

Property Research Sheet

Location ID#(s): 70958

As of: 8/26/2016

Researched By: Alex Minnella

Address: 2905 Diehl Road

Comp Plan Designation: Office / Research / Light Industrial

Subdivision: Lot 11 pt of White Oak Business Park, Unit 1

School District: SD 204 - Indian Prairie School District

Parcel Number(s): 07-08-100-008

Park District: FVPD - Fox Valley Park District

Size: 14.76 Acres

Ward: 10

Current Zoning: ORI Office, Research, and Light Industrial

Overall Development Name: White Oak Business Park

Current Land Use

Current Land Use: Light Industry

Number of Stories: 1

AZO Land Use Category: Warehouse, Distribution and storage services (3300)

Total Building Area: 260,000 sq. ft.

Number of Buildings: 1

Number of Stories: 1

Building Built In: 1996

Parking Spaces: 73

Total Building Area: 260,000 sq. ft.

Non-Residential Area: 643,215

Zoning Provisions

Setbacks and Other Bulk Standards:

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

Setbacks and other bulk standards 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.

Interior 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.

Interior Drive Yard Setback: 40 feet from centerline.

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.

Exterior Side Yard Reverse Corner Setback:

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.

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.

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

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.

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

White Oak Business Park 2nd Assessment Plat R1996-096390 DuPage (06-10-1996) Split Lot 11 without proper City Subdivision.

Legislative History

The known legislative history for this Property is as follows:

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

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: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

SR2008-038 approved on 3/24/2008: STAFF REVIEW ON 15.31 ACRES FOR A DATA CENTER AT 2905 DIEHL ROAD

SR2008-408 approved on 3/24/2008:STAFF REVIEW ON LOT 11 OF WHITE OAK BUSINESS PARK, UNIT 1 TO RECONFIGURE THE ACCESS ALONG DIEHL ROAD

R2010-037 approved on 2/9/2010:RESOLUTION AUTHORIZING ACCEPTANCE OF IMPROVEMENTS AND MAINTENANCE SECURITY FOR GFX DATA CENTER ON DIEHL ROAD (08.038)

R2010-246 approved on 7/27/2010:RESOLUTION ACCEPTING THE DEDICATION OF PUBLIC RIGHT-OF-WAY FOR DIEHL ROAD, LOCATED AT THE SOUTHWEST CORNER OF DIEHL ROAD AND EOLA ROAD, AURORA, IL

Location Maps Attached:

Aerial Overview

Location Map

Zoning Map

Comprehensive Plan Map



Westbound On ramp

East - West Tollway Eastbound

Eastbound On ramp

East-West Tollway Eastbound

Eastbound On/Off ramp

Diehl Rd

NiEola Rd

Palomino Dr

Merle Dr

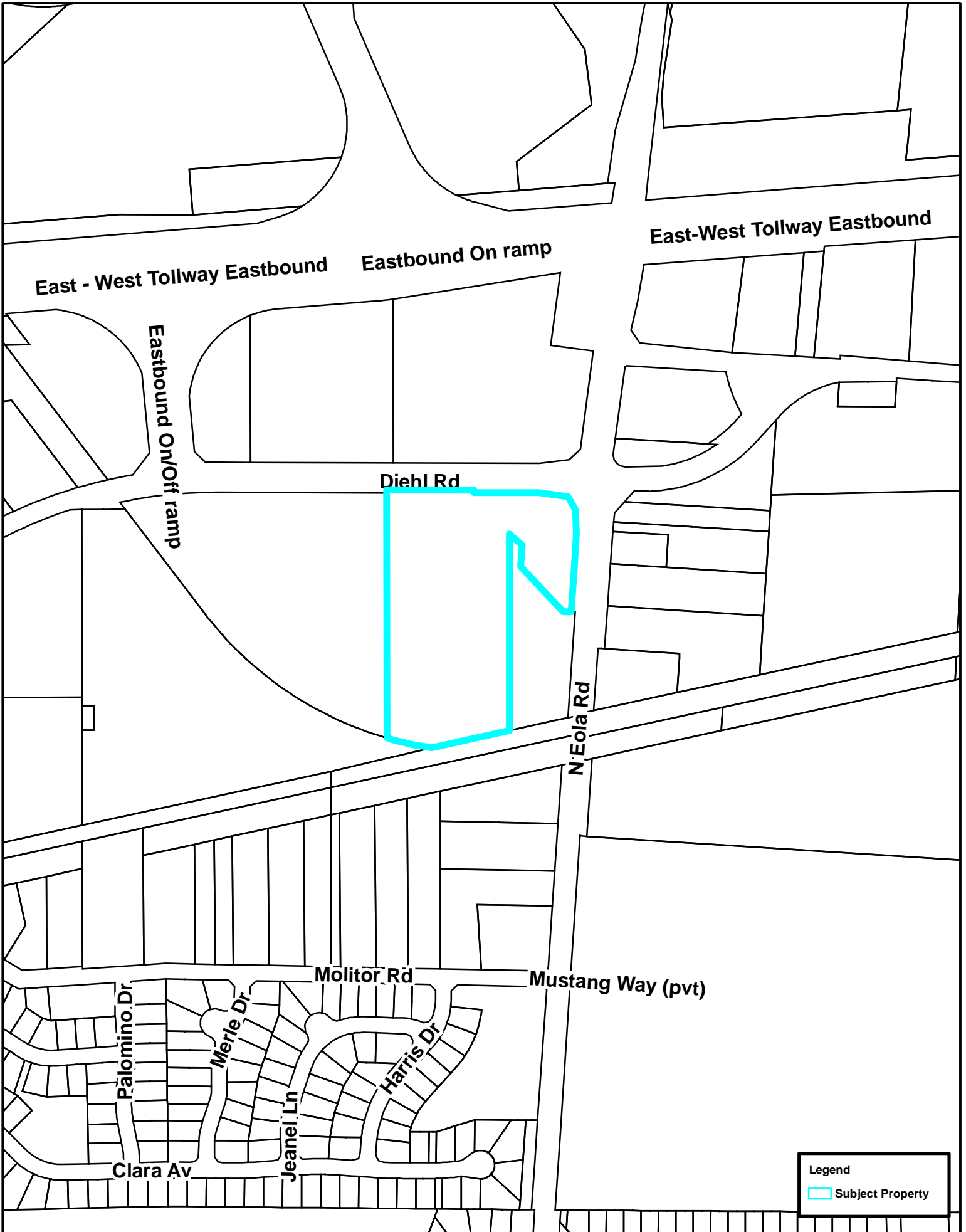
Molitor Rd

Harris Dr

Mustang Way (pvt)

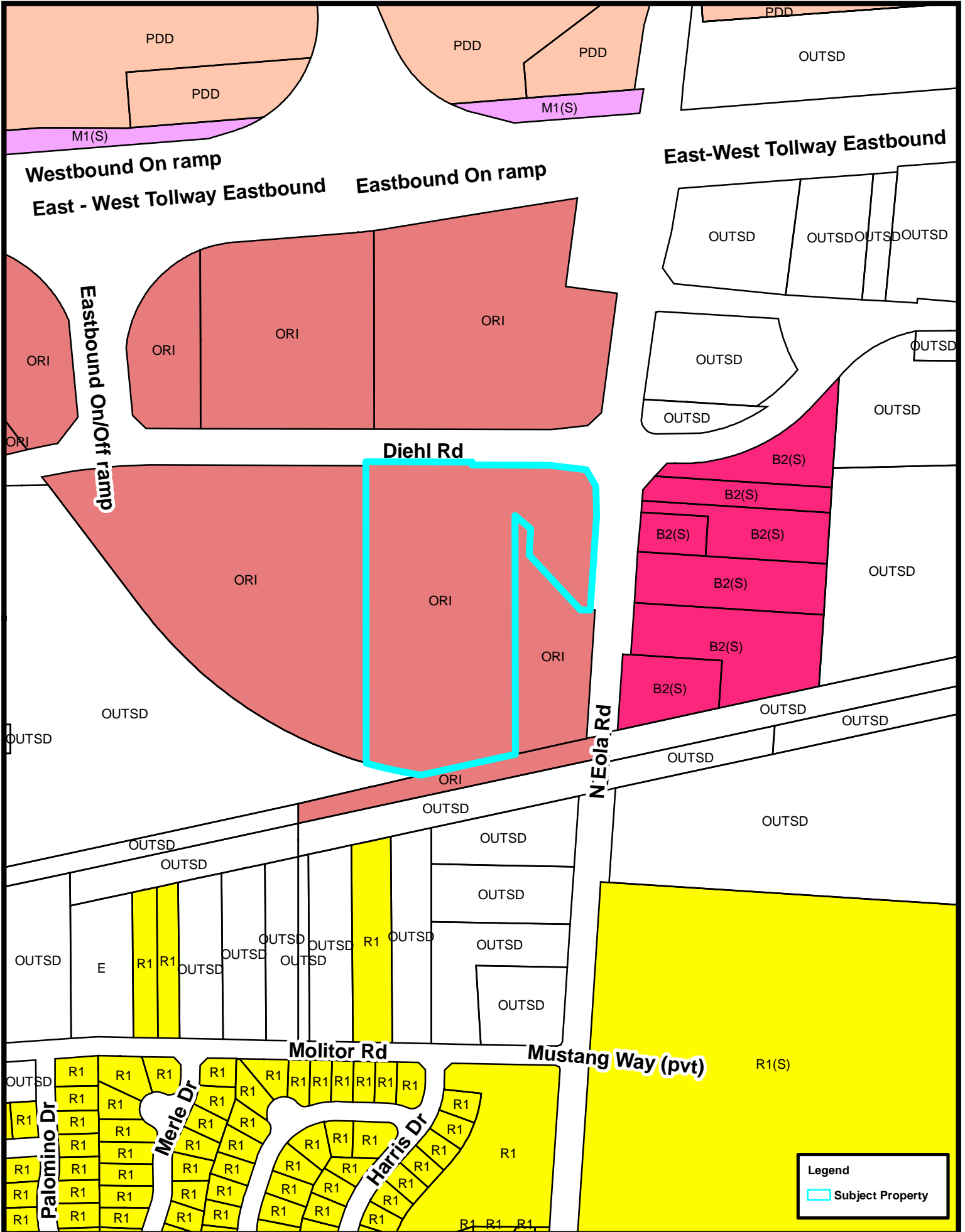
Legend
Subject Property

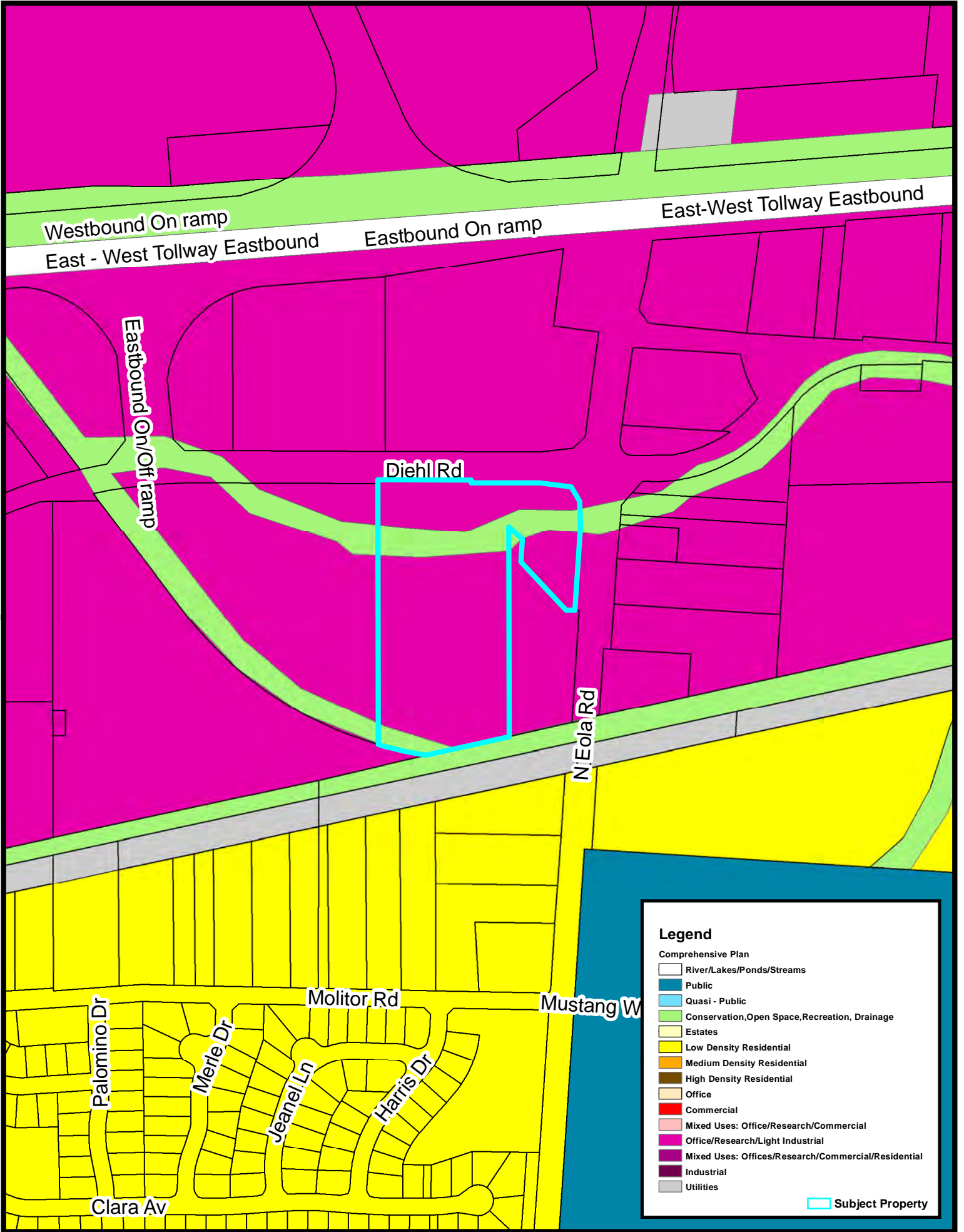
Other Map (1:5,000):



Zoning Plan (1:5,000):

N





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