

Property Research Sheet

Location ID#(s): 72631

As of: 7/12/2018

Researched By: Tracey Vacek

Address: 2800 Diehl Rd

Current Zoning: ORI Office, Research, and Light Industrial District

Parcel Number(s): 07-06-405-016

1929 Zoning: Not Applicable

Subdivision: Parcel 1 and 3 of White Oak Business Assmt Plat

1957 Zoning: Not Applicable

Size: 24.965 Acres / 1,087,475 Sq. Ft.

Comp Plan Designation: Office / Research / Light Industrial

School District: SD 204 - Indian Prairie School District

ANPI Neighborhood: None

Park District: FVPD - Fox Valley Park District

TIF District: N/A

Ward: 10

Historic District: None

Overall Development Name: White Oak Business Park

Current Land Use

Current Land Use: Vacant Land

Zoning Provisions

Setbacks and Other Bulk Standards:

Requirements are pursuant to the Aurora Zoning Ordinance Section(s) 5 and 8.10.

Setbacks are typically as follows:

Front Yard Setback: 30 feet to 70 feet when across from non-residential based on building height; 100 feet to 150 feet when across from residential based on building height; buildings 75 feet from Tollway; pavement 50 feet from Tollway; min of 50 feet from limited access highway. 20' if off a local public road; 10' if off a local private road.

Side Yard Setback: 20 feet to 60 feet from non-residential based on building height; 100 feet to 150 feet from residential based on building height; buildings 75 feet from Tollway; pavement 50 feet from Tollway; min of 50 feet from limited access highway.

Exterior Side Yard Setback: 30 feet to 70 feet when across from non-residential based on building height; 100 feet to 150 feet when across from residential based on building height; buildings 75 feet from Tollway; pavement 50 feet from Tollway; min of 50 feet from limited access

highway. Parking setback 20' if off a local public road; 10' if off a local private road.

Rear Yard Setback: 20 feet to 60 feet from non-residential based on building height; 100 feet to 150 feet from residential based on building height; buildings 75 feet from Tollway; pavement 50 feet from Tollway; min of 50 feet from limited access highway.

Exterior Rear Yard Setback: 30 feet to 70 feet when across from non-residential based on building height; 100 feet to 150 feet when across from residential based on building height; buildings 75 feet from Tollway; pavement 50 feet from Tollway; min of 50 feet from limited access highway. 20' if off a local public road; 10' if off a local private road.

Setback Exceptions: Yard variations in the ORI shall comply with Site Plan Review.

Interior Drive Yard Setback: 40 feet from centerline.

Other bulk standards are typically as follows:

Minimum Lot Width and Area: 150 feet and 2.0 acres

Maximum Lot Coverage: None.

Maximum Structure Height: 100 feet. (150 feet if special permit is issued).
Floor Area Ratio: .70 with allowances in Section 8.10-5.2

Minimum Primary Structure Size: None.
Minimum Dwelling Unit Size: None.
Maximum Density: 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 8.10.

Permitted Uses:

Permitted Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.2 and 8.10 Permitted Exceptions:

Special Uses:

Special Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.3 and 8.10.

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 8.10.

Miscellaneous Notes on History

None

Legislative History

The known legislative history for this Property is as follows:

O1976-4500 approved on 1/14/1976: 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

O1976-4501 approved on 1/14/1976: ORDINANCE PROVIDING FOR THE EXECUTION OF AN ANNEXATION AGREEMENT WITH NORTHERN ILLINOIS GAS COMPANY

O1976-4502 approved on 1/14/1976: ORDINANCE PROVIDING FOR THE EXECUTION OF AN ANNEXATION AGREEMENT WITH COMMONWEALTH EDISON COMPANY

O1976-4503 approved on 1/14/1976: ORDINANCE PROVIDING FOR THE EXECUTION OF AN ANNEXATION AGREEMENT WITH ELGIN, JOLIET & EASTERN RAILWAY COMPANY

O1976-4509 approved on 2/3/1976: AN ORDINANCE ANNEXING TERRITORY TO THE CITY OF AURORA, ILLINOIS

O1976-4510 approved on 2/3/1976: AN ORDINANCE ESTABLISHING A PLANNED DEVELOPMENT DISTRICT AND APPROVING A PLAN DESCRIPTION

O1976-4516 approved on 2/3/1976: AN ORDINANCE AMENDING ORDINANCE NUMBER 4509 ANNEXING TERRITORY TO THE CITY OF AURORA, ILLINOIS

O1988-062 approved on 6/7/1988: AN ORDINANCE AMENDING ORDINANCE NO. 3100, BEING THE AURORA ZONING ORDINANCE AND THE ZONING MAP ATTACHED THERETO, BY REZONING PROPERTY LOCATED AT THE SOUTHWEST CORNER OF I-88 AND EOLA ROAD FROM M-2 AND PDD TO ORI OFFICE, RESEARCH, AND LIGHT INDUSTRIAL

R1988-150 approved on 6/7/1988: A RESOLUTION APPROVING A PRELIMINARY PLAT FOR PROPERTY LOCATED AT THE SOUTHWEST CORNER OF I-88 AND EOLA ROAD.

PDFNL1989-006 approved on 5/8/1989: RESOLUTION APPROVING A FINAL PLAT FOR UNIT ONE OF THE WHITE OAK BUSINESS PARK

PCR2001-004 approved on 11/9/2001: A RESOLUTION GRANTING PERMISSION TO DUMP OR FILL ON PROPERTY LOCATED ON LOTS 8, 9, AND 10 OF WHITE OAK BUSINESS PARK, UNIT 1, AURORA, ILLINOIS

R2008-436 approved on 9/23/2008: RESOLUTION APPROVING A CONTRACT TO PURCHASE PROPERTY OWNED BY AG INVESTORS V, LLC FOR THE PROPOSED EOLA ROAD INTERCHANGE

R2008-580 approved on 12/16/2008: RESOLUTION AUTHORIZING THE MAYOR AND CITY CLERK TO ENTER INTO AN INTERGOVERNMENTAL AGREEMENT BETWEEN THE COUNTY OF DUPAGE AND THE ILLINOIS STATE TOLL HIGHWAY AUTHORITY FOR THE CONSTRUCTION OF AN INTERCHANGE AT EOLA ROAD AND THE RONALD REAGAN MEMORIAL TOLLWAY

R2008-581 approved on 12/16/2008: RESOLUTION APPROVING CONTRACTS TO PURCHASE PROPERTY OWNED BY CHICAGO TITLE LAND TRUST COMPANY, SUCCESSOR TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED OCTOBER 8, 1971, AND KNOWN AS TRUST NO. 43123; HP/AG WHITE OAKS LAND LIMITED PARTNERSHIP; MLVC WHITE OAK LLC, MILL SOURCE CAPITAL, LLC, NICOR GAS AND GFX CORPORATION FOR THE PROPOSED EOLA ROAD INTERCHANGE AND PROMISSORY NOTES RELATED THERETO TO CHICAGO TITLE LAND TRUST COMPANY, SUCCESSOR TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED OCTOBER 8, 1971, AND KNOWN AS TRUST NO. 43123; HP/AG WHITE OAKS LAND LIMITED PARTNERSHIP

R2009-254 approved on 6/23/2009: RESOLUTION APPROVING A LICENSE AGREEMENT AND RELEASE OF EASEMENT BETWEEN THE CITY OF AURORA AND THE WHITE OAK BUSINESS PARK ASSOCIATION FOR CERTAIN IMPROVEMENTS TO EOLA AND DIEHL ROADS FOR THE EOLA ROAD INTERCHANGE

R2016-177 approved on 6/14/2016: A RESOLUTION ACCEPTING THE DEDICATION OF RIGHT OF WAY FOR DIEHL ROAD LOCATED ALONG THE PROPERTY AT THE NORTHWEST CORNER OF DIEHL ROAD AND EOLA ROAD

Location Maps Attached:

Aerial Overview

Location Map

Zoning Map

Comprehensive Plan Map

Aerial Photo (1:5,000):



Bilfer Rd

Prospect Dr

East-West Tollway WB

East-West Tollway EB

Old Diehl Rd



Diehl Rd

N Eola Rd

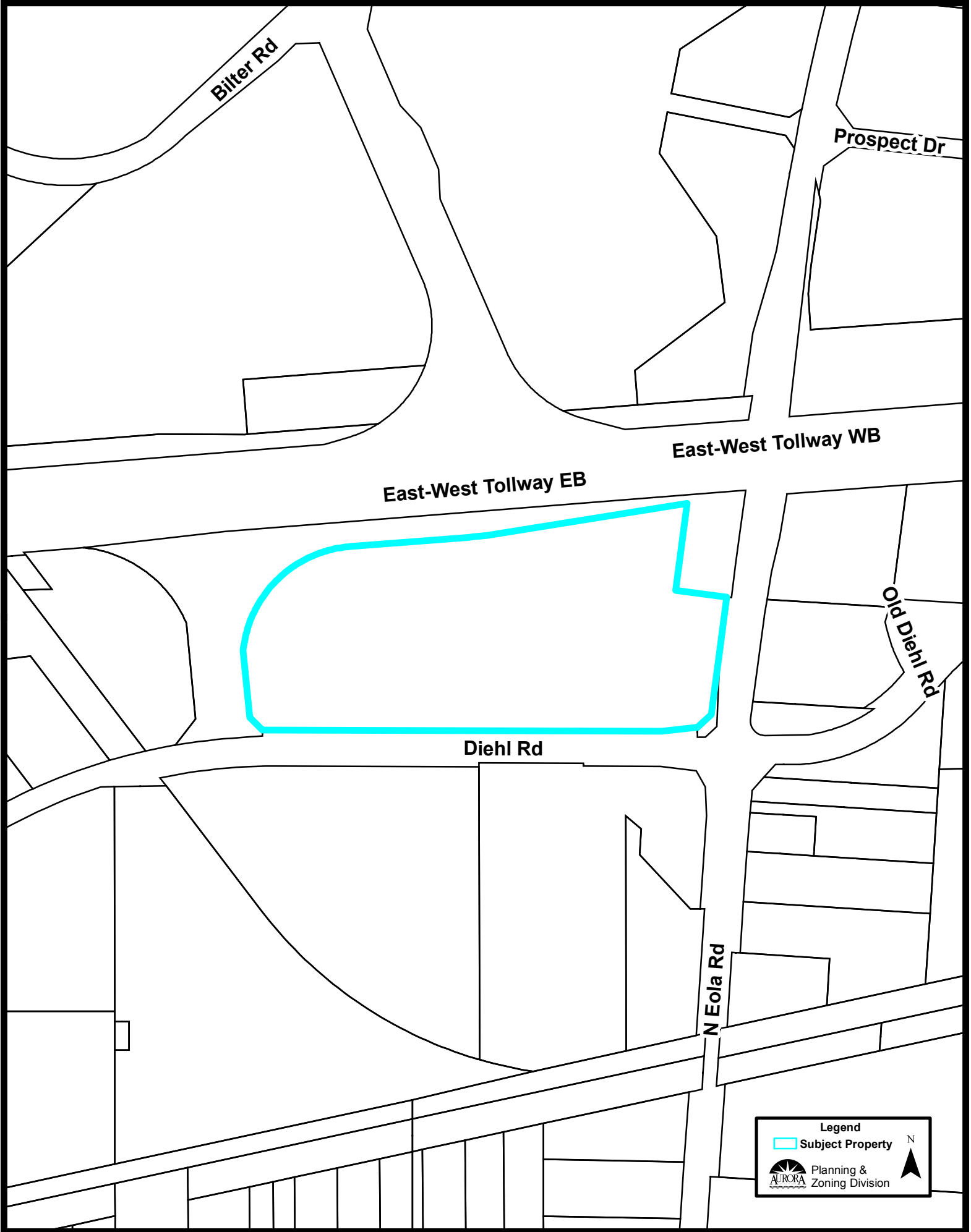
Legend

- Subject Property

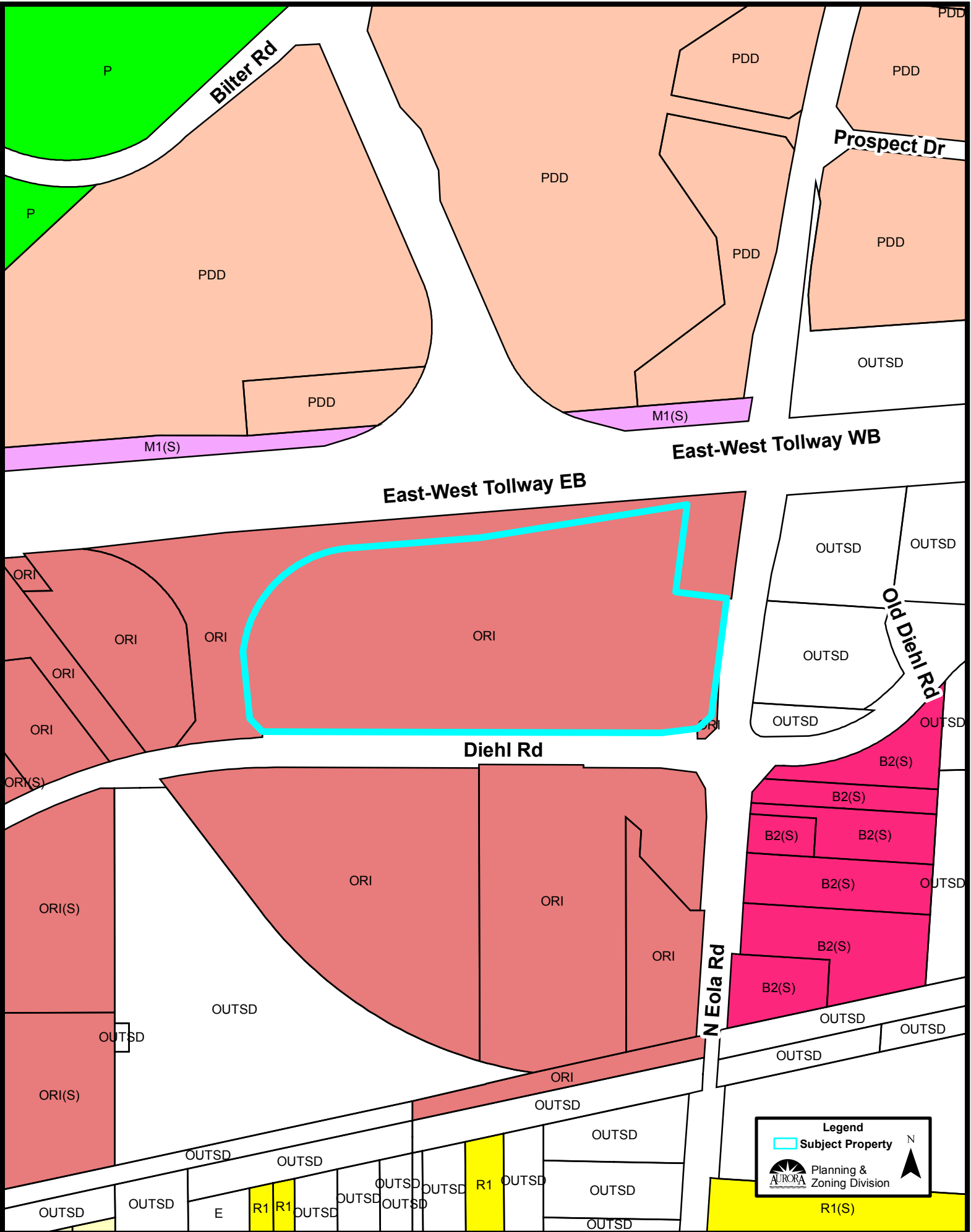
Planning & Zoning Division



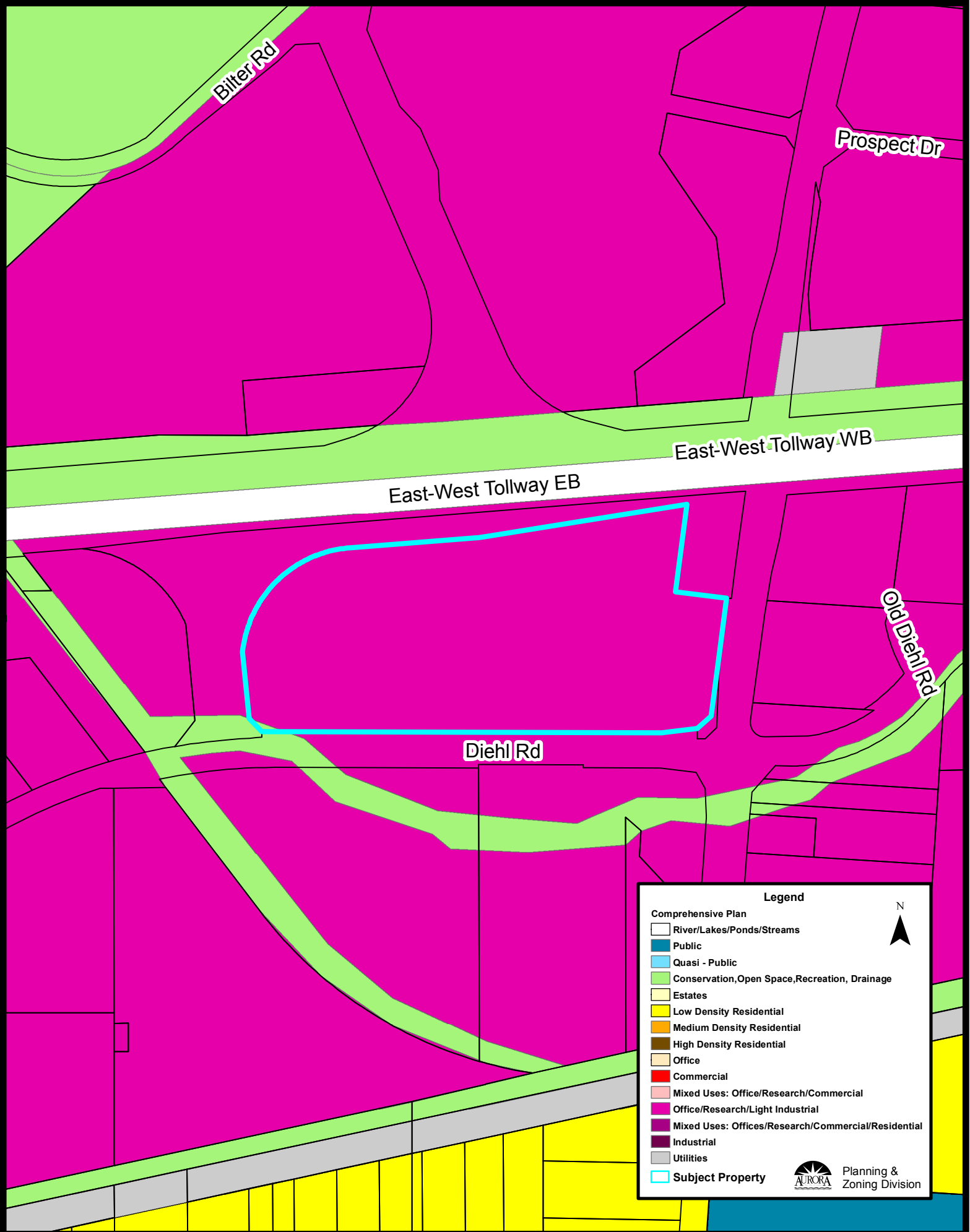
Location Map (1:5,000):



Zoning Map (1:5,000):



Comprehensive Plan (1:5,000):



Legend

- 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