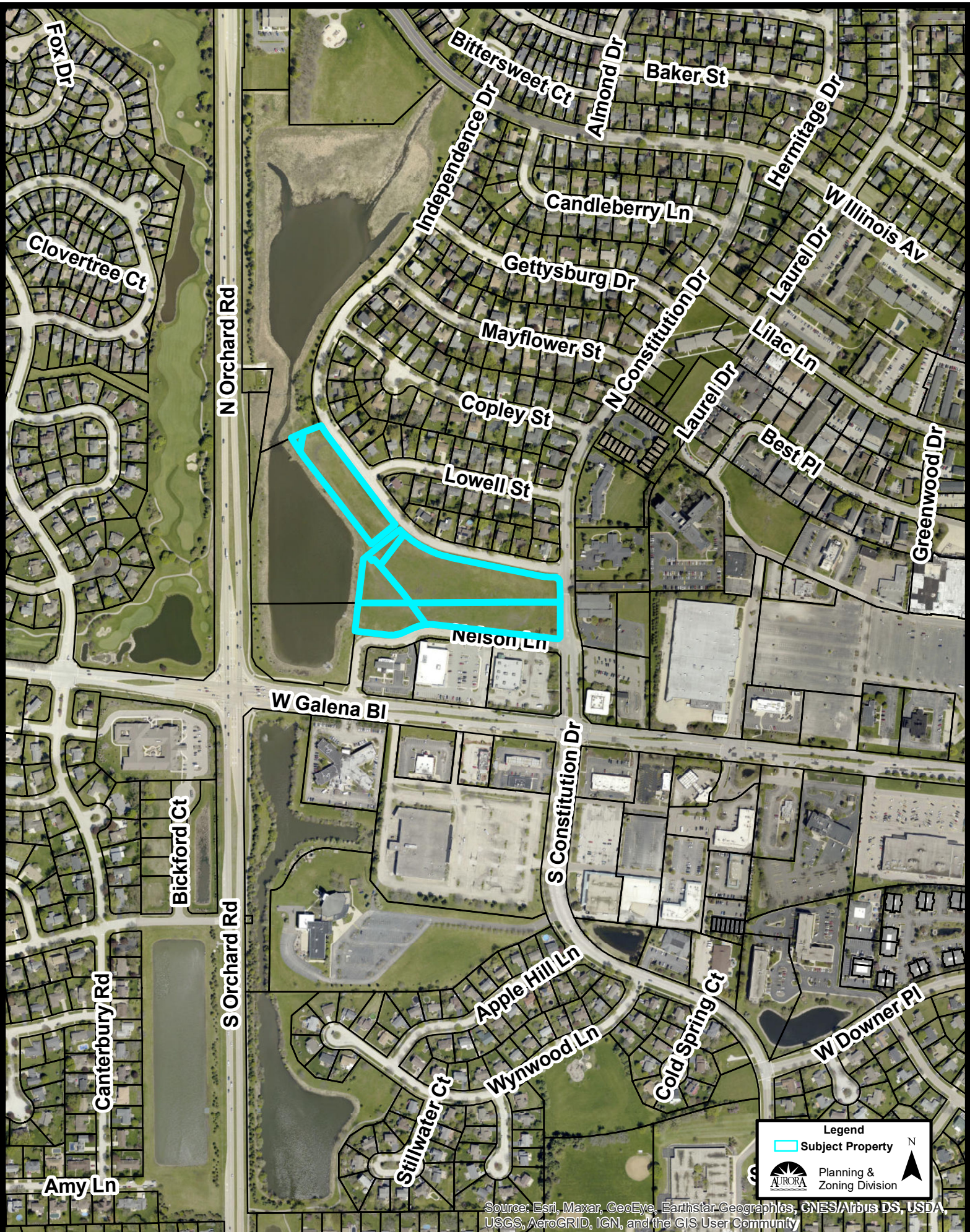
R1979-430 approved on 12/7/1979: A Resolution Denying to Rezone the Entire Orchard Lake Property from R-5 Special Use to R-1; Initiating a "Down" Zoning of Certain Portions of Said Property to R-1; and Initiating an Amendment to Special Use Ordinance Number 3985 as Amended by Ordinance Number 4367.

R1980-263 approved on 7/1/1980: A Resolution Authorizing Public Hearing for Rezoning and Amending Portions of the Orchard Lake Special Use Ordinance No. 3985, as Amended by Ordinance No. 4367.

O1980-4949 approved on 9/16/1980: An Ordinance Rezoning Certain Property from R-5(S) Multiple-Family Dwelling District Zoning Classification, and Amending the Provisions of an R-5(S) Multiple-Family Special Use Heretofore Granted.

O2005-049 approved on 4/12/2005: An Ordinance Approving a Revised Plan Description for a Residential and Commercial Development at the Northwest Corner of Constitution Drive and Galena Boulevard and Approving a Preliminary Plan and Plat Pursuant to the Terms of Said Plan Description.

R2005-147 approved on 4/12/2005: A Resolution Authorizing Execution of An Orchard Lake Development Agreement for the North East Corner of Orchard Road and Galena Blvd in Kane County Illinois.



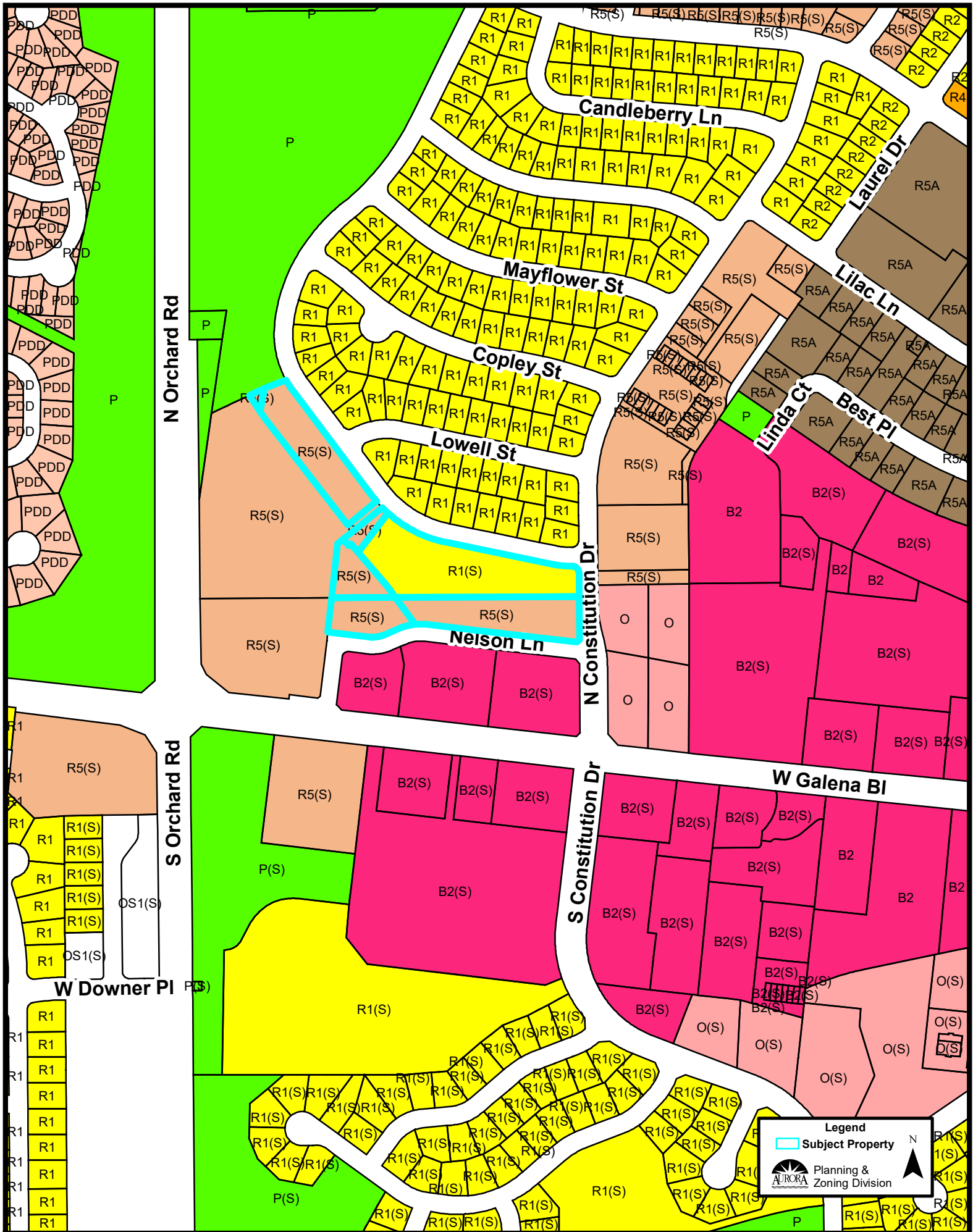
Legend

- Subject Property

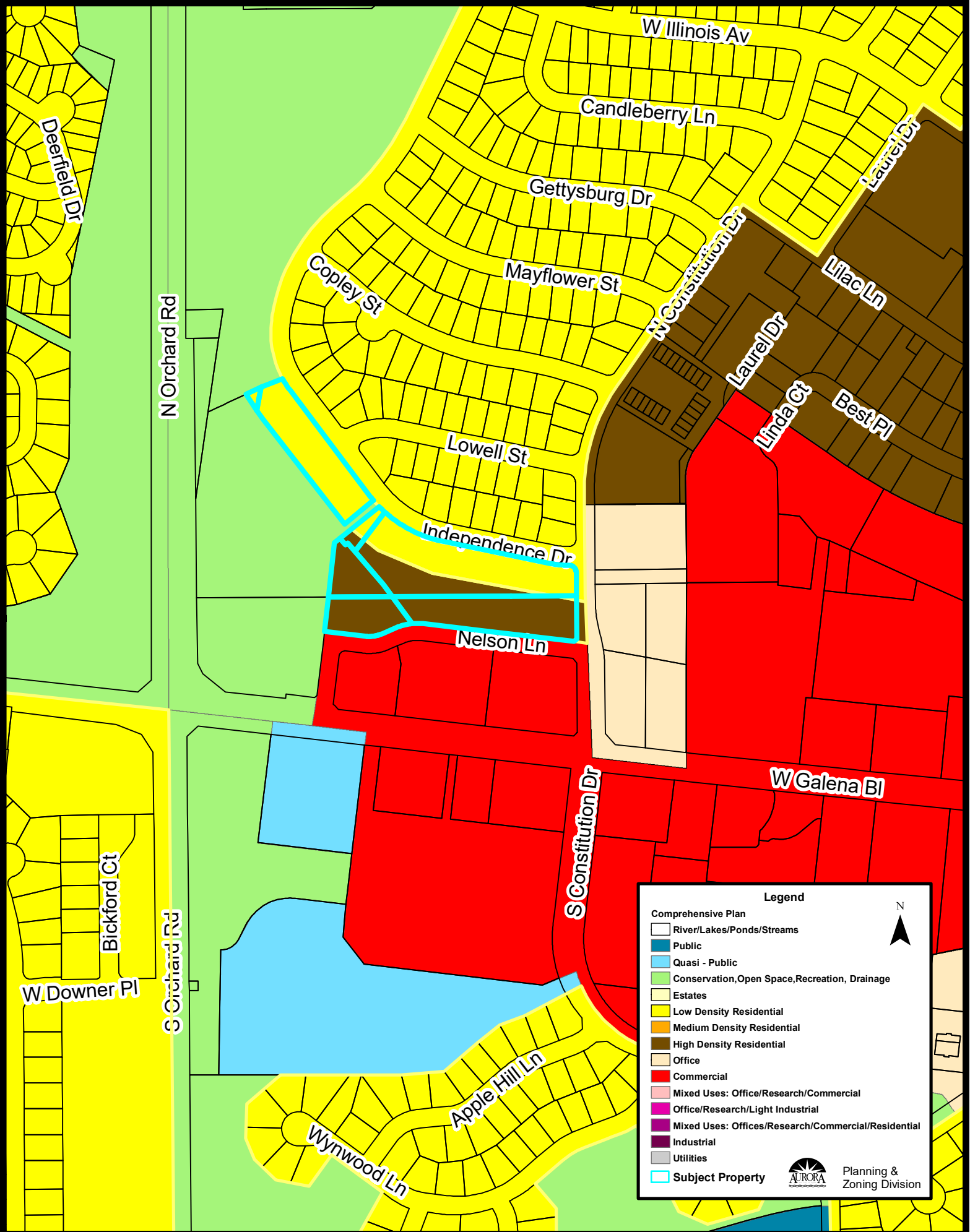
Planning & Zoning Division



Zoning Map (1:5,000):



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

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 Planning & Zoning Division

Location Map (1:5,000):

