

## Property Research Sheet

**Location ID#: 56255**

As of: 6/4/2015

Researched By: Ty McCarthy

Address: 1309 Macom Drive

Comp Plan Designation: Commercial

Subdivision: Lot 6 of White Eagle Commons,  
Unit 2

School District: SD 204 - Indian Prairie School  
District

Parcel Number(s): 07-33-400-041

Park District: NPD - Naperville Park District

Size: 0.734 Acres

Ward: 8

Current Zoning: PDD Planned Development  
District

Historic District: None

1929 Zoning: Not Applicable

ANPI Neighborhood: None

1957 Zoning: Not Applicable

TIF District: N/A

### Current Land Use

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Current Land Use: Vacant Land/Open Space

### Zoning Provisions

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#### Setbacks and Other Bulk Standards:

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

Setbacks and other bulk standards are typically as follows:

**Front Yard Setback:** From Tollway - 75 feet;  
from Arterial - 30 feet; from other - 15 feet to  
20 feet based on building height.

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

**Interior Drive Yard Setback:** 5 feet

**Exterior Side Yard Setback:** From Tollway -  
75 feet; from Arterial - 30 feet; from other 15  
feet to 20 feet based on building height.

**Exterior Rear Yard Setback:** From Tollway -  
75 feet; from Arterial - 30 feet; from other 15  
feet to 20 feet based on building height.

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

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

**Maximum Lot Coverage:** None.

**Maximum Structure Height:** None.

**Floor Area Ratio:** None.

**Minimum Primary Structure Size:** None.

**Minimum Dwelling Unit Size:** The total  
square footage permitted for the residential  
use shall not exceed the total first floor  
square footage that is utilized for the office or  
business use.

#### 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

### 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:

**O86-5605 approved on 12/16/1986:**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 SW CORNER OF 83RD ST. AND IL RTE. 59. (MACOM DEVELOPMENT/WHITE EAGLE). 12-16-86.NOT FOUND IN MINUTES.

**O87-5642 approved on 3/17/1987:** 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

**O87-5644 approved on 3/17/1987:**ESTABLISHING A PLANNED DEVELOPMENT DISTRICT AND APPROVING A PLAN DESCRIPTION FOR WHITE EAGLE CLUB - THE MACOM CORP. - SOUTHWEST CORNER OF RTE. 59 AND 83RD STREET.

**PDFNL07-016 approved on 5/10/2007:** RESOLUTION APPROVING THE FINAL PLAN ON LOT 6 OF THE WHITE EAGLE COMMONS RESUBDIVISION OF LOTS 2, 3, 4, 5 AND 8 IN WHITE EAGLE CLUB RESUBDIVISION UNIT 2 FOR AN OFFICE USE LOCATED AT 1309 MACOM DRIVE

**Location Maps Attached:**

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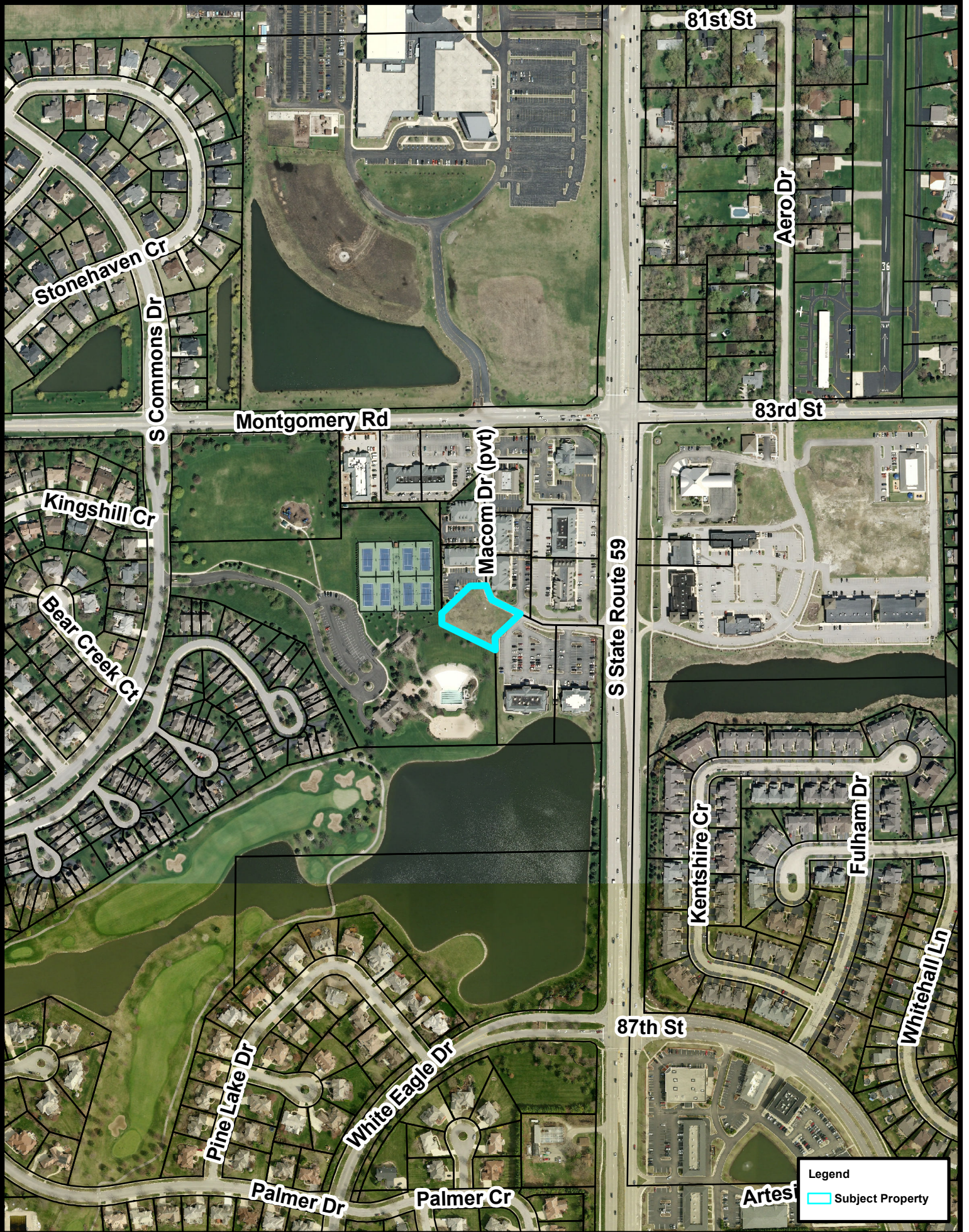
Aerial Overview

Aerial Map

Zoning Map

Comprehensive Plan Map

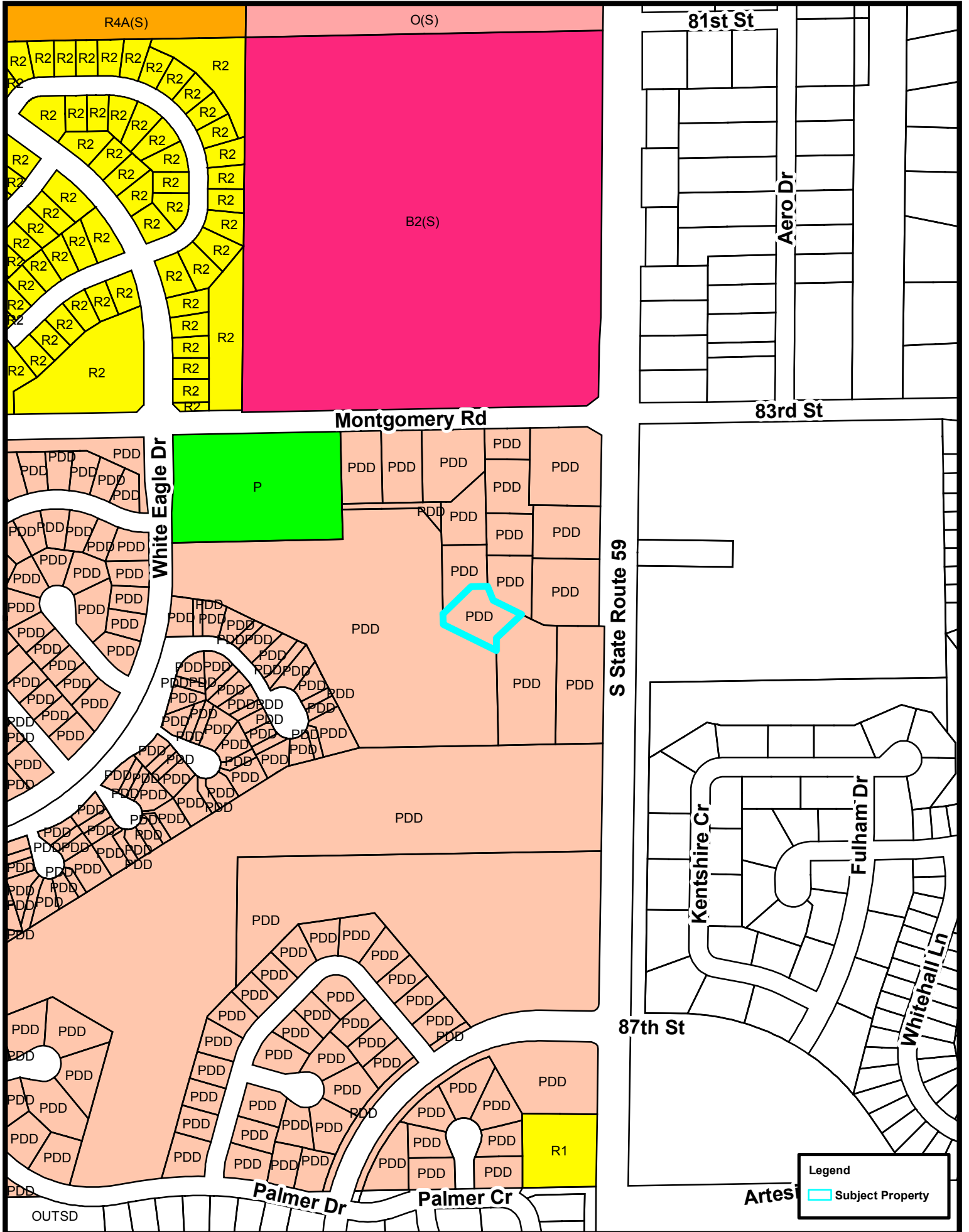


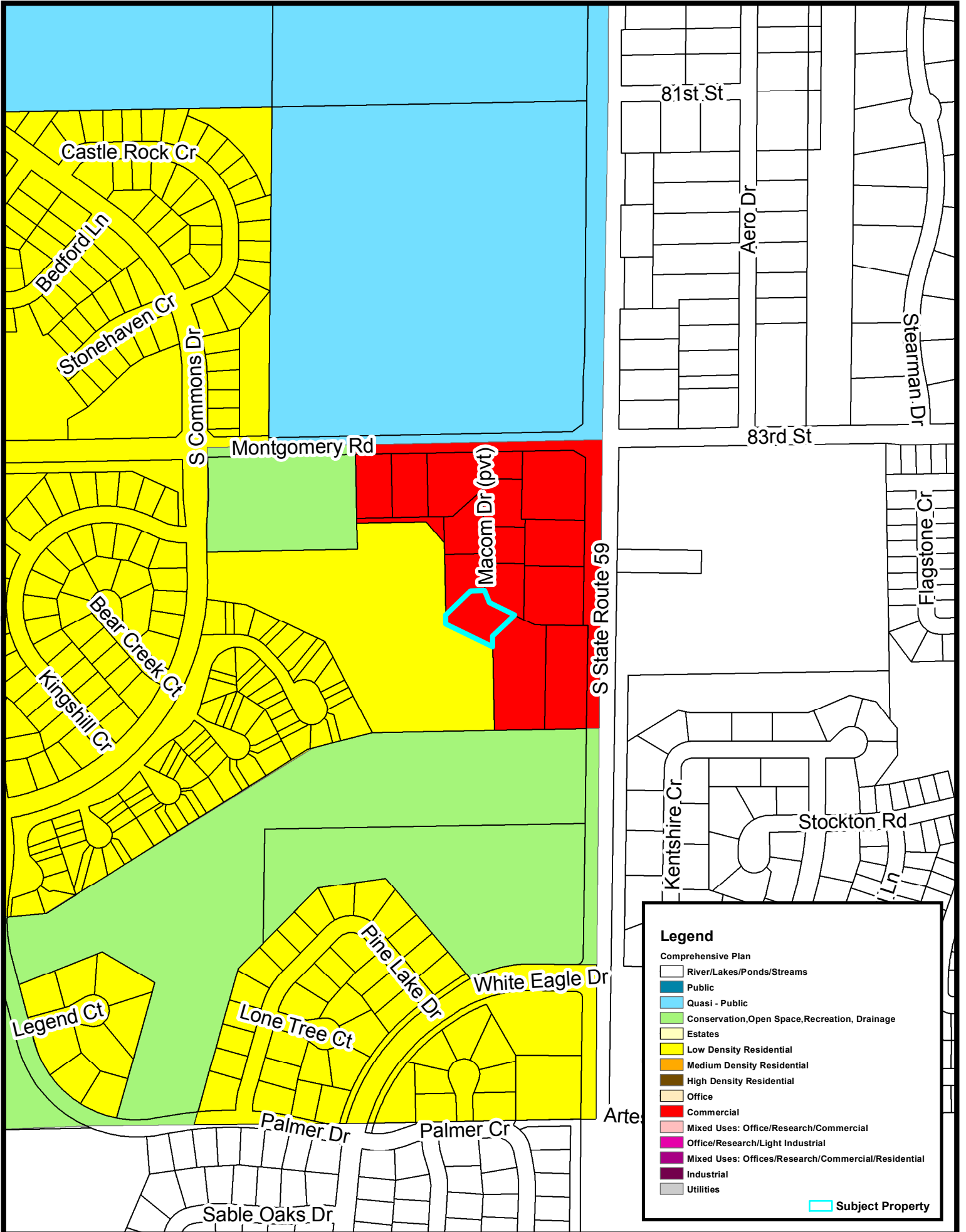


Legend  
Subject Property



Zoning 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

Location Map (1:5,000):

