

Property Research Sheet

Location ID#: 51586

As of: 12/7/2015

Researched By: Ty McCarthy

Address: 0 Vacant

Comp Plan Designation: Mixed Uses: Office / Research / Commercial

Parcel Number(s): 15-08-100-007

School District: SD 129 - West Aurora School District

Size: 1.381646 Acres

Current Zoning: R-5A(S) Midrise Multiple Family Dwelling

Park District: FVPD - Fox Valley Park District

1929 Zoning: Not Applicable

Ward: 5

1957 Zoning: Not Applicable

Historic District: None

ANPI Neighborhood: None

TIF District: N/A

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 7.11.

Setbacks and other bulk standards are typically as follows:

Front Yard Setback: 25 feet. The setback for structures exceeding 25 feet in height shall be increased 1 foot for each 2 feet or fraction thereof by which the structure's height exceeds 25 feet. In no case shall an exterior front setback of more than 40 feet be required.

Interior Side Yard Setback: 10 feet. The setback for structures exceeding 25 feet in height shall be increased 1 foot for each 2 feet or fraction thereof by which the structure's height exceeds 25 feet. In no case shall an interior side setback of more than 30 feet be required.

Exterior Side Yard Setback: 10 feet, or 50% of the exterior front setback required on the

adjacent lots to the exterior side, whichever is greater.

Exterior Rear Yard Setback: 30 feet

Rear Yard Setback: 30 feet

Building Separations: An accessory building shall be located no closer than 20 feet to the principal building.

Minimum Lot Width and Area: 75 feet; 10,000 sq. ft.; pursuant to 7.11-5.5

Maximum Lot Coverage: 40%

Maximum Structure Height: Principal building: 75 feet; Accessory building: 25 feet; Structures: 75 feet

Floor Area Ratio: Buildings - 2.0; Dwelling Units - no less than 480 sq. ft.

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 7.11.

Permitted Uses:

Permitted Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.2, and 7.11 Permitted Exceptions: No more than 25% may be rented; The entire development will be one association.

Special Uses:

Special Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.3, and 7.11.

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 7.11.

Legislative History

The known legislative history for this property is as follows:

089-103 approved on 10/3/1989: AN ORDINANCE ANNEXING 1.4 ACRES TO THE CITY OF AURORA, KANE AND DUPAGE COUNTIES, ILLINOIS, WHICH IS LOCATED AT THE NW CORNER OF SEQUOIA DRIVE AND RANDALL ROAD

089-104 approved on 10/3/1989: APPROVING A REVISION TO AN EXISTING PRELIMINARY PLAN

015-016 approved on 4/28/2015: AN ORDINANCE AMENDING ORDINANCE NUMBER 3100, BEING THE AURORA ZONING ORDINANCE AND THE ZONING MAP ATTACHED THERETO, BY REZONING PROPERTY FROM B-2 GENERAL RETAIL TO R-5A(S) MULTIPLE FAMILY DWELLING, AND ESTABLISHING A SPECIAL USE PLANNED DEVELOPMENT AND APPROVING THE BALAJI HOMES CONDOMINIUMS PLAN DESCRIPTION FOR 10.37 ACRES LOCATED AT SOUTHWEST CORNER OF SEQUOIA DRIVE AND RANDALL ROAD, AURORA, ILLINOIS 60506 (PUBLIC HEARING)

R15-104 approved on 4/28/2015: A RESOLUTION APPROVING A PRELIMINARY PLAN AND PLAT FOR BALAJI HOMES CONDOMINIUMS SUBDIVISION BEING VACANT LAND LOCATED AT SOUTHWEST CORNER OF SEQUOIA DRIVE AND RANDALL ROAD, AURORA, ILLINOIS 60506

R15-220 approved on 8/11/2015: A RESOLUTION APPROVING A PRELIMINARY PLAN AND PLAT FOR BALAJI HOMES CONDOMINIUMS SUBDIVISION BEING VACANT LAND LOCATED AT SOUTHWEST CORNER OF SEQUOIA DRIVE AND RANDALL ROAD, AURORA, ILLINOIS 60506

Location Maps Attached:

Aerial Overview
Location Map
Zoning Map
Comprehensive Plan Map

Property Research Sheet

Location ID#: 46025

As of: 12/7/2015

Researched By: Ty McCarthy

Address: 0 Vacant

Comp Plan Designation: Commercial

Parcel Number(s): 15-08-100-029

School District: SD 129 - West Aurora School District

Size: 4.806444 Acres

Park District: FVPD - Fox Valley Park District

Current Zoning: R-5A(S) Midrise Multiple Family Dwelling

Ward: 5

1929 Zoning: Not Applicable

Historic District: None

1957 Zoning: Not Applicable

ANPI Neighborhood: None

TIF District: N/A

Current Land Use

Current Land Use: Vacant Land/Open Space

Zoning Provisions

Setbacks and Other Bulk Standards:

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Exterior Side Yard Setback: 10 feet, or 50% of the exterior front setback required on the

adjacent lots to the exterior side, whichever is greater.

Exterior Rear Yard Setback: 30 feet

Rear Yard Setback: 30 feet

Building Separations: An accessory building shall be located no closer than 20 feet to the principal building.

Minimum Lot Width and Area: 75 feet; 10,000 sq. ft.; pursuant to 7.11-5.5

Maximum Lot Coverage: 40%

Maximum Structure Height: Principal building: 75 feet; Accessory building: 25 feet; Structures: 75 feet

Floor Area Ratio: Buildings - 2.0; Dwelling Units - no less than 480 sq. ft.

Parking and Loading:

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Permitted Uses:

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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 7.11.

Legislative History

The known legislative history for this property is as follows:

O79-4850 approved on 11/6/1979: AN ORDINANCE ANNEXING CERTAIN TERRITORY TO THE CITY OF AURORA, KANE AND DUPAGE COUNTIES, ILLINOIS

O89-104 approved on 10/3/1989: APPROVING A REVISION TO AN EXISTING PRELIMINARY PLAN

O15-016 approved on 4/28/2015: AN ORDINANCE AMENDING ORDINANCE NUMBER 3100, BEING THE AURORA ZONING ORDINANCE AND THE ZONING MAP ATTACHED THERETO, BY REZONING PROPERTY FROM B-2 GENERAL RETAIL TO R-5A(S) MULTIPLE FAMILY DWELLING, AND ESTABLISHING A SPECIAL USE PLANNED DEVELOPMENT AND APPROVING THE BALAJI HOMES CONDOMINIUMS PLAN DESCRIPTION FOR 10.37 ACRES LOCATED AT SOUTHWEST CORNER OF SEQUOIA DRIVE AND RANDALL ROAD, AURORA, ILLINOIS 60506 (PUBLIC HEARING)

R15-104 approved on 4/28/2015: A RESOLUTION APPROVING A PRELIMINARY PLAN AND PLAT FOR BALAJI HOMES CONDOMINIUMS SUBDIVISION BEING VACANT LAND LOCATED AT SOUTHWEST CORNER OF SEQUOIA DRIVE AND RANDALL ROAD, AURORA, ILLINOIS 60506

R15-220 approved on 8/11/2015: A RESOLUTION APPROVING A PRELIMINARY PLAN AND PLAT FOR BALAJI HOMES CONDOMINIUMS SUBDIVISION BEING VACANT LAND LOCATED AT SOUTHWEST CORNER OF SEQUOIA DRIVE AND RANDALL ROAD, AURORA, ILLINOIS 60506

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Location Map
Zoning Map
Comprehensive Plan Map

Property Research Sheet

Location ID#: 46020

As of: 12/7/2015

Researched By: Ty McCarthy

Address: 0 Vacant

Comp Plan Designation: Commercial, Mixed
Uses: Office / Research / Commercial /
Residential

Parcel Number(s): 15-08-100-030

School District: SD 129 - West Aurora School
District

Size: 5.563159 Acres

Current Zoning: R-5A(S) Midrise Multiple
Family Dwelling

Park District: FVPD - Fox Valley Park District

1929 Zoning: Not Applicable

Ward: 5

1957 Zoning: Not Applicable

Historic District: None

ANPI Neighborhood: None

TIF District: N/A

Current Land Use

Current Land Use: Vacant Land/Open Space

Zoning Provisions

Setbacks and Other Bulk Standards:

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Legislative History

There is no legislative history for this property.

079-4850 approved on 11/6/1979: AN ORDINANCE ANNEXING CERTAIN TERRITORY TO THE CITY OF AURORA, KANE AND DUPAGE COUNTIES, ILLINOIS

089-104 approved on 10/3/1989: APPROVING A REVISION TO AN EXISTING PRELIMINARY PLAN

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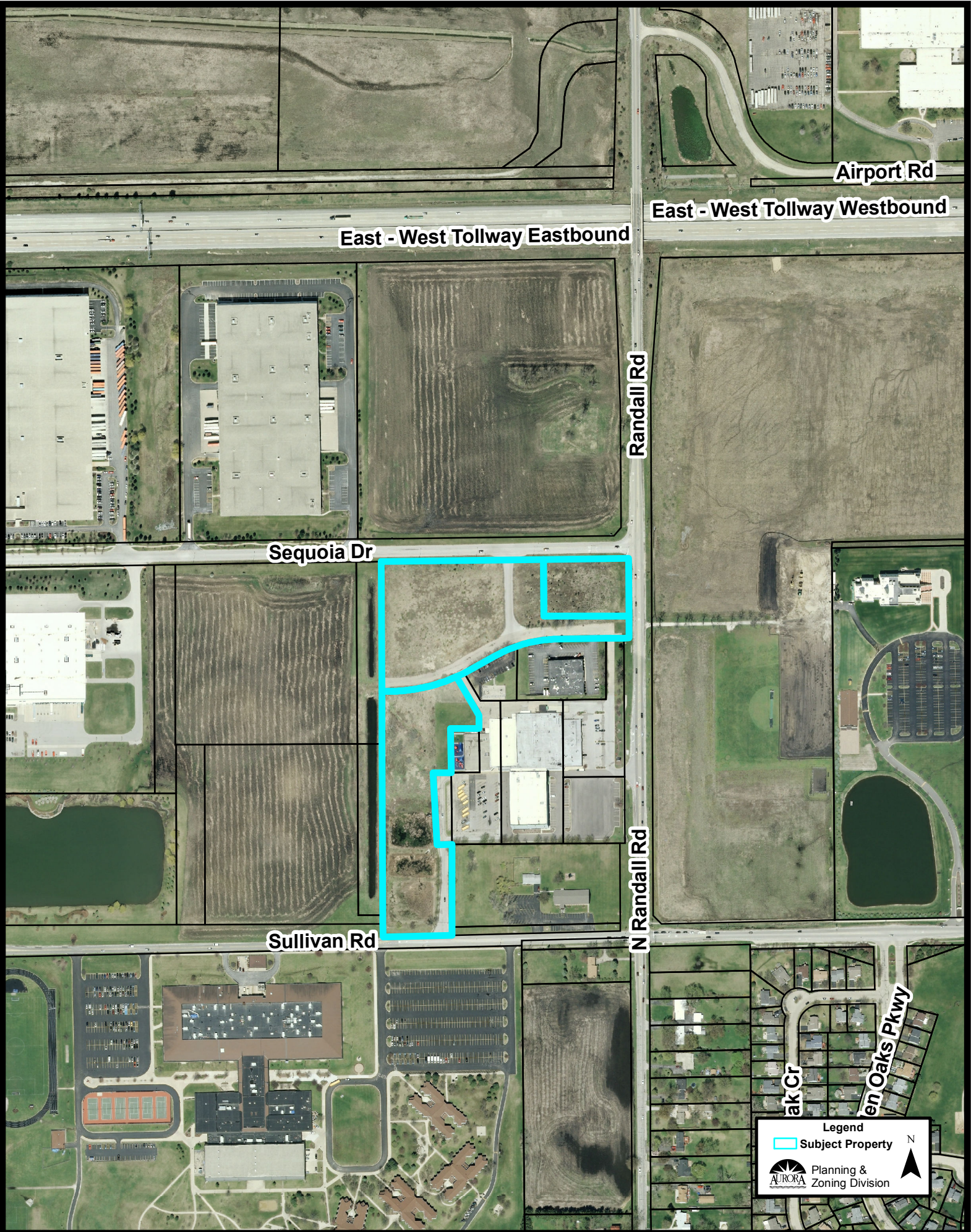
R15-104 approved on 4/28/2015: A RESOLUTION APPROVING A PRELIMINARY PLAN AND PLAT FOR BALAJI HOMES CONDOMINIUMS SUBDIVISION BEING VACANT LAND LOCATED AT SOUTHWEST CORNER OF SEQUOIA DRIVE AND RANDALL ROAD, AURORA, ILLINOIS 60506

R15-220 approved on 8/11/2015: A RESOLUTION APPROVING A PRELIMINARY PLAN AND PLAT FOR BALAJI HOMES CONDOMINIUMS SUBDIVISION BEING VACANT LAND LOCATED AT SOUTHWEST CORNER OF SEQUOIA DRIVE AND RANDALL ROAD, AURORA, ILLINOIS 60506

Location Maps Attached:

Aerial Overview
Location Map
Zoning Map
Comprehensive Plan Map

Aerial Photo (1:5,000):



Airport Rd

East - West Tollway Westbound

East - West Tollway Eastbound

Randall Rd

Sequoia Dr

N Randall Rd

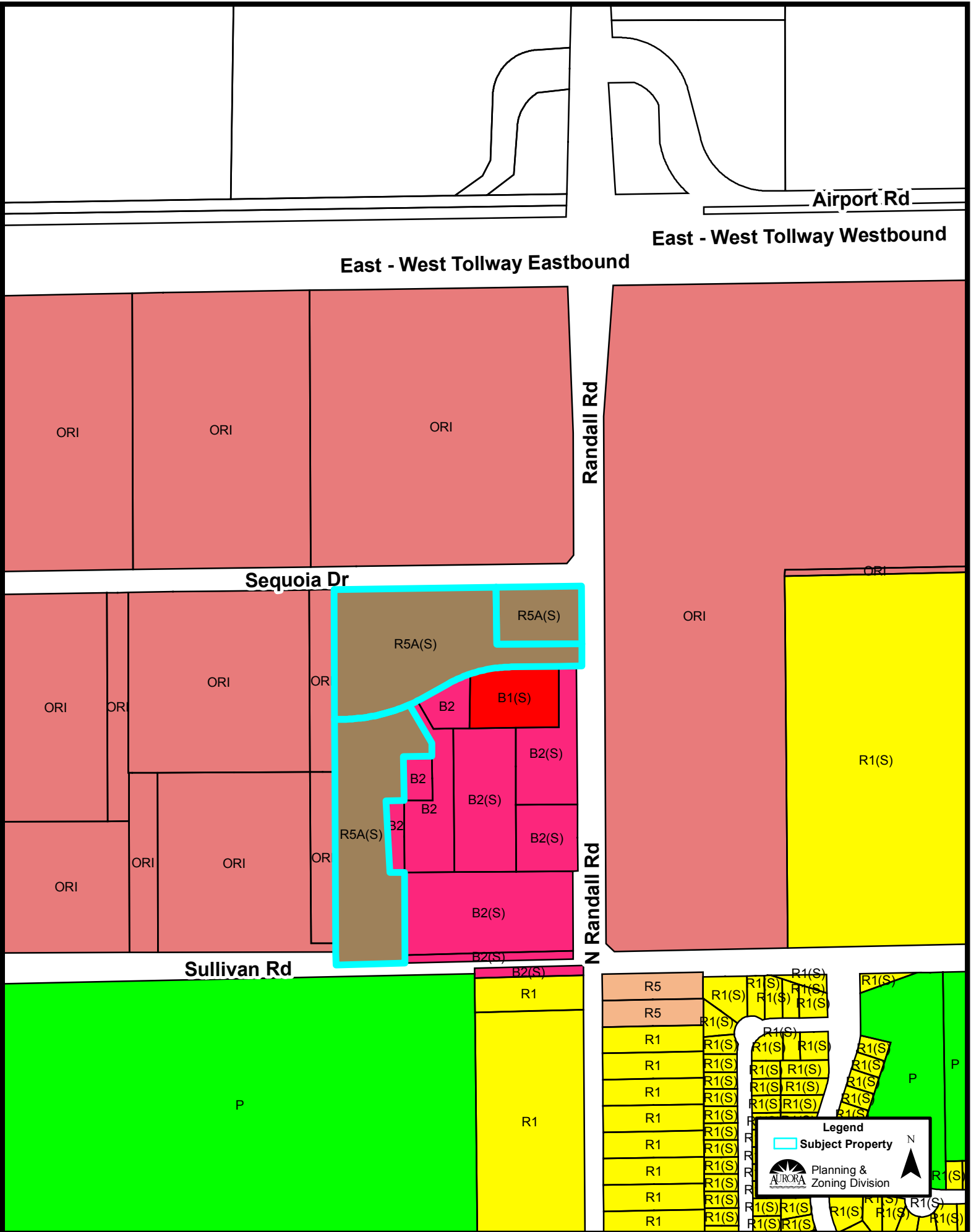
Sullivan Rd

ak Cr

Ken Oaks Pkwy

Legend
Subject Property
AURORA Planning & Zoning Division
N

Zoning Plan (1:5,000):



Airport Rd

East - West Tollway Westbound

East - West Tollway Eastbound

Randall Rd

Sequoia Dr

N Randall Rd

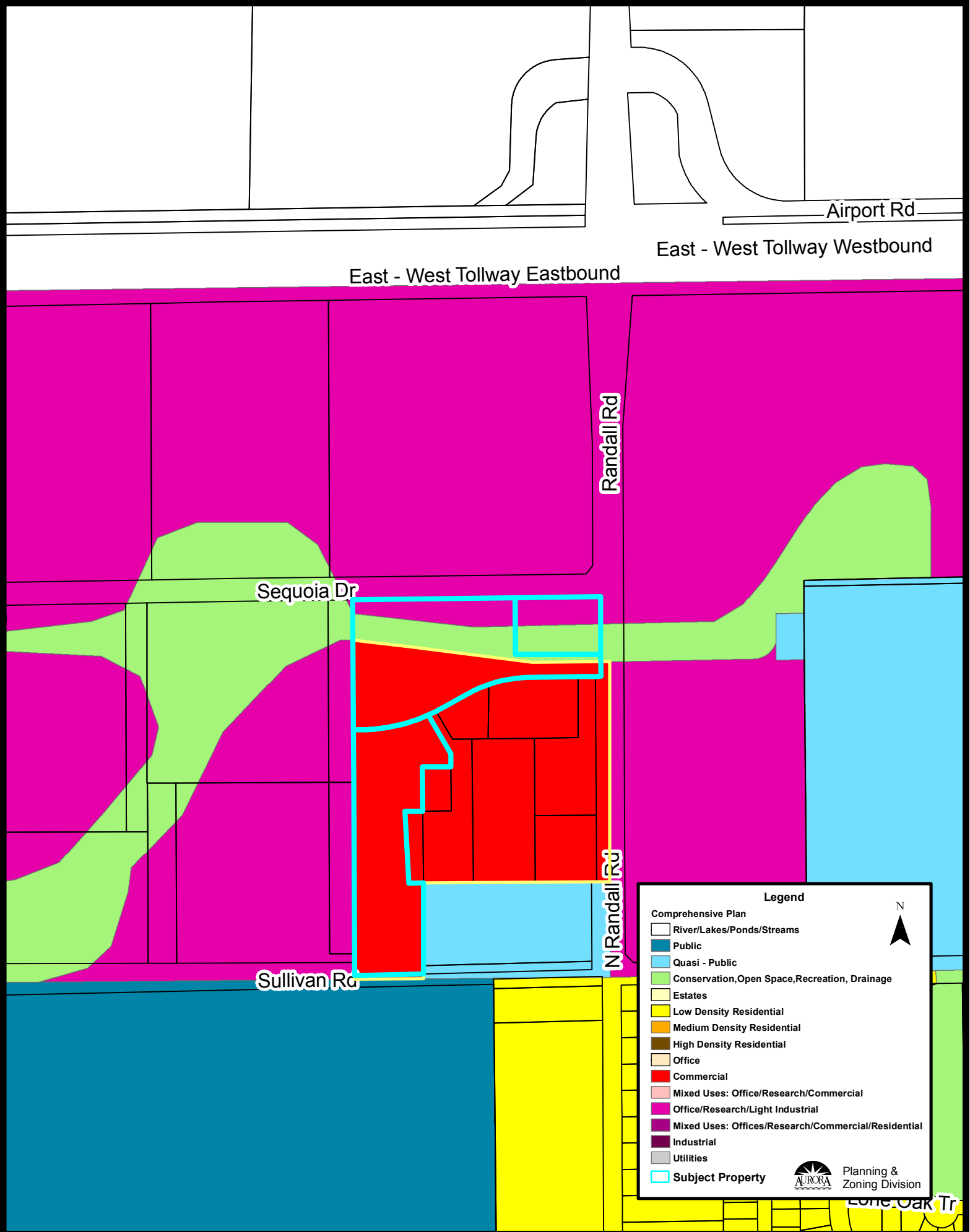
Sullivan Rd

Legend

- Subject Property

Planning & Zoning Division

Comprehensive Plan (1:5,000):



Legend

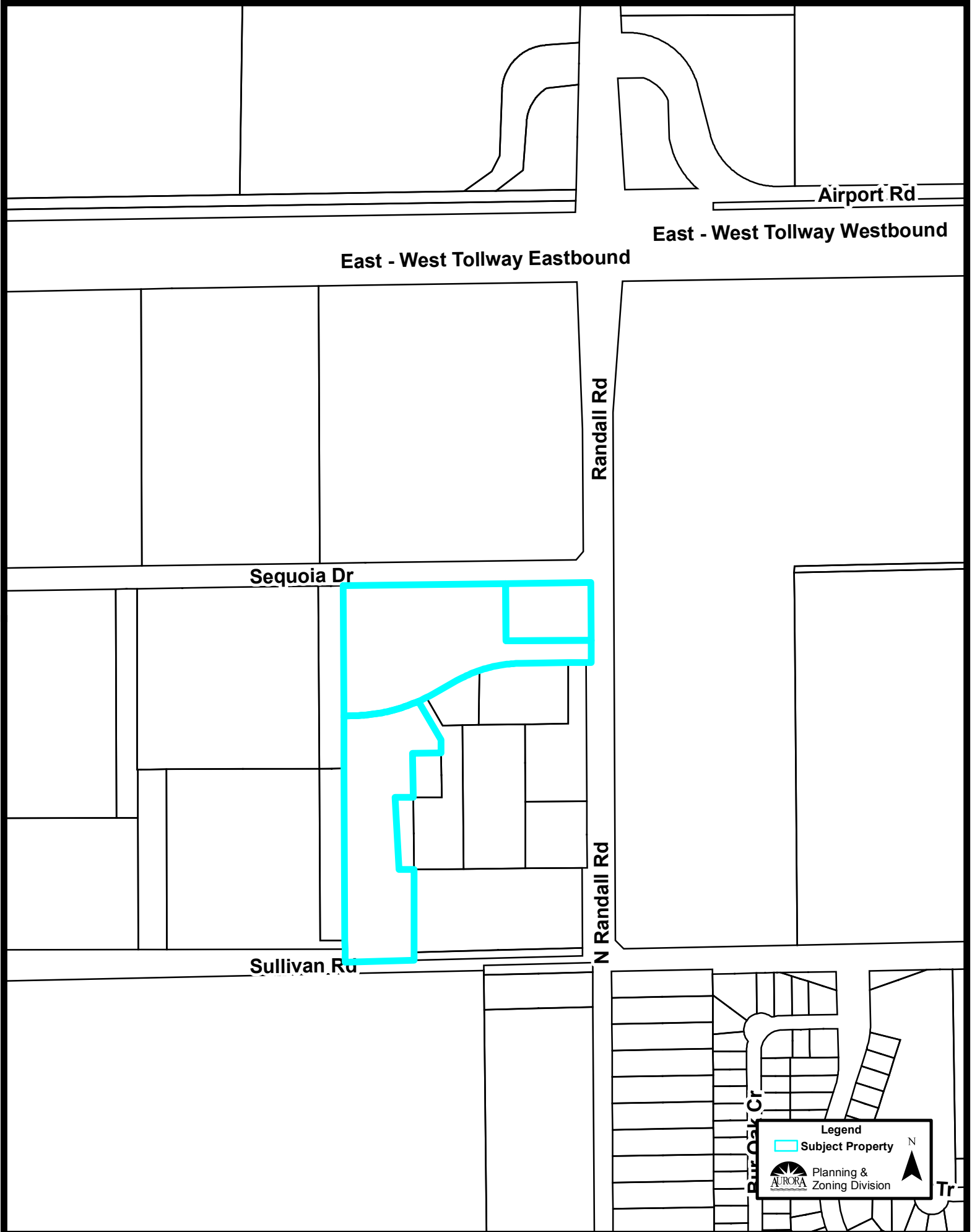
Comprehensive Plan

- 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

N
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Planning & Zoning Division

Location Map (1:5,000):



Airport Rd

East - West Tollway Westbound

East - West Tollway Eastbound

Randall Rd

Sequoia Dr

N Randall Rd

Sullivan Rd

Blue Oak Cr

Legend
Subject Property
AURORA Planning & Zoning Division
N