

# Property Research Sheet

**Location ID#(s): 56254-888891886**

As of: 7/6/2017

Researched By: Alex Minnella

Address: 0 Vacant; 1303 Macom Dr

Current Zoning: PDD Planned Development District

Parcel Number(s): 07-33-400-044; 07-33-400-043

1929 Zoning: Not Applicable

Subdivision: Lot 16; Lot 9 of White Eagle Commons

1957 Zoning: Not Applicable

Size: 0.89 Acres / 38,768 Sq. Ft.

Comp Plan Designation: Commercial

School District: SD 204 - Indian Prairie School District

ANPI Neighborhood: None

Park District: NPD - Naperville Park District

TIF District: N/A

Ward: 8

Historic District: None

Overall Development Name: White Eagle Club

## Current Land Use

Current Land Use: Commercial; Vacant Land/Open Space AZO Land Use Category: Business and Professional, office (2400)

Number of Buildings: 1

Number of Stories: 1

Building Built In: 2000

Parking Spaces: 22

Total Building Area: 4,710 sq. ft.

Non-Residential Area: 29,491.33 sq. ft.

## Zoning Provisions

### Setbacks and Other Bulk Standards:

Requirements are pursuant to the Aurora Zoning Ordinance Section(s) 5 and 8.3.

Setbacks are typically as follows:

**Front Yard Setback:** From other - 15 feet to 20 feet based on building height.

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

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

**Exterior Rear Yard Setback:** From other 15 feet to 20 feet based on building height.

**Exterior Side Yard Setback:** From other 15 feet to 20 feet based on building height.

**Interior Drive Yard Setback:** 5 feet

Other bulk standards are typically as follows:

### Building Separations:

**Minimum Lot Width and Area:** None.

**Maximum Lot Coverage:** 60%

**Maximum Structure Height:** Four stories or a height of sixty (60) feet, whichever is the higher

**Floor Area Ratio:** 1.0

**Minimum Primary Structure Size:** None.

### 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 8.3.

### Permitted Uses:

Permitted Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.2 and 8.3 Permitted Exceptions: Animal hospital, fully enclosed only; Antique shops; Art galleries and studios; Automobile service station, including an accessory car wash, but with no on-site repair facility; Catering establishment; Nursery school or day care center; Parcel delivery station, drop-off only; Tanning salon.

### Special Uses:

Special Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.3 and 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 8.3.

### **Legislative History**

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The known legislative history for this Property is as follows:

**O1986-5605 approved on 12/16/1986:** 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 MAY BE ANNEXED TO THE CITY OF AURORA AND WHICH IS 401.3 ACRES LOCATED AT THE SOUTHWEST CORNER OF 83RD STREET AND ILLINOIS ROUTE 59.

**O1987-5642 approved on 3/17/1987:** AN ORDINANCE ANNEXING CERTAIN PROPERTY 396.4 ACRES IN SIZE ON THE SOUTH SIDE OF 83RD ST. TO THE CITY OF AURORA PURSUANT TO AN APPROVED ANNEXATION AGREEMENT.

**O1987-5644 approved on 3/17/1987:** AN ORDINANCE ESTABLISHING A PLANNED DEVELOPMENT DISTRICT AND APPROVING A PLAN DESCRIPTION FOR WHITE EAGLE CLUB.

**PDFNL1987-018 approved on 9/14/1987:** A RESOLUTION APPROVING A FINAL PLAT FOR UNIT TWO OF THE WHITE EAGLE CLUB AND FINAL PLANS FOR LOTS 2 AND 7 OF UNIT TWO.

**PDFNL1988-018 approved on 7/25/1988:** A RESOLUTION APPROVING THE RESUBDIVISION OF UNIT 2 OF THE WHITE EAGLE CLUB DEVELOPMENT.

**R1990-096 approved on 3/20/1990:** A RESOLUTION APPROVING A REVISED PRELIMINARY PLAN FOR UNIT 2 OF THE WHITE EAGLE CLUB SUBDIVISION.

**R1994-158 approved on 4/19/1994:** A RESOLUTION APPROVING A REVISED PRELIMINARY PLAN AND PLAT FOR WHITE EAGLE COMMONS

**PDFNL1994-022 approved on 5/23/1994:** A RESOLUTION APPROVING THE FINAL PLAT FOR THE WHITE EAGLE COMMONS SUBDIVISION.

**PDFNL1995-028 approved on 7/24/1995:** A RESOLUTION APPROVING THE SIGNAGE PLAN FOR WHITE EAGLE COMMONS AT THE SOUTHWEST CORNER OF ROUTE 59 AND MONTGOMERY ROAD.

**O1998-071 approved on 7/28/1998:** AN ORDINANCE VACATING A PORTION OF AN EASEMENT RESERVED AND GRANTED TO THE CITY OF AURORA ON LOT 9 OF WHITE EAGLE, UNIT 2.

**PDFNL1999-025 approved on 6/10/1999:** A RESOLUTION APPROVING THE FINAL PLAN FOR A DENTAL OFFICE AT 1303 MACOM DRIVE ON LOT 9 OF WHITE EAGLE COMMONS.

**AR1999-108 approved on 9/22/1999:** ADMINISTRATIVE REVIEW FOR MODIFICATION TO SITE PLAN FOR KALANT CLINIC AT 1303 MACOM DRIVE, LOT 9 OF WHITE EAGLE COMMONS.

**Location Maps Attached:**

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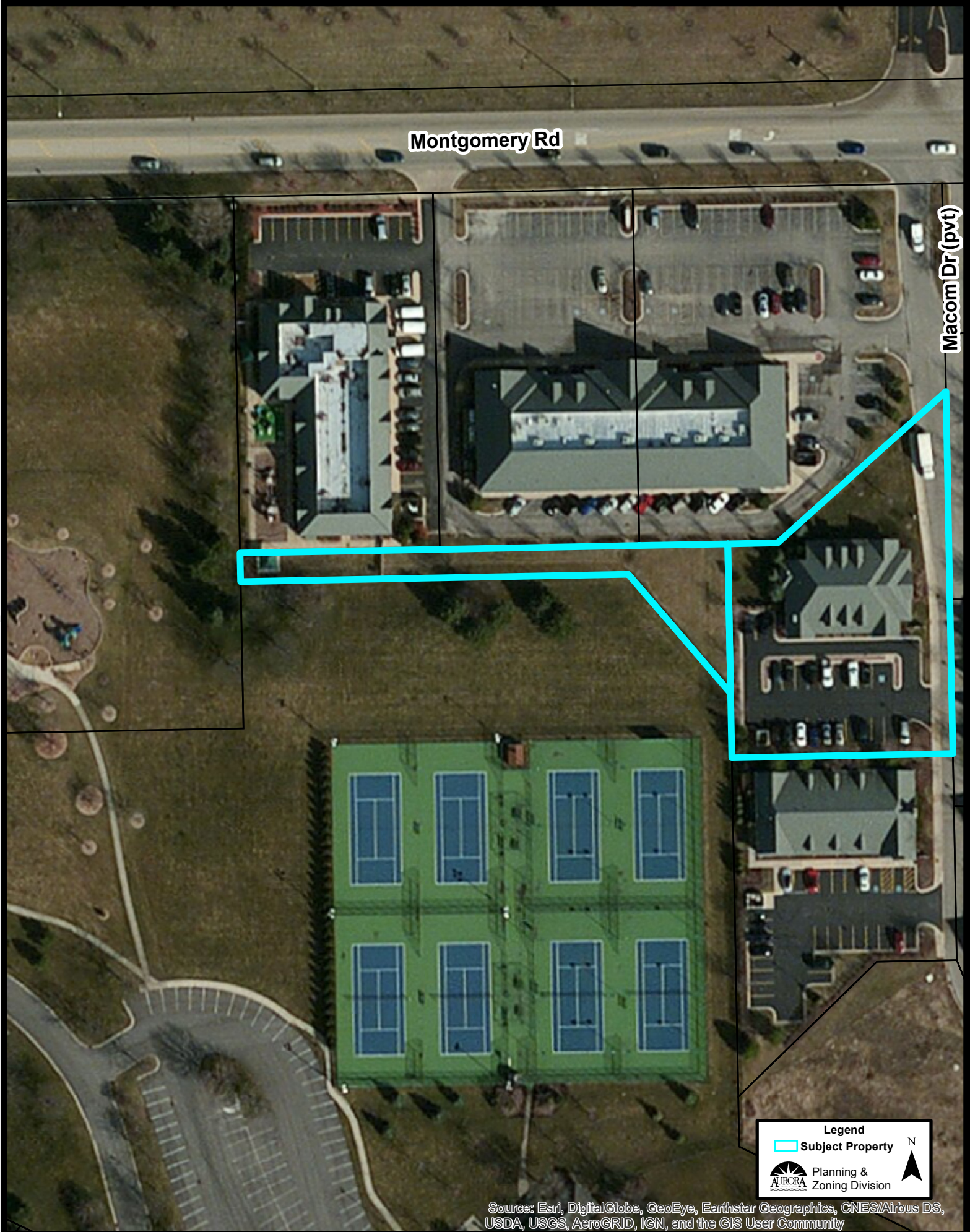
Aerial Overview

Location Map

Zoning Map

Comprehensive Plan Map

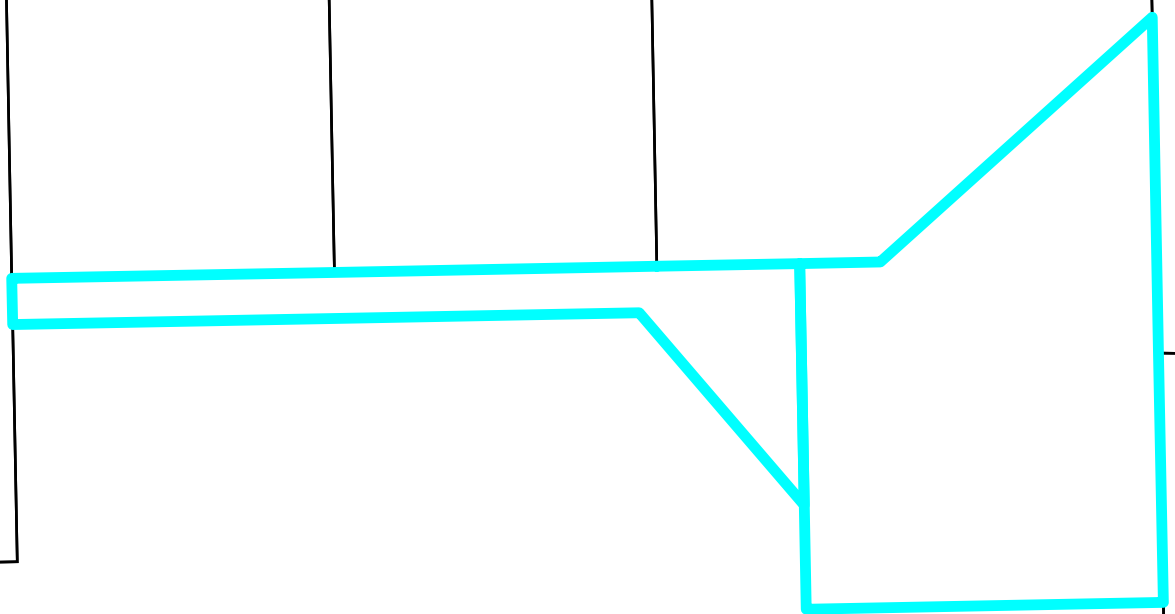
Aerial Photo (1:1,000):



Location Map (1:1,000):

Montgomery Rd

Macom Dr (pvt)



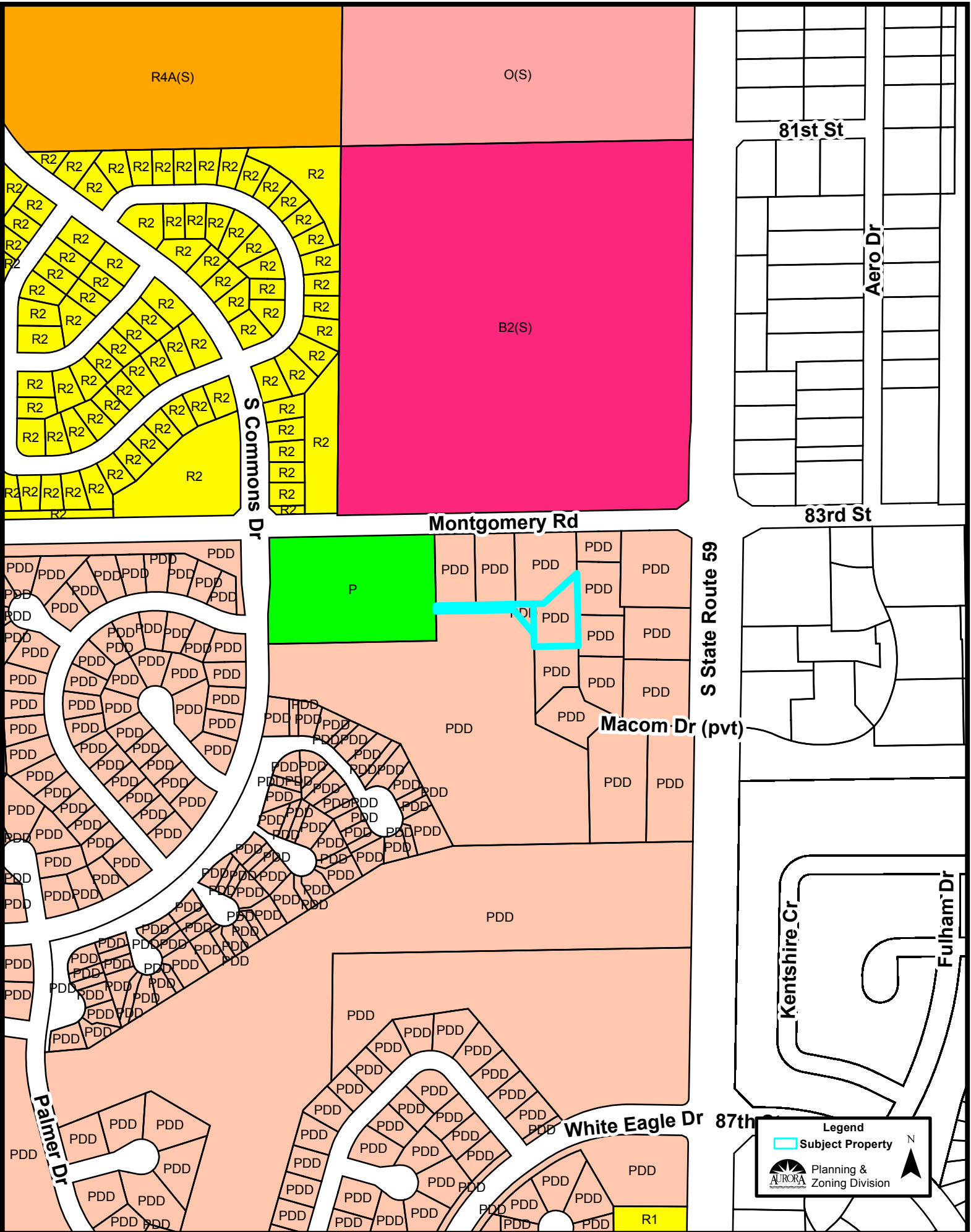
**Legend**

 Subject Property

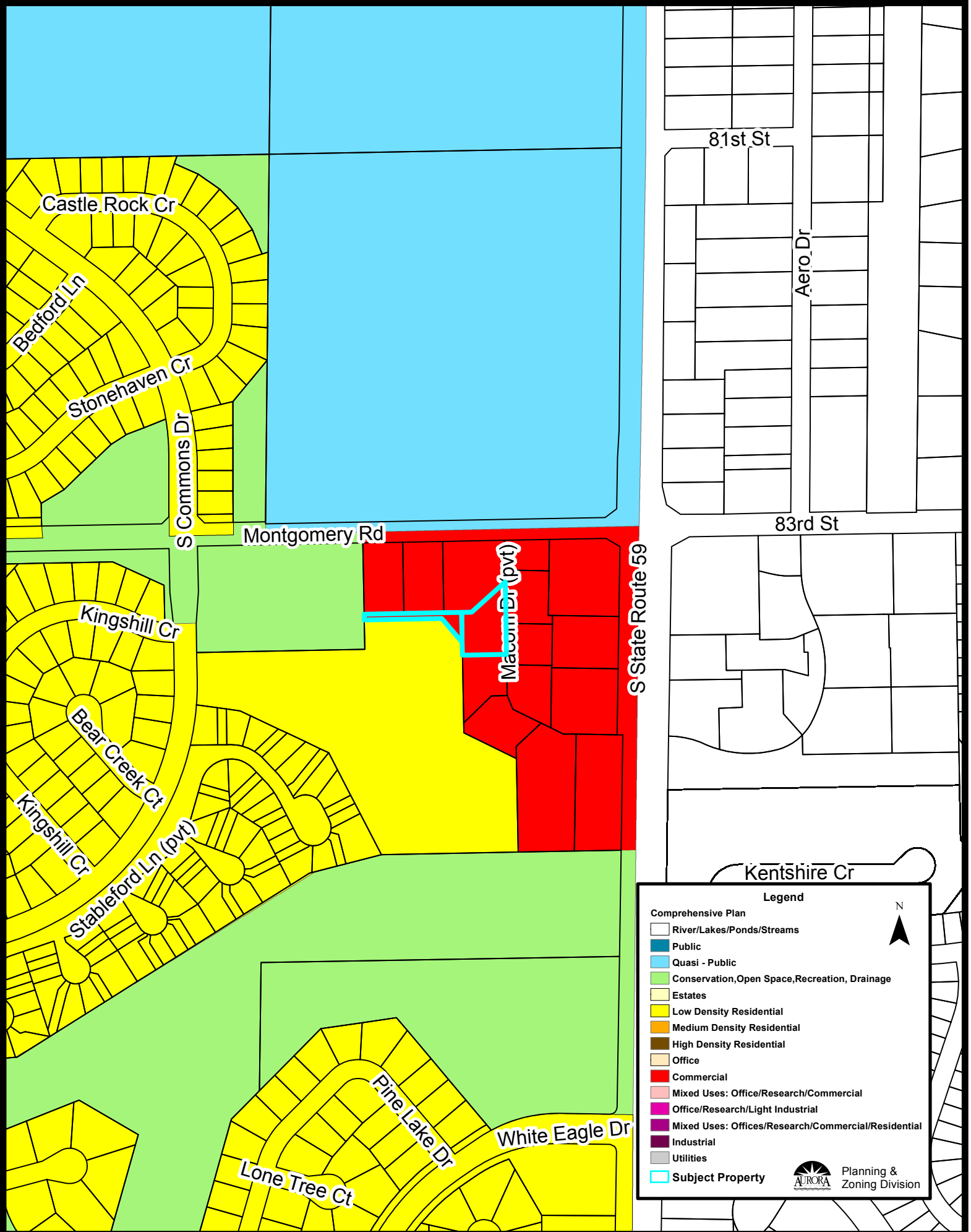
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**Zoning Map (1:5,000):**



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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