

Property Research Sheet

Location ID#(s): 72417

As of: 4/12/2016

Researched By: Alex Minnella

Address: 1405 Sequoia Drive

Comp Plan Designation: Office / Research / Light Industrial

Subdivision: Lot 3 of Prime Business Park, Unit Two

School District: SD 129 - West Aurora School District

Parcel Number(s): 15-08-125-003

Park District: FVPD - Fox Valley Park District

Size: 20.481 Acres

Ward: 5

Current Zoning: ORI

Current Land Use

Current Land Use: Light Industry

Number of Stories: 1

Number of Buildings: 1

Non-Residential Area: 892159.98

Building Built In: 2015

Parking Spaces: 100

Total Building Area: 275,442 sq. ft.

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.

Legislative History

The known legislative history for this Property is as follows:

O1988-130 approved on 11/1/1988:PROVIDING FOR THE EXECUTION OF AN ANNEXATION AGREEMENT WITH THE OWNERS OF RECORD OF TERRITORY WHICH MAY BE ANNEXED TO THE CITY OF AURORA AND WHICH IS LOCATED AT THE SOUTHWEST CORNER OF I-88 AND RANDALL ROAD. (RANDALL PARTNERS)

O1989-011 approved on 2/7/1989: ANNEXING PROPERTY LOCATED AT THE SOUTHWEST CORNER OF RANDALL ROAD AND THE EAST-WEST TOLLWAY TO THE CITY OF AURORA PURSUANT TO AN APPROVED ANNEXATION AGREEMENT.

R2000-329 approved on 7/25/2000:RESOLUTION ACCEPTING THE DEDICATION OF A PUBLIC UTILITY EASEMENT FOR A WATER MAIN AND A STORM WATER CONTROL EASEMENT FOR A PRIVATE FACILITY ASSOCIATED WITH THE PRIME 258 BUILDING LOCATED AT 1544 SEQUOIA DRIVE

PDFNL2002-005 approved on 1/31/2002:RESOLUTION APPROVING THE FINAL PLAT FOR UNIT 2 OF THE PRIME AURORA BUSINESS PARK SUBDIVISION BEING VACANT LAND LOCATED AT THE NORTHWEST CORNER OF EDGELAWN DRIVE AND SEQUOIA DRIVE IN THE CITY OF AURORA, IL.

Location Maps Attached:

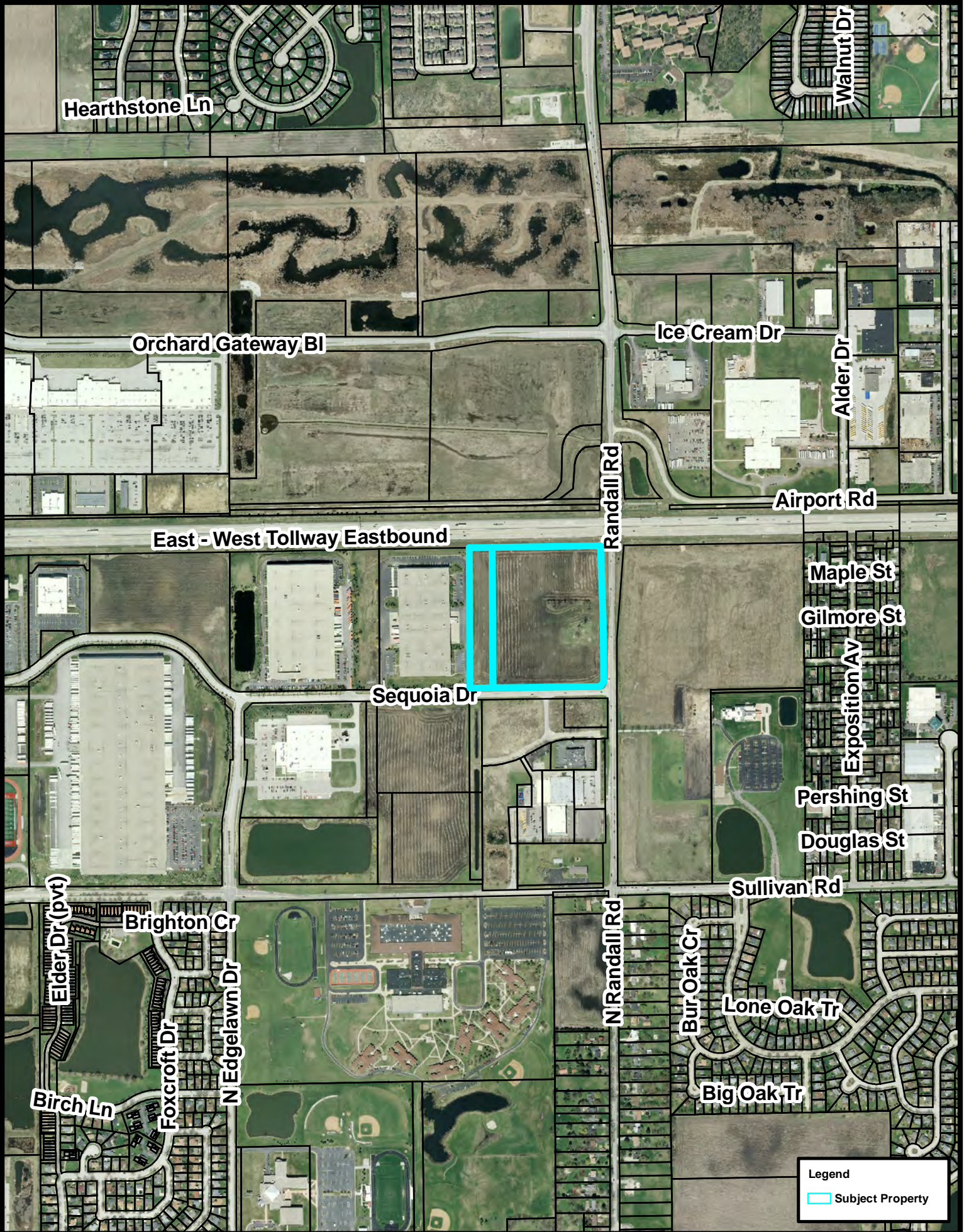
Aerial Overview

Location Map

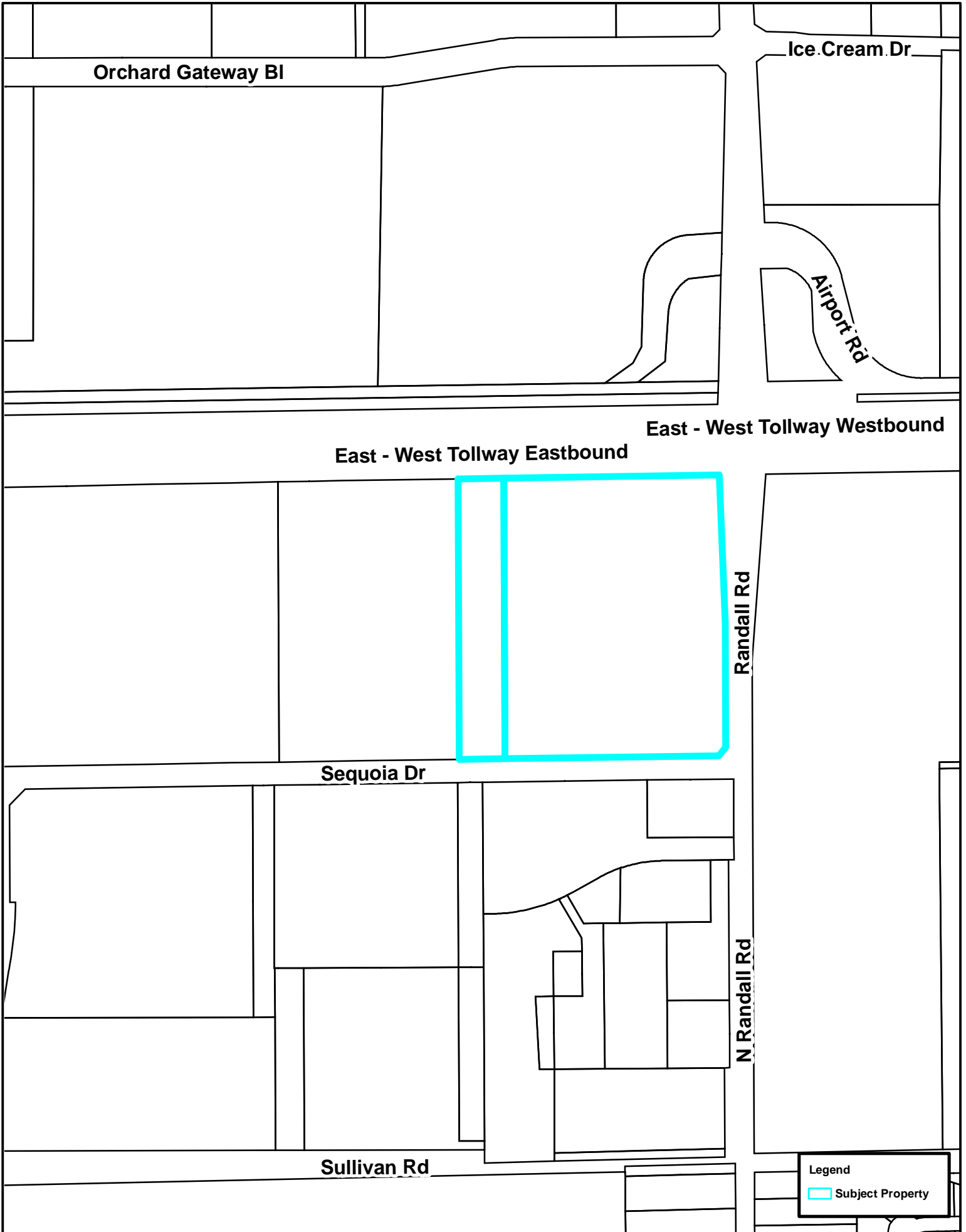
Zoning Map

Comprehensive Plan Map

Aerial Overview Photo (1: 10,000):

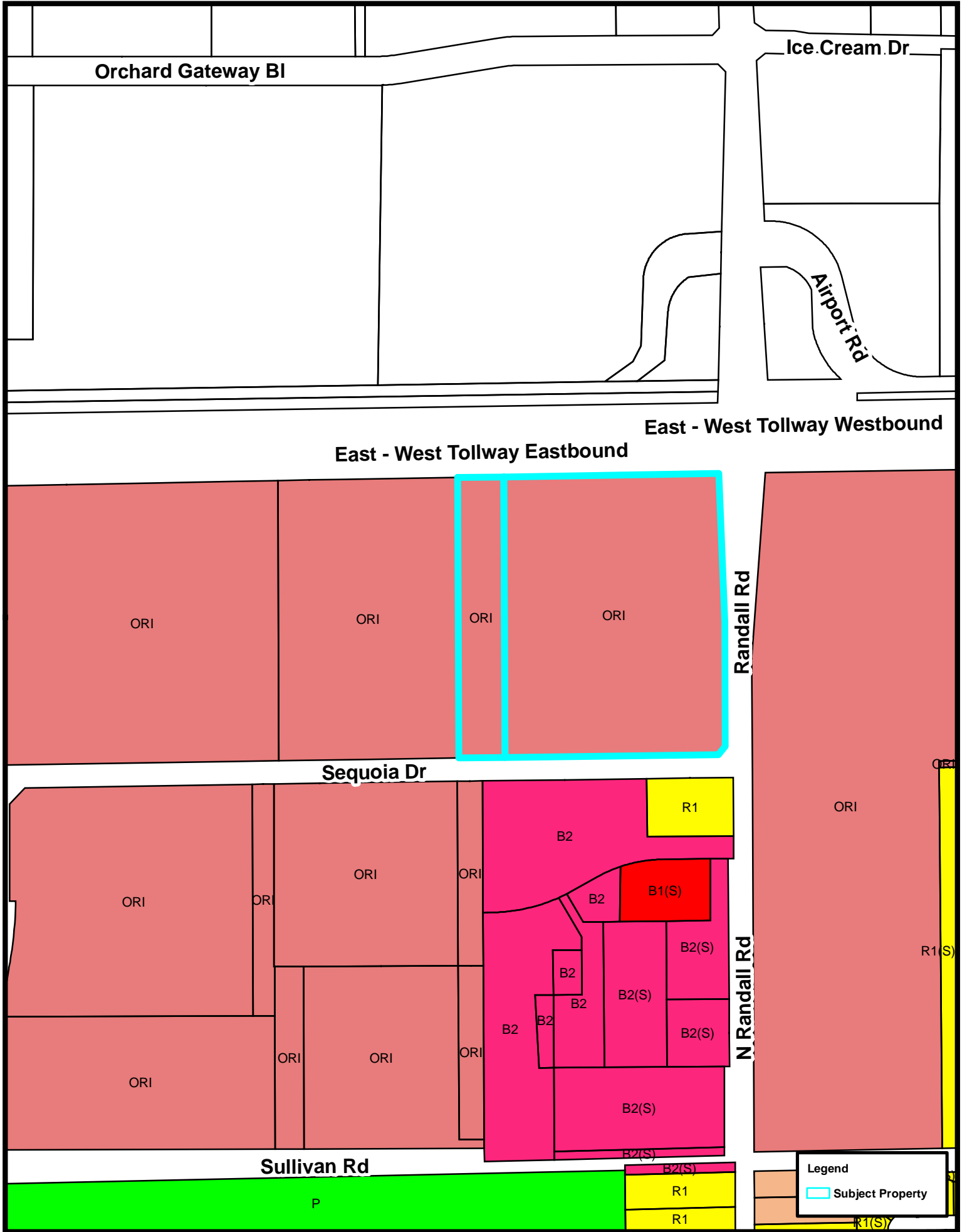


Other Map (1:5,000):




Legend
Subject Property

Zoning Plan (1:5,000):



Legend

-  Subject Property

Comprehensive Plan (1:5,000):

