

Property Research Sheet

Location ID#(s): 54994

As of: 11/22/2016

Researched By: Alex Minnella

Address: 2410 Bushwood Drive

Park District: SGPD - Sugar Grove Township Park District

Parcel Number(s): 14-12-277-008

Ward: 5

Subdivision: Lot 11 of Orchard Road Business Park

Current Zoning: B-B(S) Business-Boulevard

Size: 1.039 Acres / 45,259 Sq. Ft.

Comp Plan Designation: Commercial

School District: SD 129 - West Aurora School District

Overall Development Name: Orchard Road Business Park

Current Land Use

Current Land Use: Vacant Land/Open Space (2000) AZO Land Use Category: General sales, services or office

Non-Residential Area: 43,971.175 sq. ft.

Residential Rental: 0 / License: NA

Zoning Provisions

Setbacks and Other Bulk Standards:

Requirements are pursuant to the Aurora Zoning Ordinance Section(s) 5 and Section 8.6.

Setbacks are typically as follows:

Front Yard Setback: 35 feet

Side Yard Setback: The interior side and interior rear yard setback shall be zero (0') feet for parking aisles, parking stalls and fire lanes. Building setbacks shall be as set forth on the preliminary plat or as set forth in the B-B Business Boulevard District whichever is less restrictive. (See section 8.6-5.2.B.ii.a.b)

Exterior Side Yard Setback: See section 8.6-5.2.B.ii.c **Exterior Side Yard Reverse Corner Setback:** See section 8.6-5.2.B.ii.c

Rear Yard Setback: See section 8.6-5.2.B.iii

Exterior Rear Yard Setback: See section 8.6-5.2.B.iii

Setback Exceptions: The minimum pavement setback from the right of way for Orchard Road shall be fifteen (15) feet.

Interior Drive Yard Setback: 20 feet

Other bulk standards are typically as follows:

Building Separations: Distance between buildings; standards for buildings in business areas: Where more than one (1) nonresidential building is placed in a business area, the minimum distance between buildings shall be as follows:

ii. The distance between a nonresidential building having a height above forty (40) feet but not over fifty (50) feet and any other nonresidential building shall be at least forty (40) feet.

iii. The distance between a nonresidential building having a height above thirty (30) feet but not over forty (40) feet and any other nonresidential building shall be at least thirty (30) feet.

iv. The distance between a nonresidential building having a height above twenty (20) feet but not over thirty (30) feet and any other nonresidential building shall be at least twenty-five (25) feet. 014-042 07/22/2014 City of Aurora Zoning Ordinance 161

v. The distance between a nonresidential building having a height up to twenty (20) feet and any other nonresidential building shall be at least twenty (20) feet.
vi. The planning commission may recommend and the city council may approve a site plan for business development showing buildings closer together than set out as above in accordance with the Administration Section.

Minimum Lot Width and Area: A minimum of 1 acre. Lot width: 110 feet. At least one side lot line shall equal or exceed the minimum 250 feet lot depths.

Maximum Structure Height: Not to exceed sixty (60) feet.

Minimum Dwelling Unit Size: See Section 8.6-5.3.B-E

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 8.6.

Permitted Uses:

Permitted Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.2 and Section 8.6 Permitted Exceptions.

Special Uses:

Special Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.3 and Section 8.6.

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 8.6.

Legislative History

The known legislative history for this Property is as follows:

O1990-011 approved on 2/6/1990: ACCEPTING THE SECTIONS SHOWING OBVIOUS AND MINOR CHANGES TO THE 1984 AURORA COMPREHENSIVE PLAN.

O1995-064 approved on 8/15/1995: 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 AT THE NORTHWEST CORNER OF ORCHARD AND SULLIVAN ROAD

O1995-138 approved on 12/19/1995: ANNEXING CERTAIN PROPERTY BEING VACANT LAND LOCATED AT THE NORTHWEST CORNER OF ORCHARD ROAD AND SULLIVAN EXTENDED TO THE CITY OF AURORA PURSUANT TO AN APPROVED ANNEXATION AGREEMENT

O1999-062 approved on 8/24/1999: ESTABLISHING A SPECIAL USE PLANNED DEVELOPMENT APPROVING A PLAN DESCRIPTION FOR +/-46 ACRES LOCATED ON THE EAST SIDE OF ORCHARD ROAD, NORTH OF SULLIVAN ROAD, IN KANE COUNTY

O1999-065 approved on 8/24/1999: AN ORDINANCE PROVIDING FOR THE EXECUTION OF AN ANNEXATION AGREEMENT REVISION PROVIDING FOR B-B(S) BUSINESS BOULEVARD DISTRICT WITH A SPECIAL USE FOR A PLANNED DEVELOPMENT ZONING WITH THE OWNERS OF RECORD OF TERRITORY WHICH MAY BE ANNEXED TO THE CITY OF AU

R2000-088 approved on 2/22/2000: RESOLUTION APPROVING A PRELIMINARY PLAN AND PLAT FOR PROPERTY LOCATED AT ORCHARD ROAD AND I-88.

PDFNL2000-011 approved on 2/24/2000: RESOLUTION APPROVING THE FINAL PLAT FOR ORCHARD ROAD BUSINESS PARK SUBDIVISION, BEING VACANT LAND AT ORCHARD ROAD AND I-88 IN THE CITY OF AURORA, IL., 60506

O2000-089 approved on 8/8/2000: AN ORDINANCE APPROVING REVISIONS TO AURORA'S COMPREHENSIVE PLAN FOR PROPERTY LOCATED IN THE GENERAL AREA NORTHWEST OF GALENA BLVD AND ORCHARD ROAD/SOUTH OF THE VILLAGE OF NORTH AURORA.

R2001-439 approved on 8/28/2001: LETTER OF CREDIT REDUCTION NO. 1 FOR ORCHARD ROAD BUSINESS PARK

O2002-077 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

R2002-496 approved on 10/22/2002: ACCEPTING IMPROVEMENTS AND WAIVING OF THE MAINTENANCE LETTER OF CREDIT REQUIREMENTS FOR ORCHARD ROAD BUSINESS PARK

Location Maps Attached:

Aerial Overview

Location Map

Zoning Map

Comprehensive Plan Map

Aerial Photo (1:1,000):



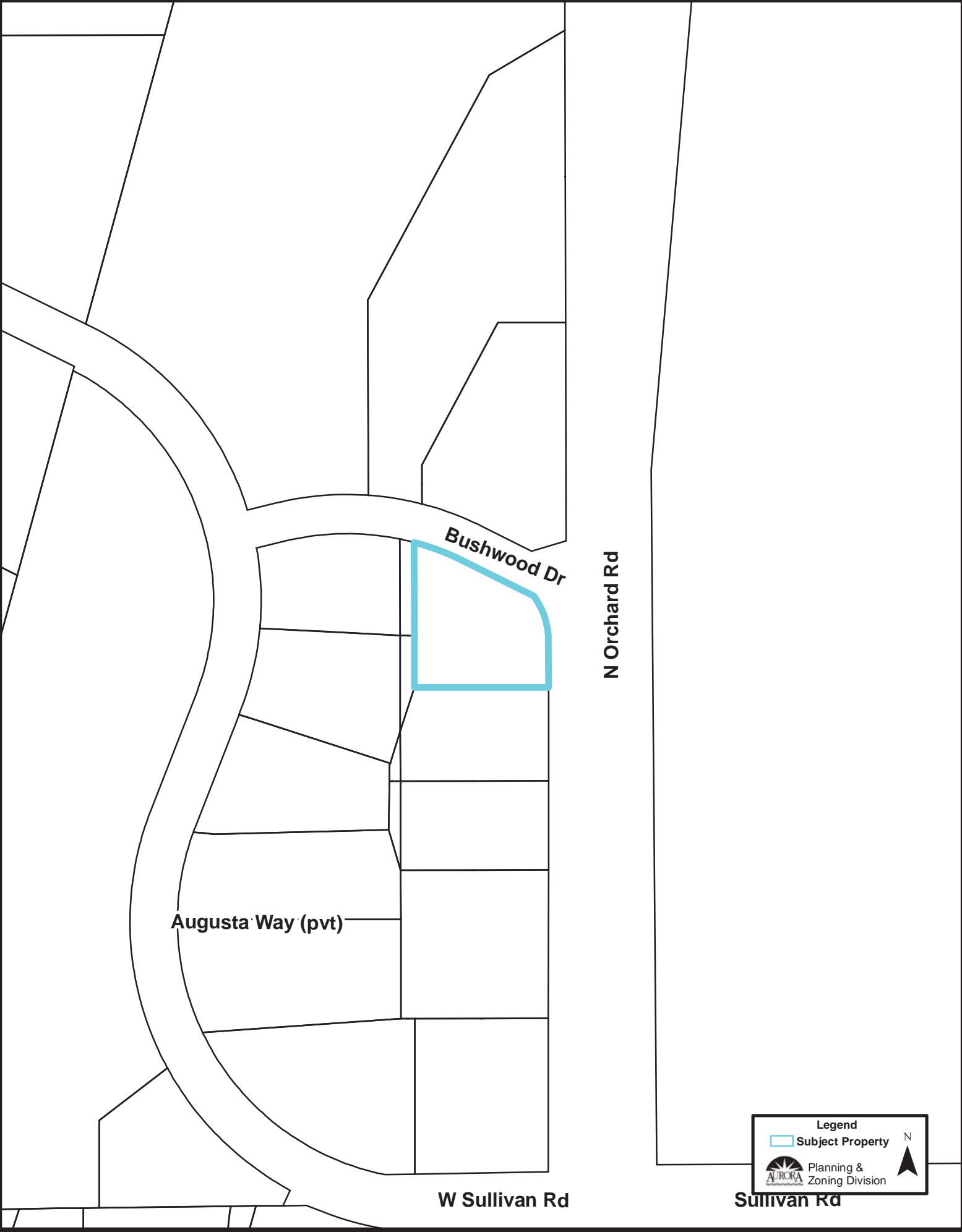
Legend

 Subject Property

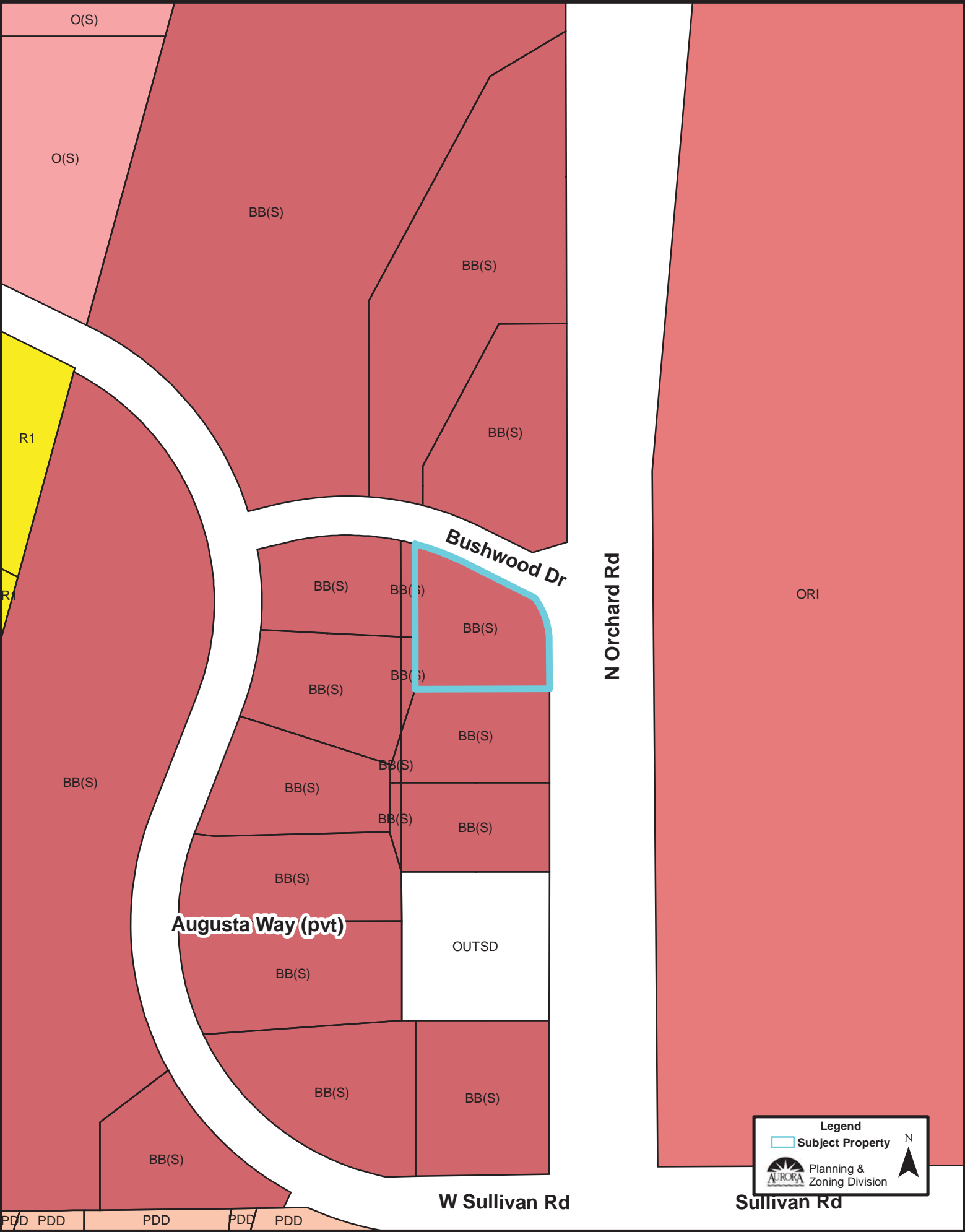
 Planning & Zoning Division

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Location Map (1:1,000):



Zoning Map (1:5,000):



Comprehensive Plan (1:5,000):

