

# Property Research Sheet

**Location ID#(s): 62159**

As of: 10/25/2017

Researched By: Tracey Vacek

Address: Vacant

Current Zoning: E Estate Single Family Detached Dwelling District

Parcel Number(s): 07-07-202-005

1929 Zoning: Not Applicable

Size: 3.27 Acres / 142,441 Sq. Ft.

1957 Zoning: Not Applicable

School District: SD 204 - Indian Prairie School District

Comp Plan Designation: Low Density Residential & Utilites

Park District: FVPD - Fox Valley Park District

ANPI Neighborhood: None

Ward: 10

TIF District: N/A

Overall Development Name: CyrusOne

Historic District: None

## Current Land Use

Current Land Use: Vacant Land/Open Space

## Zoning Provisions

### Setbacks and Other Bulk Standards:

Requirements are pursuant to the Aurora Zoning Ordinance Section(s) 5 and 7.4.

Setbacks are typically as follows:

**Front Yard Setback:** 75 feet

**Side Yard Setback:** 20 feet

**Exterior Side Yard Setback:** 30 feet **Exterior**

**Rear Yard Setback:** 30 feet

**Exterior Rear Yard Setback:** 30 feet

**Setback Exceptions:** Front setback exception for an infill lot. On infill lots the public street

elevation of the structure shall be located at the average established setback line of the Impact Area. For additional regulations on infill lots refer to the Infill Housing Standards located in the Residential Specific Regulations of the zoning ordinance.

**Interior Drive Yard Setback:** none

Other bulk standards are typically as follows:

**Building Separations:** None

**Minimum Lot Width and Area:** 135 foot lot width and 55,000 square feet of lot area

**Maximum Lot Coverage:** 40%

**Maximum Structure Height:** Buildings including accessory: Thirty-five (35) feet.

Religious Institutions: Seventy-five (75) feet for towers or steeples, but not more than forty-five (45) feet for the main structure.

**Structures:** the maximum height of structures shall be seventy-five (75) feet.

**Floor Area Ratio:** 0.25

**Minimum Primary Structure Size:** typically 3,500 square feet

**Minimum Dwelling Unit Size:**

**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 7.4.

### Permitted Uses:

Permitted Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.2 and 7.4 Permitted Exceptions:

**Special Uses:**

Special Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.3 and 7.4.

**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 7.4.

**Miscellaneous Notes on History**

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None

**Legislative History**

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The known legislative history for this Property is as follows:

**O2017-071 approved on 10/10/2017:** AN ORDINANCE PROVIDING FOR THE EXECUTION OF AN ANNEXATION AGREEMENT WITH THE OWNERS OF RECORD PROVIDING FOR ORI OFFICE, RESEARCH, AND LIGHT INDUSTRIAL, E ESTATE SINGLE FAMILY DETACHED DWELLING DISTRICT, AND OS-1 CONSERVATION, OPEN SPACE, AND DRAINAGE DISTRICT ZONING FOR THE TERRITORY WHICH MAY BE ANNEXED TO THE CITY OF AURORA LOCATED SOUTH OF DIEHL ROAD NORTH AND SOUTH OF THE PRAIRIE PATH AND WEST OF 2905 DIEHL ROAD BEING VACANT LAND IN DUPAGE COUNTY, AURORA, ILLINOIS

**O2017-072 approved on 10/10/2017:** AN ORDINANCE ANNEXING CERTAIN PROPERTY BEING VACANT LAND LOCATED SOUTH OF DIEHL ROAD NORTH AND SOUTH OF THE PRAIRIE PATH AND WEST OF 2905 DIEHL ROAD TO THE CITY OF AURORA, ILLINOIS, PURSUANT TO AN APPROVED ANNEXATION AGREEMENT

**O2017-073 approved on 10/10/2017:** AN ORDINANCE AMENDING ORDINANCE NUMBER 3100, BEING THE AURORA ZONING ORDINANCE AND THE ZONING MAP ATTACHED THERETO, BY REZONING PROPERTY LOCATED SOUTH OF DIEHL ROAD NORTH AND SOUTH OF THE PRAIRIE PATH AND WEST OF 2905 DIEHL ROAD TO ORI OFFICE, RESEARCH, AND LIGHT INDUSTRIAL, E ESTATE SINGLE FAMILY DETACHED DWELLING DISTRICT, AND OS-1 CONSERVATION, OPEN SPACE, AND DRAINAGE DISTRICT, PURSUANT TO AN APPROVED ANNEXATION AGREEMENT

**R2017-324 approved on 10/10/2017:** A RESOLUTION APPROVING A PRELIMINARY PLAT FOR CYRUSONE SUBDIVISION, PHASE 2 LOCATED SOUTH OF DIEHL ROAD AND WEST OF EOLA ROAD

**Location Maps Attached:**

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Aerial Overview

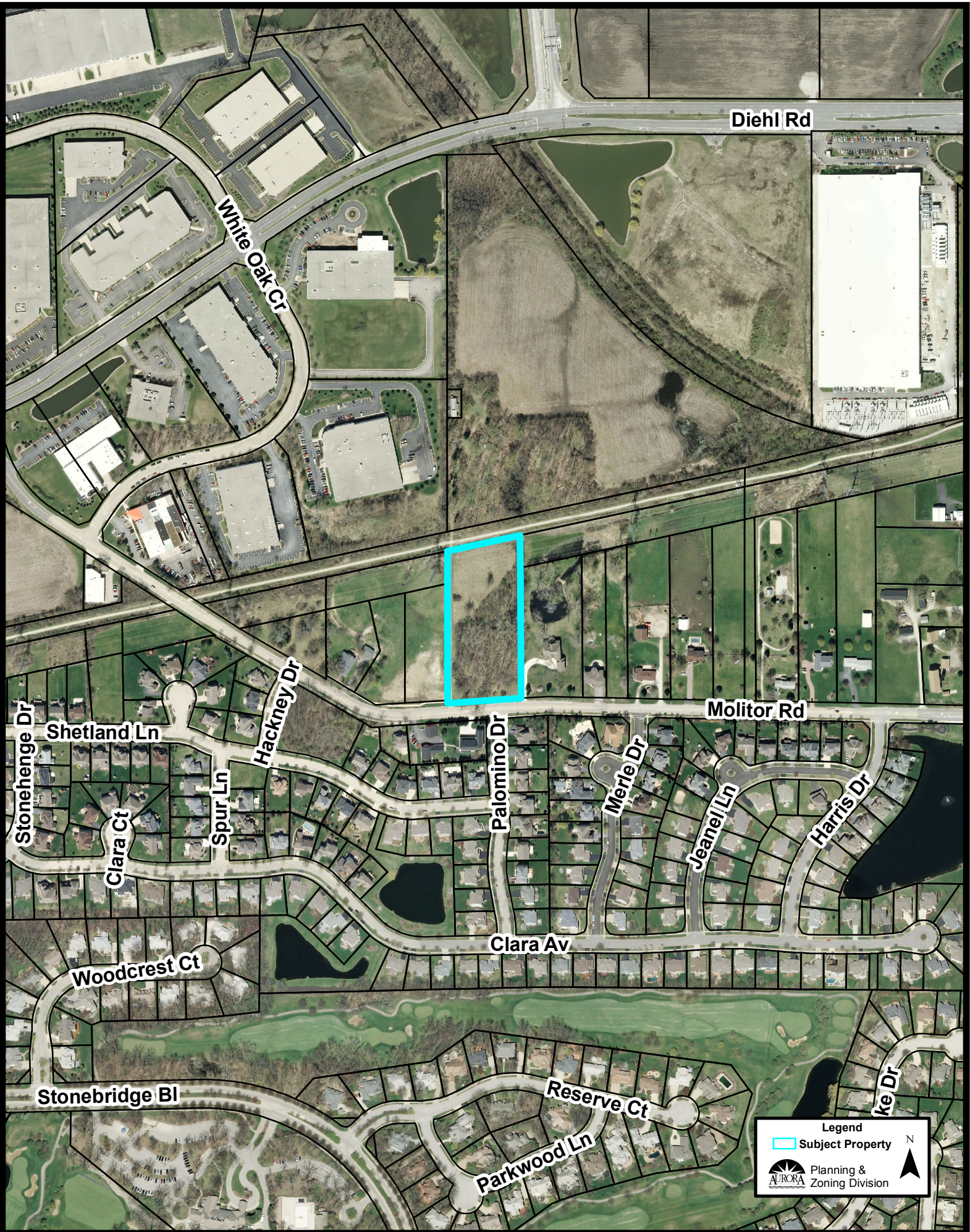
Location Map

Zoning Map

Comprehensive Plan Map



Aerial Photo (1:5,000):



Diehl Rd

White Oak Cr

Stonehenge Dr

Shetland Ln

Clara Ct

Spur Ln

Hackney Dr

Palomino Dr

Merle Dr

Molitor Rd

Jeanel Ln

Harris Dr

Clara Av

Woodcrest Ct

Stonebridge Bl

Reserve Ct

Parkwood Ln

Ke Dr

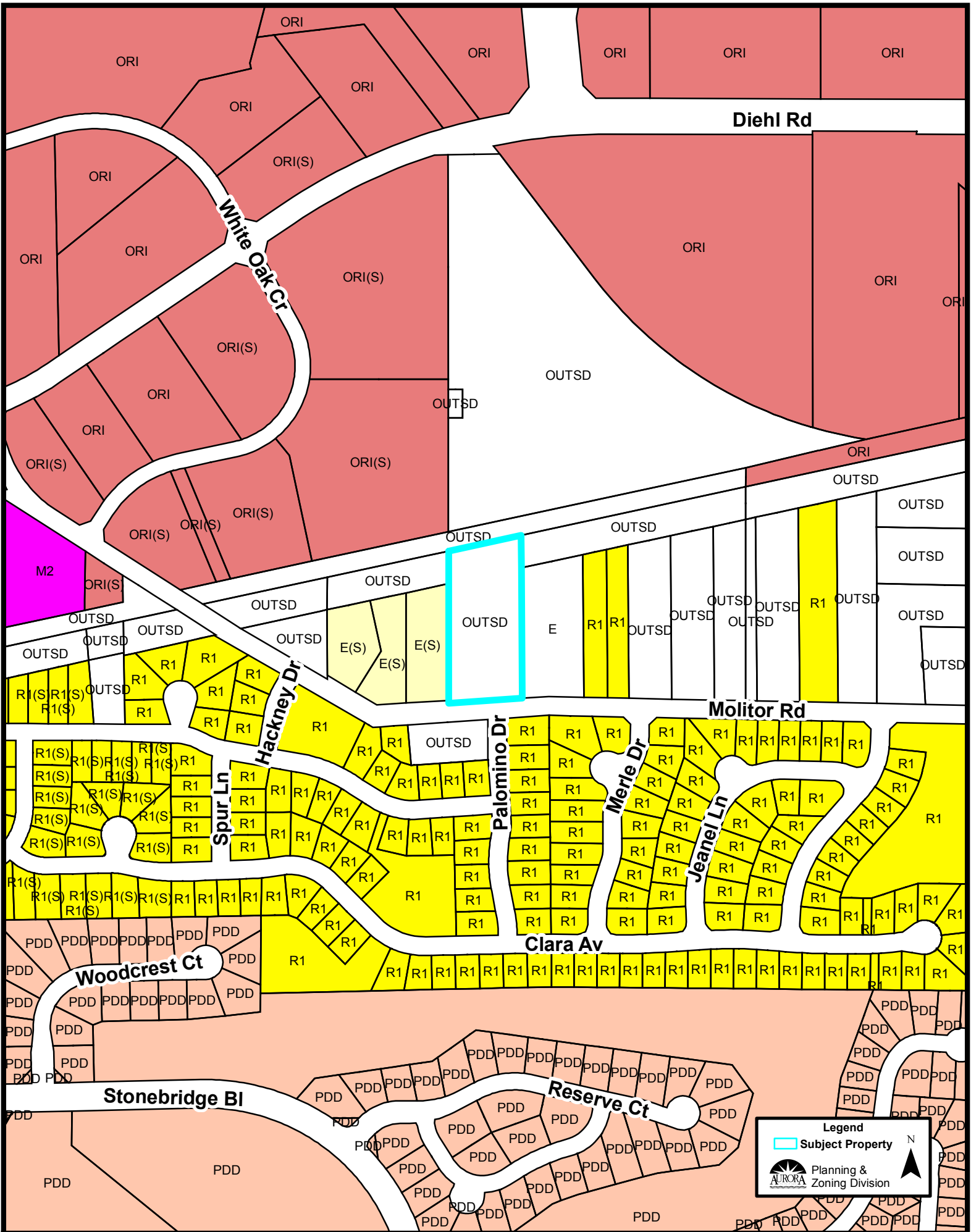
Legend

- Subject Property


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Zoning Map (1:5,000):



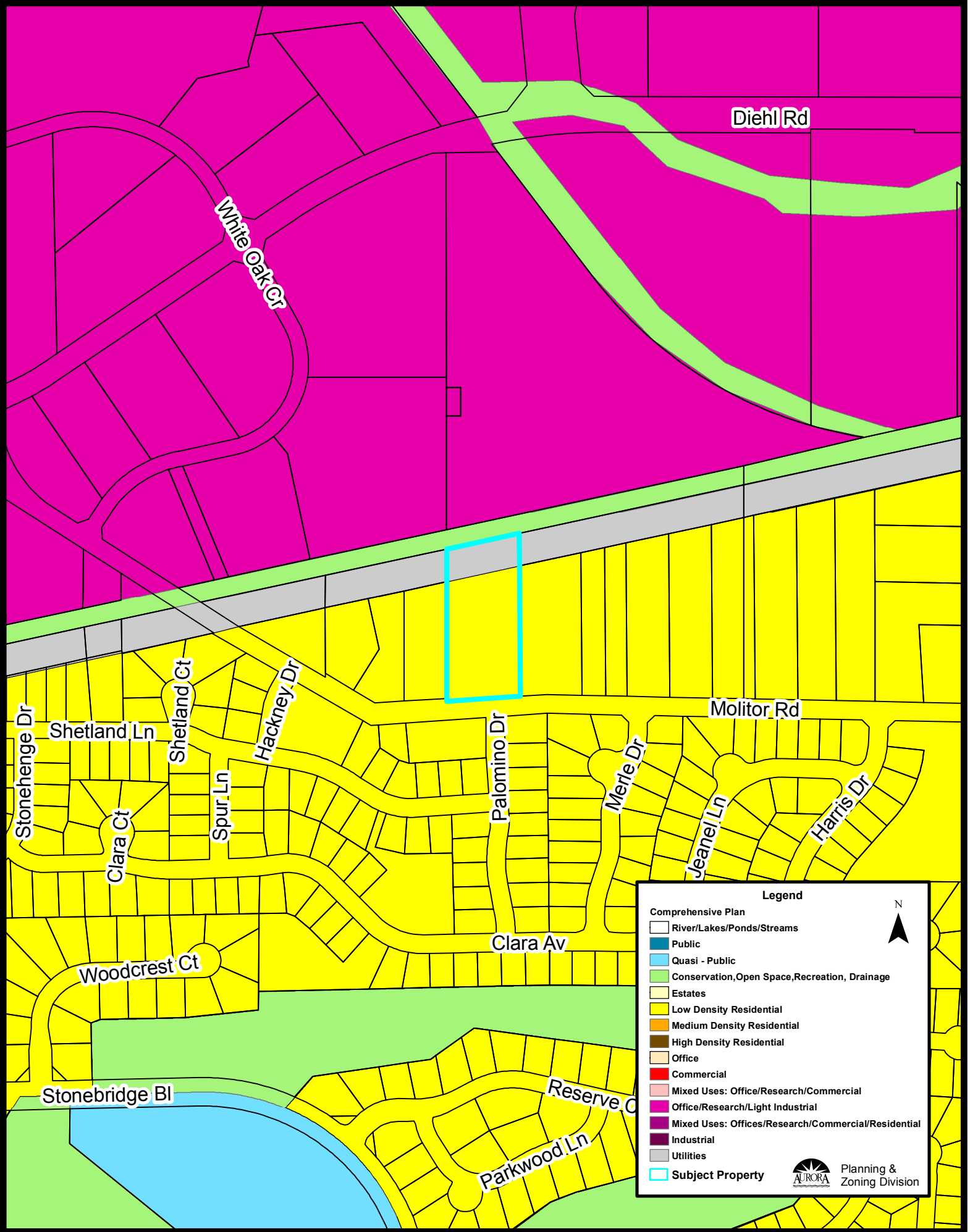
**Legend**

-  Subject Property

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Comprehensive Plan (1:5,000):



**Legend**

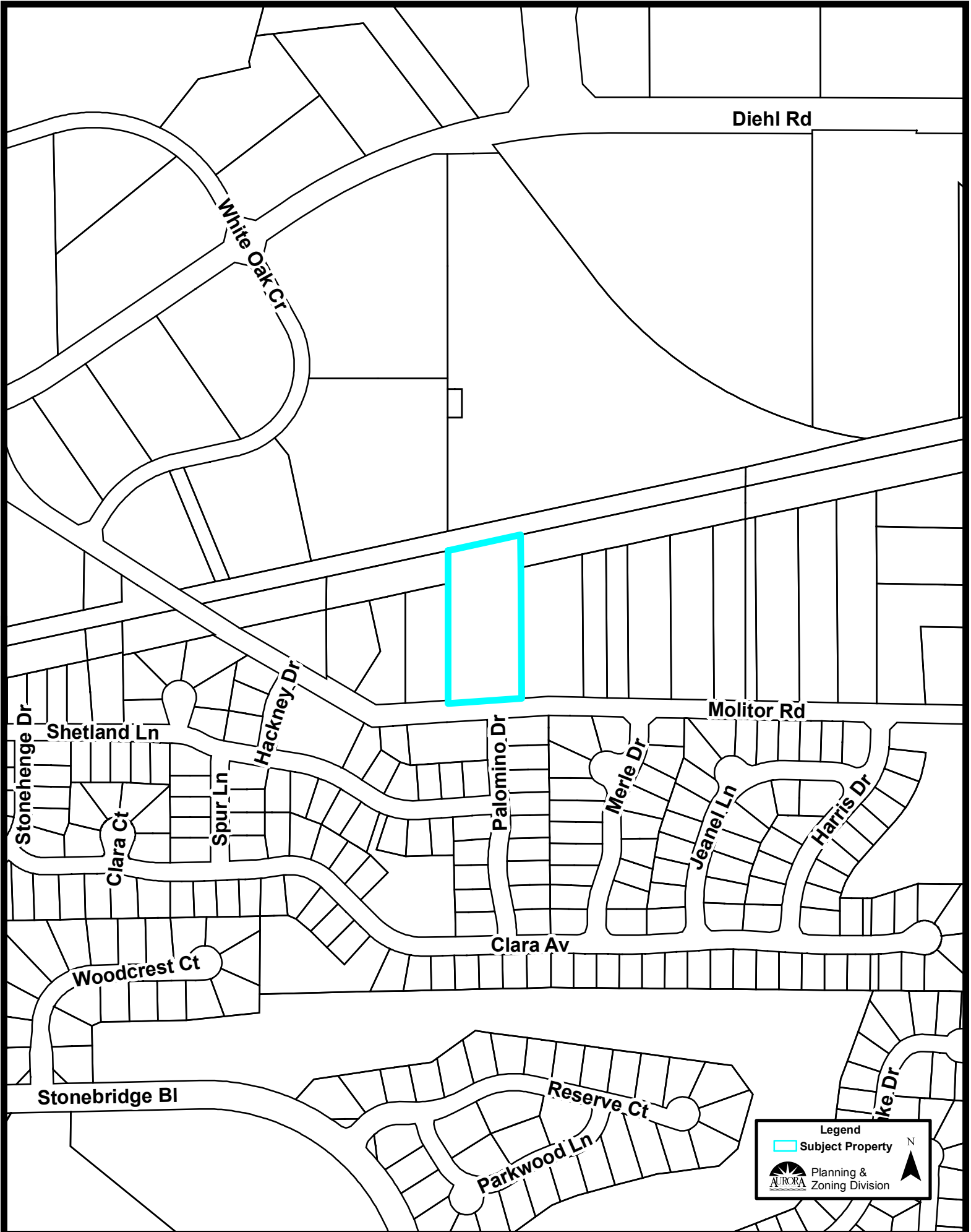
Comprehensive Plan

- 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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Location Map (1:5,000):



Diehl Rd

White Oak Ct

Molitor Rd

Shetland Ln

Palomino Dr

Stonehenge Dr

Clara Ct

Spur Ln

Hackney Dr

Merle Dr

Jeanel Ln

Harris Dr

Clara Av

Woodcrest Ct

Stonebridge Bl

Reserve Ct

Parkwood Ln

Mike Dr

**Legend**  
Subject Property  
AURORA Planning & Zoning Division  
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