

# Property Research Sheet

**Location ID#(s): 5255, 34618, 53607, 53611, 55473, 56508**

As of: 3/21/2016

Researched By: Jill Hall

Address: 15 HANKES RD, 2411 W ILLINOIS AV

Comp Plan Designation: Conservation / Open Space / Recreation / Drainage

Subdivision: Parcel 1, 7, 9, 16 of Orchard Valley, Unit 1, Unit 1

School District: SD 129 - West Aurora School District

Parcel Number(s): 14-13-452-001; 14-13-226-006; 14-13-426-022; 14-13-201-015; 14-13-226-005; 14-13-477-001

Park District: FVPD - Fox Valley Park District

Size: 174.71 Acres

Ward: 5

Current Zoning: P

Historic District: None

1929 Zoning: Not Applicable

ANPI Neighborhood:

1957 Zoning: Not Applicable

TIF District: N/A

## Current Land Use

Current Land Use: PARK DISTRICT (BUILDING/FACILITY)

Non-Residential Area:

Number of Buildings:

Total Dwelling Units:

Building Built In:

Residential Rental: 0

Total Building Area: sq. ft.

Rental License:

Number of Stories: 1

Parking Spaces: 2023

## Zoning Provisions

### Setbacks and Other Bulk Standards:

Requirements are pursuant to the Aurora Zoning Ordinance Section(s) 5 and Section 6.6.

Setbacks and other bulk standards are typically as follows:

**Front Yard Setback:** Reserved

**Building Separations:** Reserved

**Interior Side Yard Setback:** Reserved

**Minimum Lot Width and Area:** Reserved

**Interior Drive Yard Setback:** Reserved

**Maximum Lot Coverage:** Reserved

**Exterior Side Yard Setback:** Reserved

**Maximum Structure Height:** The maximum height of buildings shall be forty (40) feet. Flagpoles, sports lighting and security lighting may exceed the bulk restriction.

**Exterior Side Yard Reverse Corner Setback:** Reserved

**Exterior Rear Yard Setback:** Reserved

**Rear Yard Setback:** Reserved

**Floor Area Ratio:**

**Setback Exceptions:** Reserved

**Minimum Primary Structure Size:** Reserved

**Minimum Dwelling Unit Size:** Reserved

**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 6.6.

#### Permitted Uses:

Permitted Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.2, and Section 6.6 Permitted Exceptions:

#### Special Uses:

Special Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.3, and Section 6.6.

#### 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 6.6.

#### **Legislative History**

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The known legislative history for this Property is as follows:

**O89-002 approved on 1/17/1989:** AN ORDINANCE PROVIDING FOR THE EXECUTION OF AN ANNEXATION AGREEMENT WITH THE OWNERS OF RECORD OF THE TERRITORY WHICH MAY BE ANNEXED TO THE CITY OF AURORA AND WHICH IS LOCATED AT THE NW CORNER OF ORCHARD ROAD AND GALENA BLVD. AND IS APPROXIMATELY 493.3 ACRES

**O89-003 approved on 1/17/1989:**ANNEXING APPROXIMATELY 493.3 ACRES LOCATED AT THE NW CORNER OF ORCHARD ROAD AND GALENA BLVD. PURSUANT TO THE TERMS OF AN APPROVED ANNEXATION AGREEMENT - USAA.

**O89-004 approved on 1/17/1989:**AN ORDINANCE ESTABLISHING A PLANNED DEVELOPMENT DISTRICT (P.D.D.), APPROVING A PLAN DESCRIPTION FOR APPROXIMATELY 493.3 ACRES LOCATED AT THE NW CORNER OF ORCHARD ROAD & GALENA BLVD., AND APPROVING A CONCEPT PLAN PURSUANT TO THE TERMS OF THE PLAN DESCRIPTION

**R90-048 approved on 2/20/1990:**REQUESTING AN EXTENSION OF THE 1 YEAR DEADLINE AFTER ANNEXATION FOR THE FILING OF THE FIRST PRELIMINARY PLAN OF NOT LESS THAN 40 ACRES TO THE USAA PLANNED DEVELOPMENT DISTRICT.

**R90-166 approved on 5/1/1990:** PRELIMINARY PLAN FOR 336 ACRES OF THE USAA PLANNED DEVELOPMENT DISTRICT LOCATED NORTH OF GALENA BLVD, EAST OF HANKES AND DEERPATH ROADS, SOUTH OF INDIAN TRAIL ROAD EXTENDED, AND WEST OF ORCHARD ROAD.

**R90-471 approved on 12/18/1990:**AMENDING EXHIBIT "B" OF ORDINANCE #O89-04, THE PLAN DESCRIPTION FOR THE USAA PLANNED DEVELOPMENT DISTRICT, BY APPROVING MINOR CHANGES TO THE USAA PLAN DESCRIPTION PURSUANT TO SECTION I-C(2) OF THE USAA PLAN DESCRIPTION AND SECTION 14, 7-6 OF THE AURORA ZONING ORDINANCE.

**PD90-0016 approved on 6/25/1990:** Resolution Approving the Final Plat for Development Parcels for the Residential Portion, 336 Acres, of Orchard Valley Subdivision Located south of Indian Trail, north of Galena Blvd., and west of Orchard Road.

**R92-037 approved on 2/4/1992:**AMENDING PAGES 27 AND 28 OF EXHIBIT "B" OF THE ORDINANCE O89-04, THE PLAN DESCRIPTION FOR THE USAA PLANNED DEVELOPMENT DISTRICT, BY APPROVING A MAJOR CHANGE TO THE USAA PLAN DESCRIPTION PURSUANT TO SECTION I-C(2) OF THE USAA PLAN DESCRIPTION AND SECTION 14.7-6 OF THE AURORA ZONING ORDINANCE NO. 3100.

**O92-031 approved on 5/19/1992:**REZONE EXISTING PARKS AND OTHER LAND FROM THEIR CURRENT ZONING CLASSIFICATIONS TO THE "PUBLIC OPEN SPACE/RECREATION PARK" CLASSIFICATION.

**O93-017 approved on 3/16/1993:** AMENDING PAGES 26, 28, 30., 31, 56 AND 57 OF EXHIBIT "B" OF ORDINANCE NO. O89-04 - THE PLAN DESCRIPTION FOR THE USAA PLANNED DEVELOPMENT DISTRICT, BY APPROVING A MAJOR CHANGE TO THE USAA PLAN DESCRIPTION PURSUANT TO SECTION I-C(2) FOR THE USAA PLAN DESCRIPTION AND SECTION 14.7-6 OF THE AURORA ZONING ORDINANCE NO. 3100, TO ADD AN AUTO MALL USE AS PERMITTED USE ON PARCELS 8A AND 9

**O00-089 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.

**O02-077 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.

**O02-104 approved on 9/24/2002:** AN ORDINANCE APPROVING REVISIONS TO AURORA'S COMPREHENSIVE PLAN FOR PROPERTY LOCATED WEST OF ORCHARD ROAD AND EAST, NORTH AND SOUTH OF THE EXISTING MUNICIPAL BOUNDARY AGREEMENT LINES.

**R06-510 approved on 12/12/2006:**RESOLUTION ACCEPTING THE DEDICATION OF A CITY EASEMENT AND A 40 FOOT TEMPORARY CONSTRUCTION EASEMENT LOCATED SOUTH OF INDIAN TRAIL AND EAST OF DEERPATH ROAD, AURORA, IL

**Location Maps Attached:**

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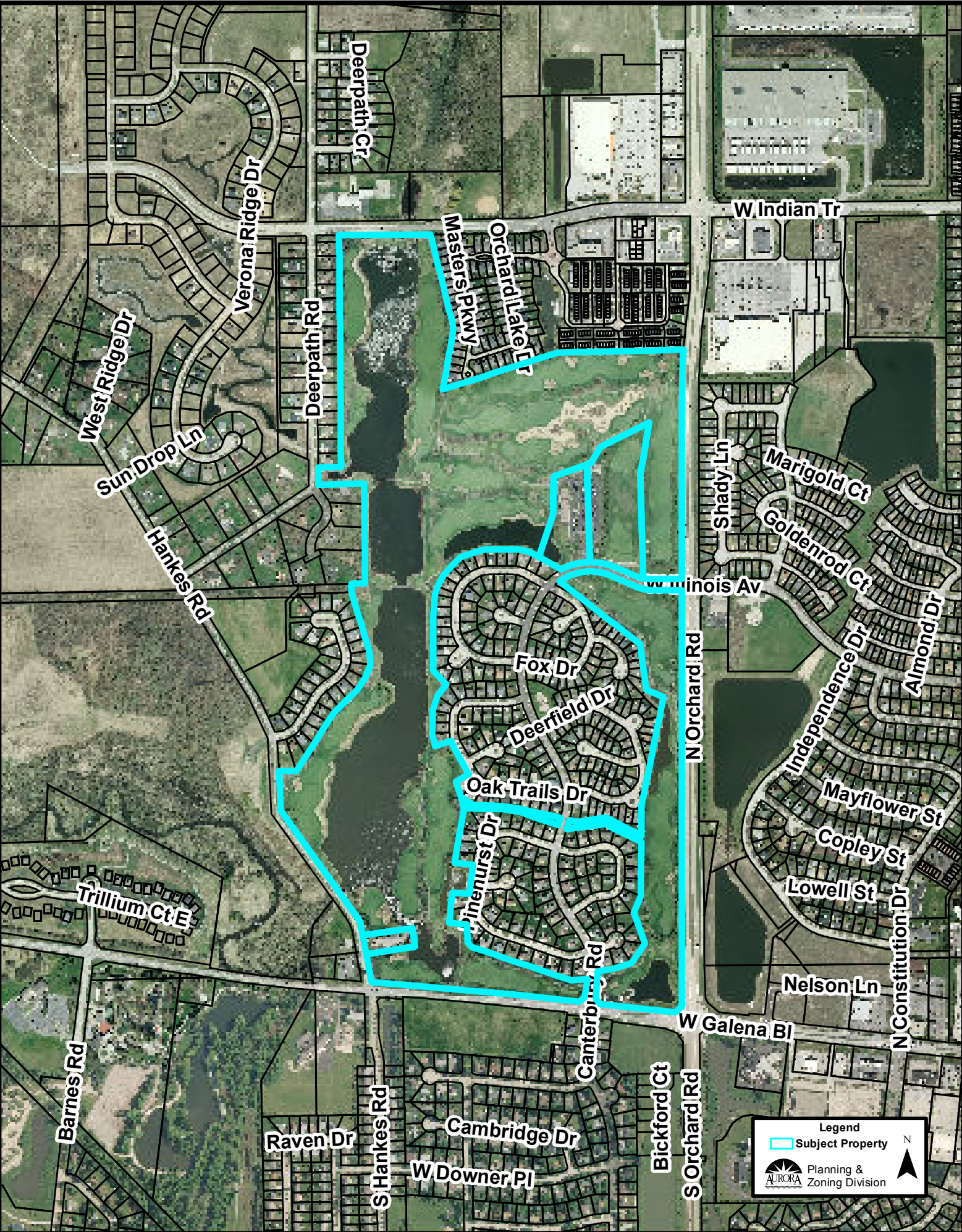
Aerial Overview

Location Map

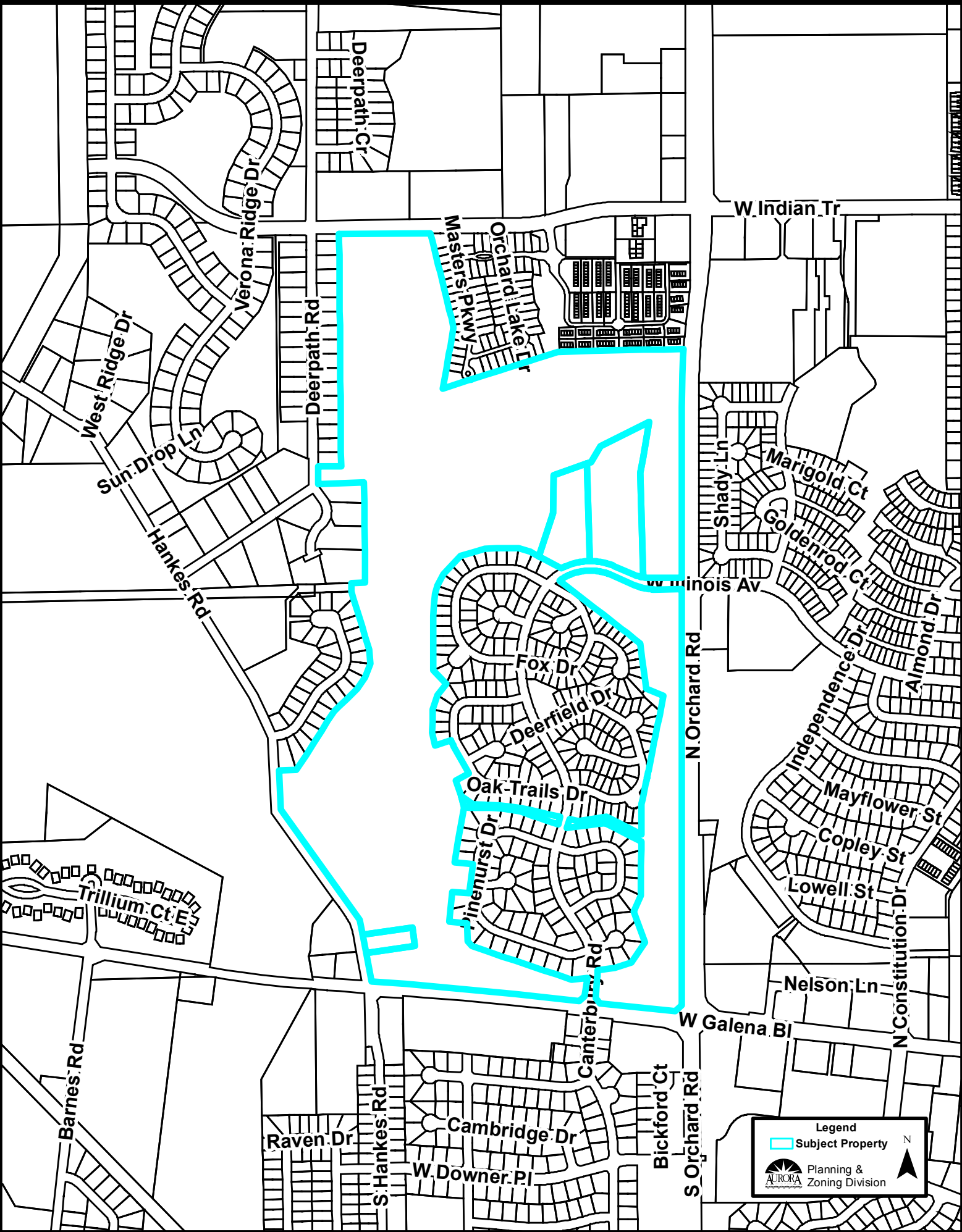
Zoning Map

Comprehensive Plan Map

Aerial Photo (1:10,000):

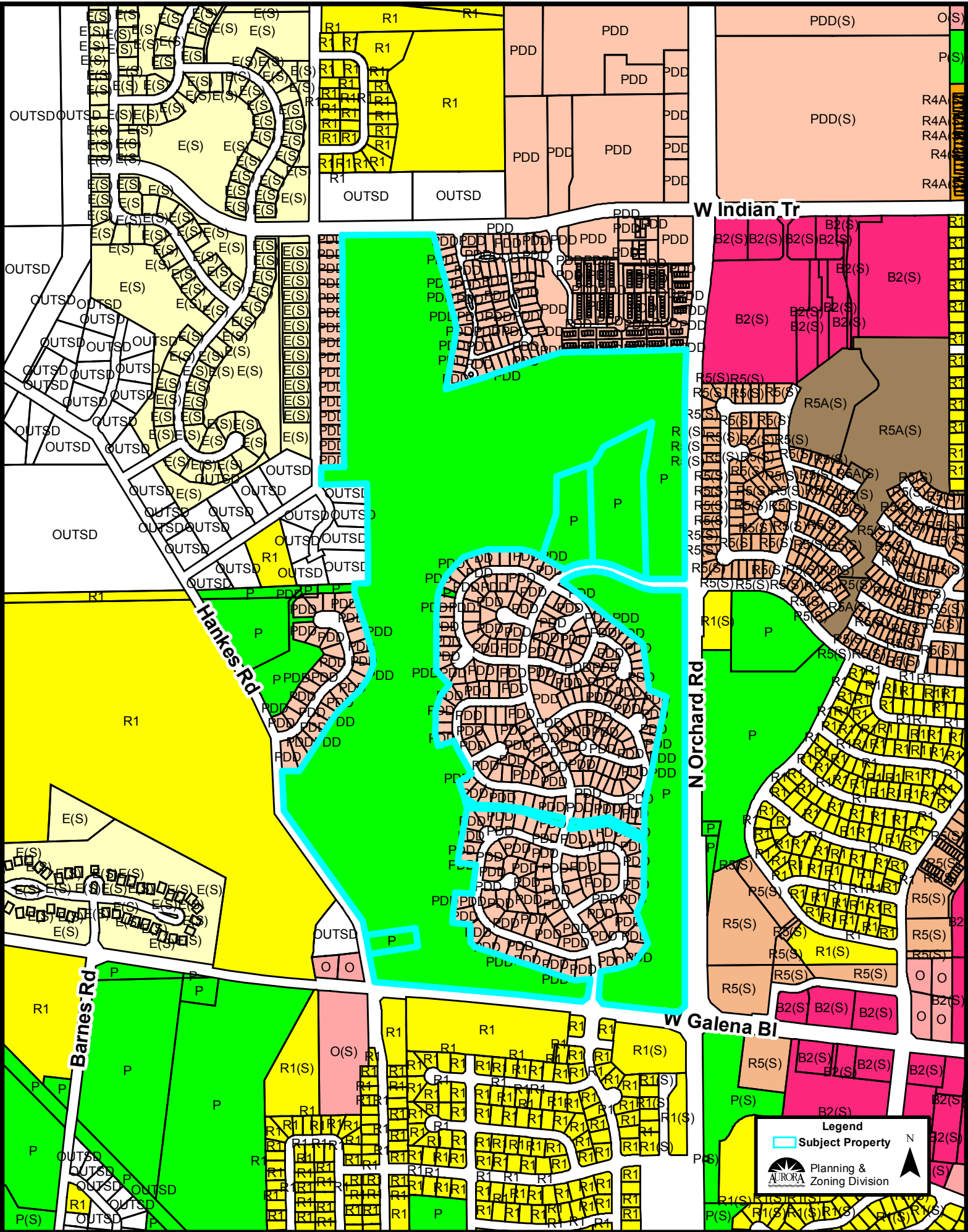


Location Map (1:10,000):





### **Zoning Plan (1:5,000):**



Comprehensive Plan (1:5,000):

