

# Property Research Sheet

**Location ID#(s): 62154**

As of: 10/25/2017

Researched By: Tracey Vacek

Address: 2705 Diehl Road

Current Zoning: ORI Office, Research, and Light Industrial District and OS-1 Conservation, Open Space, and Drainage District

Parcel Number(s): 07-07-200-009

1929 Zoning: Not Applicable

Size: 19.97 Acres / 869,893 Sq. Ft.

1957 Zoning: Not Applicable

School District: SD 204 - Indian Prairie School District

Comp Plan Designation: Office / Research / Light Industrial

Park District: FVPD - Fox Valley Park District

ANPI Neighborhood: None

Ward: 10

Overall Development Name: CyrusOne

TIF District: N/A

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 8.10.

Setbacks for (ORI) 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 for ORI are typically as follows:

**Building Separations:**

**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.

Requirements are pursuant to the Aurora Zoning Ordinance Section(s) 5 and 6.4.

Setbacks for OS-1 are typically as follows:

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

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**Rear Yard Setback:** Reserved  
**Exterior Rear Yard Setback:** Reserved  
**Setback Exceptions:** Reserved  
**Interior Drive Yard Setback:** Reserved

Other bulk standards for OS-1 are typically as follows:

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**Building Separations:** None  
**Minimum Lot Width and Area:** None  
**Maximum Lot Coverage:** Reserved  
**Maximum Structure Height:** The maximum height of buildings shall be forty (40) feet.

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**Floor Area Ratio:**  
**Minimum Primary Structure Size:** None  
**Minimum Dwelling Unit Size:** None  
**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, 6.4 and 8.10.

Permitted Uses:

Permitted Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.2, 6.4 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, 6.4 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, 6.4 and 8.10.

**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:

**02017-071 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

**02017-072 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

**02017-073 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

**O2017-074 approved on 10/10/2017:** AN ORDINANCE GRANTING A VARIANCE FOR LOT 1 OF CYRUSONE SUBDIVISION, PHASE 2 LOCATED AT SOUTH OF DIEHL ROAD AND WEST OF EOLA ROAD TO ALLOW TWO PRINCIPAL BUILDINGS ON A ZONING LOT

**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

**R2017-325 approved on 10/10/2017:** A RESOLUTION APPROVING A PRELIMINARY PLAN ON LOTS 1 AND 2 OF CYRUSONE SUBDIVISION, PHASE 2 LOCATED AT 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

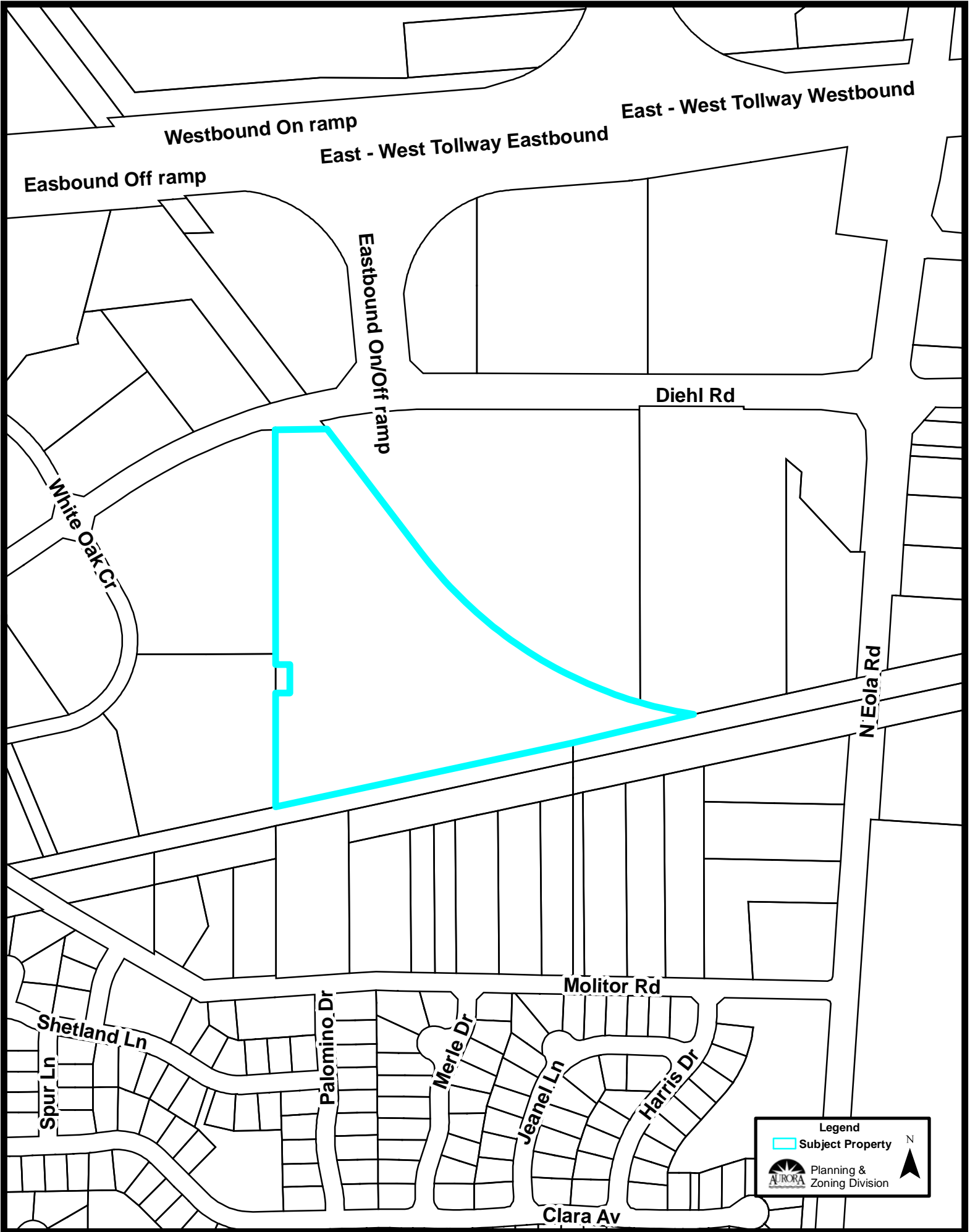


Legend

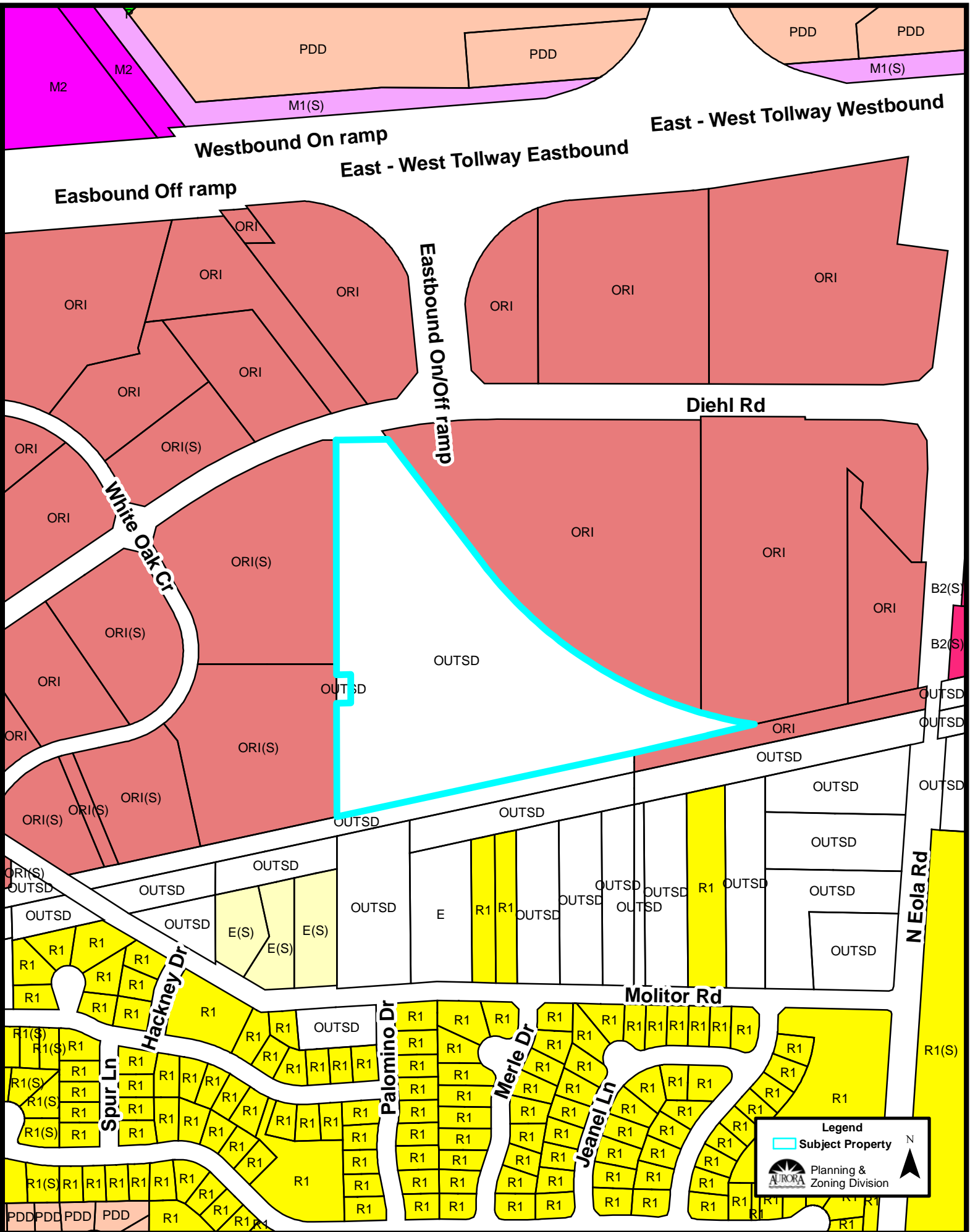
- Subject Property

Planning & Zoning Division

Location Map (1:5,000):



Zoning Plan (1:5,000):



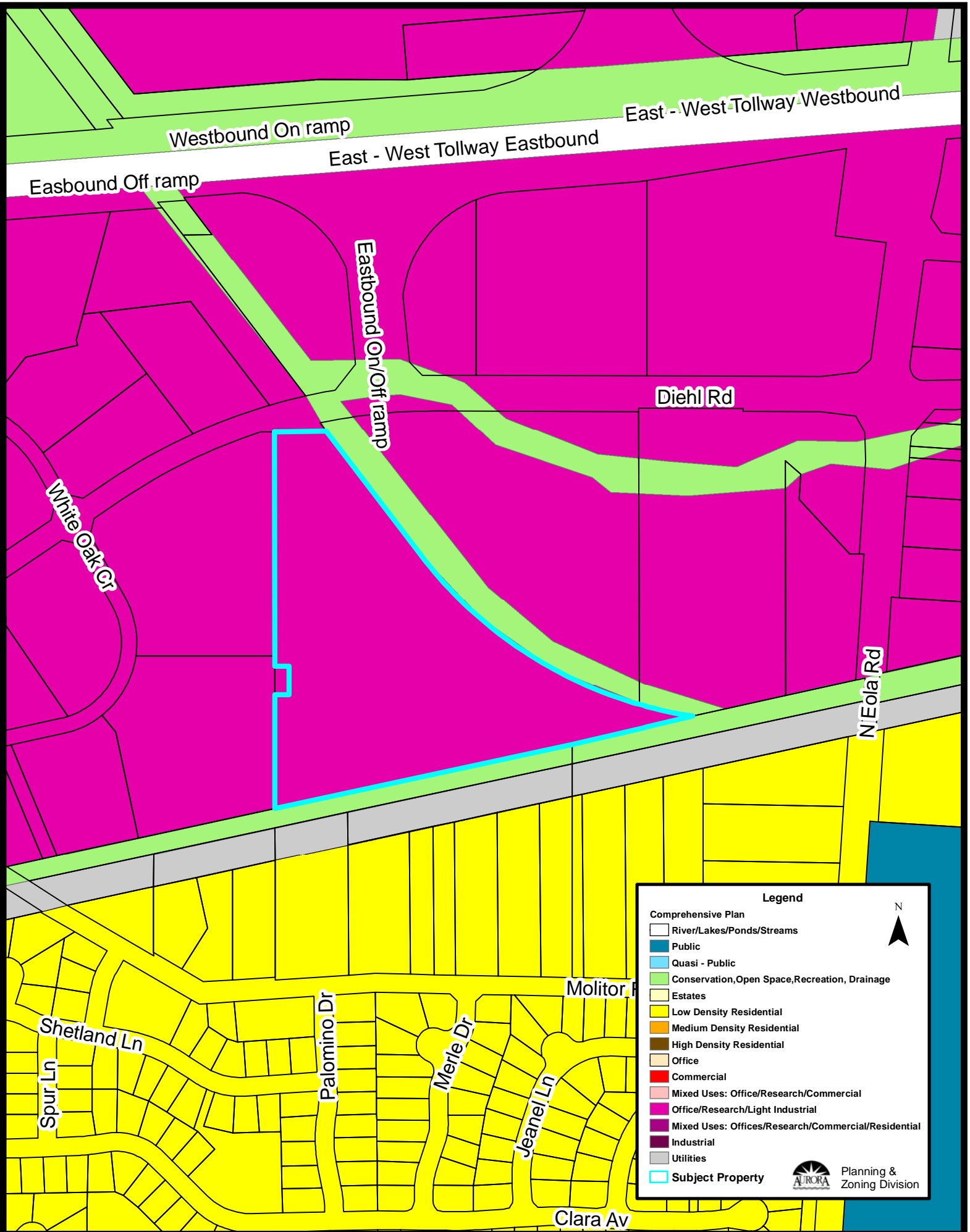
**Legend**

- 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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