

Property Research Sheet

Location ID#(s): 69037-69038

As of: 5/16/2017

Researched By: Jill Morgan

Address: 1785 N EDGELAWN DR

Current Zoning: ORI

Parcel Number(s): 15-08-152-007; 15-08-152-006

1929 Zoning: Not Applicable

Subdivision: Lot 2 of Prime Business Park Unit One

1957 Zoning: Not Applicable

Size: 16.727 Acres / 728,628 Sq. Ft.

Comp Plan Designation: Office / Research / Light Industrial

School District: SD 129 - West Aurora School District

ANPI Neighborhood: None

Park District: FVPD - Fox Valley Park District

TIF District: N/A

Ward: 5

Historic District: None

Overall Development Name: Prime Aurora Business Park, Unit One

Current Land Use

Current Land Use: Light Industry/Vacant Land AZO Land Use Category: Light Industrial (3100)

Number of Buildings: 1

Parking Spaces: 254

Building Built In: 2005

Non-Residential Area: 728,628

Total Building Area: 128,736

Total Dwelling Units: 0

Number of Stories: 1

Residential Rental: 0 / License: NA

Zoning Provisions

Setbacks and Other Bulk Standards:

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

Setbacks 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.

Exterior Side Yard Reverse Corner Setback:
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 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.

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

None

Legislative History

The known legislative history for this Property is as follows:

O1988-132 approved on 11/1/1988: AN ORDINANCE 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 NORTHEAST CORNER OF SULLIVAN ROAD AND EDGELAWN DRIVE.

O1988-133 approved on 11/1/1988: AN ORDINANCE ANNEXING PROPERTY LOCATED AT THE NORTHEAST CORNER OF SULLIVAN ROAD AND EDGELAWN DRIVE PURSUANT TO THE ADOPTION OF AN ANNEXATION AGREEMENT FOR SAID PROPERTY.

PDFNL1999-048 approved on 11/9/1999: RESOLUTION APPROVING THE FINAL PLAT FOR UNIT ONE OF PRIME AURORA BUSINESS PARK SUBDIVISION BEING VACANT LAND AT THE AT THE NORTHEAST CORNER OF SULLIVAN ROAD AND EDGELAWN EXTENDED NORTH IN THE CITY OF AURORA, IL., 60506

PDFNL2004-021 approved on 7/15/2004: RESOLUTION APPROVING THE FINAL PLAN ON LOT 2 OF THE PRIME AURORA BUSINESS PARK FOR AN OFFICE/WAREHOUSE DISTRIBUTION FACILITY LOCATED AT THE SOUTHEAST CORNER OF EDGELAWN DRIVE AND SEQUOIA DRIVE.

R2012-176 approved on 6/26/2012: RESOLUTION ACCEPTING THE DEDICATION OF A CITY EASEMENT
AT 1785 N. EDGELAWN DRIVE, AURORA, IL

Location Maps Attached:

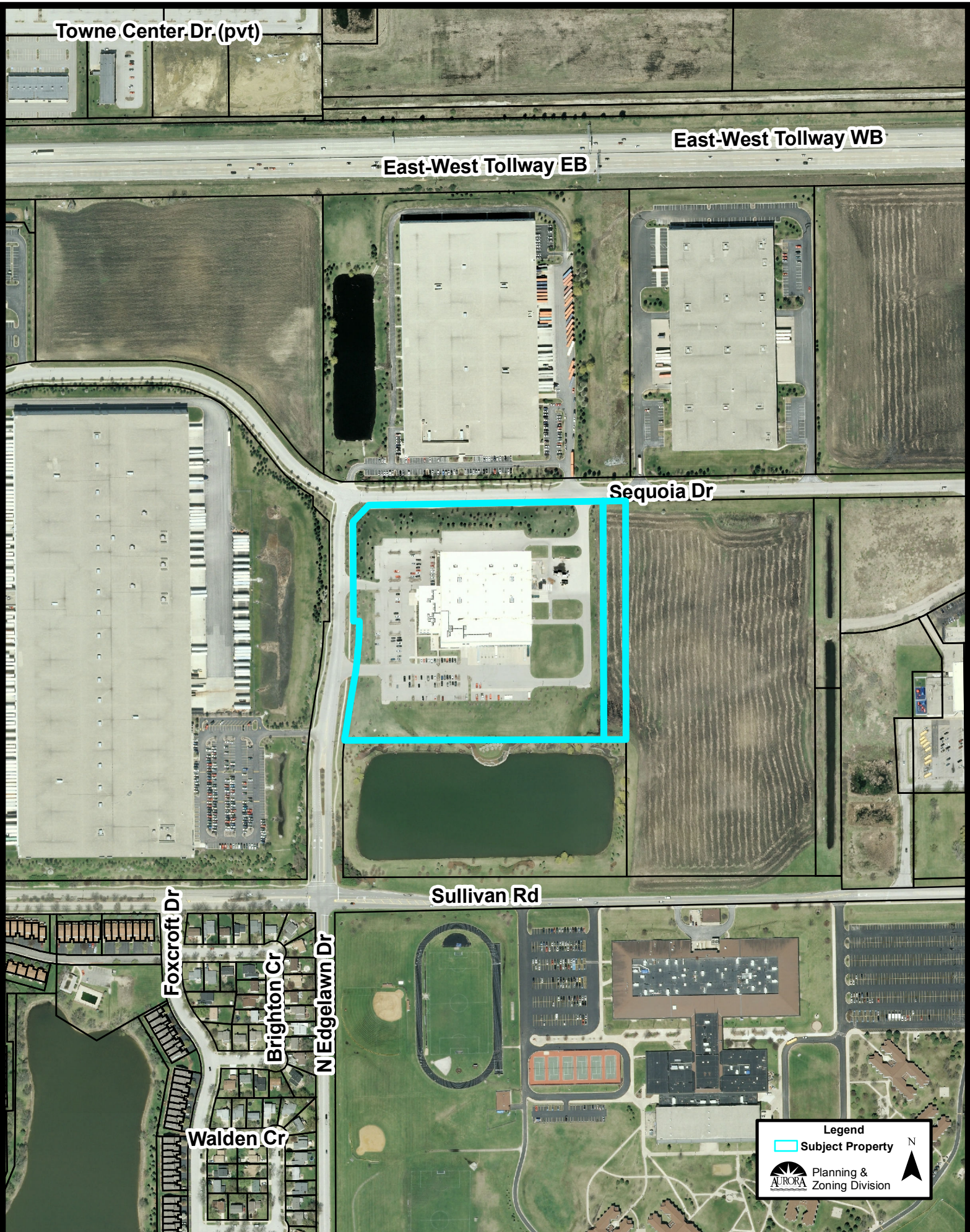
Aerial Overview

Location Map

Zoning Map

Comprehensive Plan Map

Aerial Photo (1:5,000):



Towne Center Dr (pvt)

East-West Tollway WB

East-West Tollway EB

Sequoia Dr

Sullivan Rd

Foxcroft Dr

Brighton Cr

N Edgelawn Dr

Walden Cr

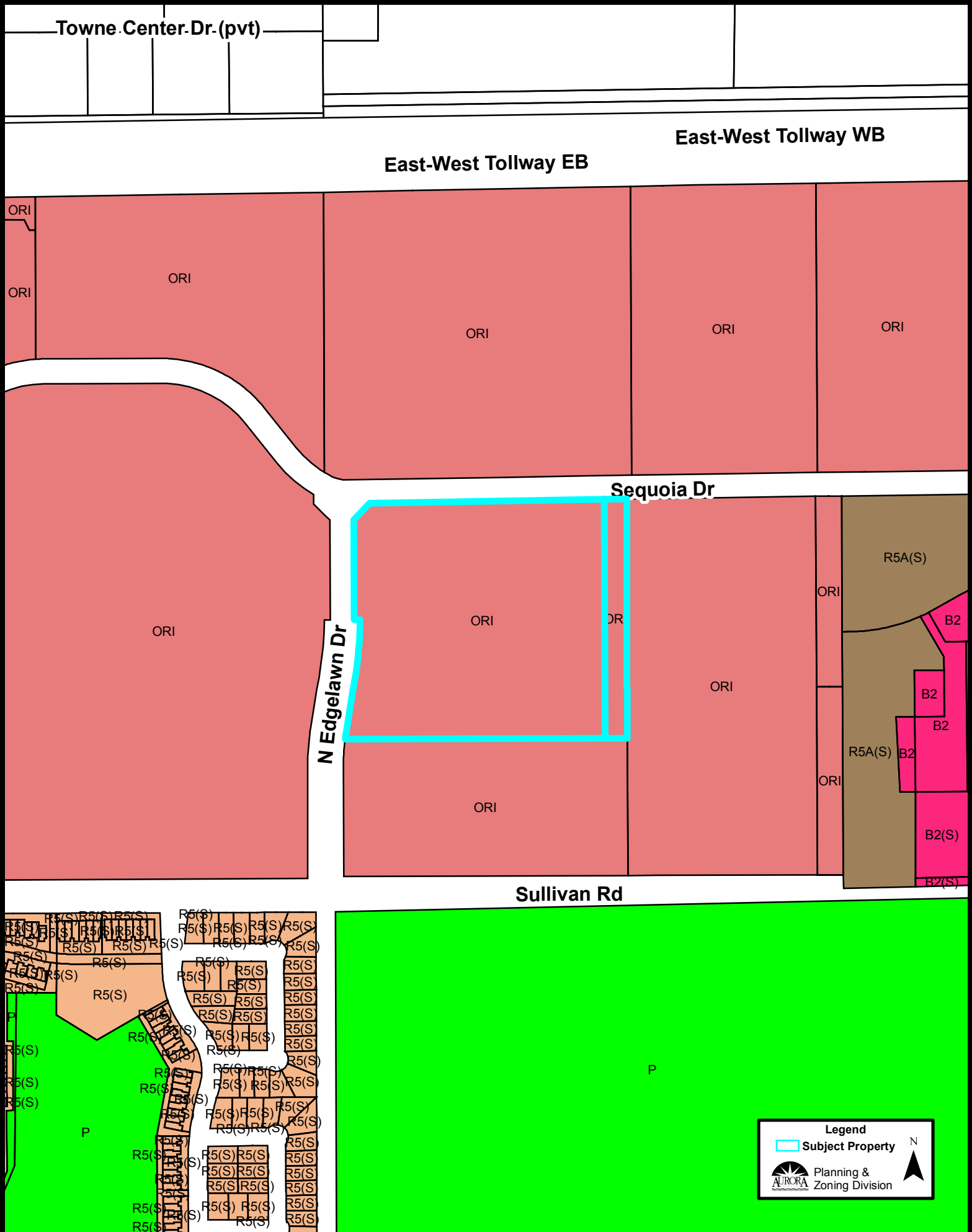
Legend

-  Subject Property


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Zoning Plan (1:5,000):



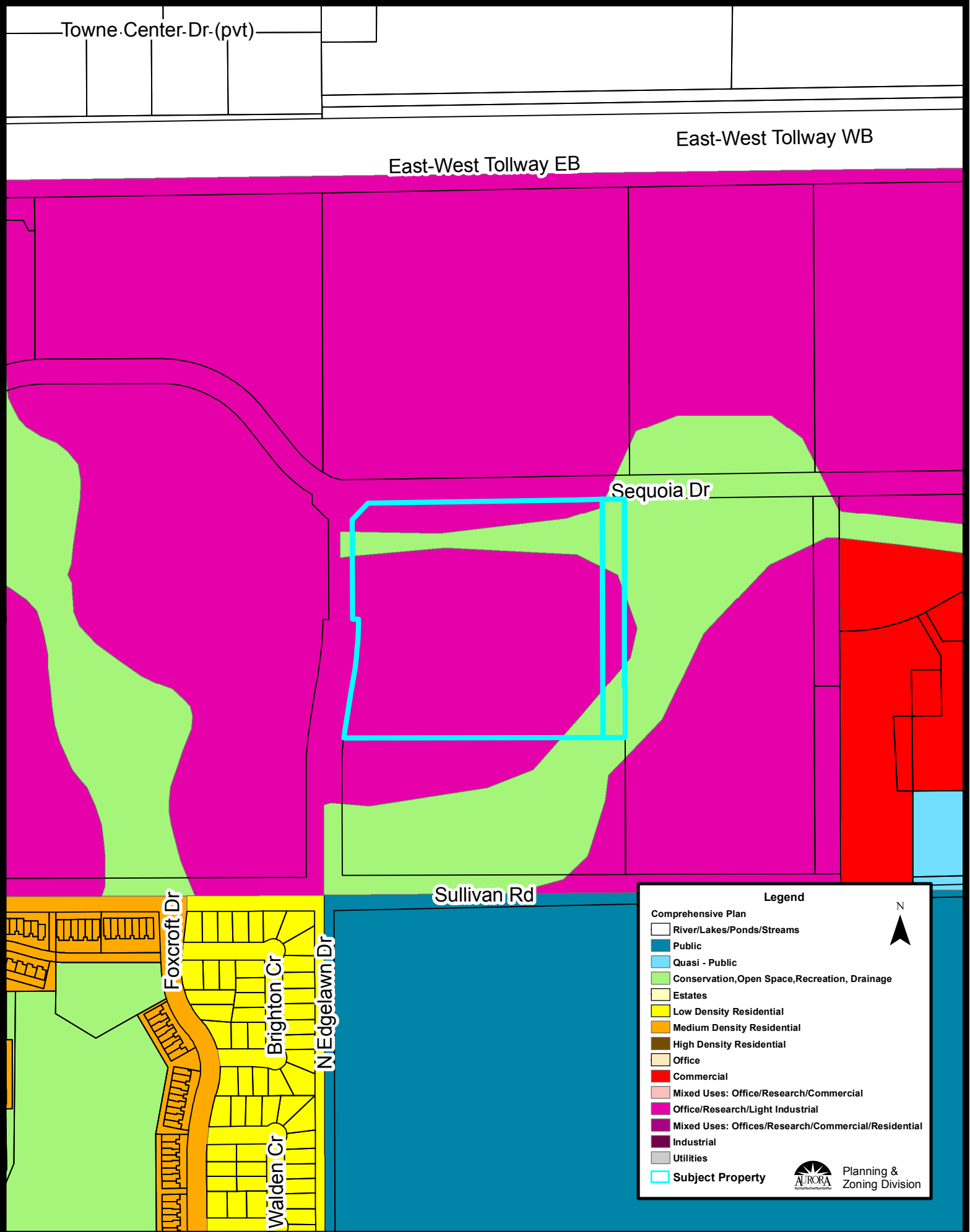
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-  Subject Property

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Comprehensive Plan (1:5,000):



Legend

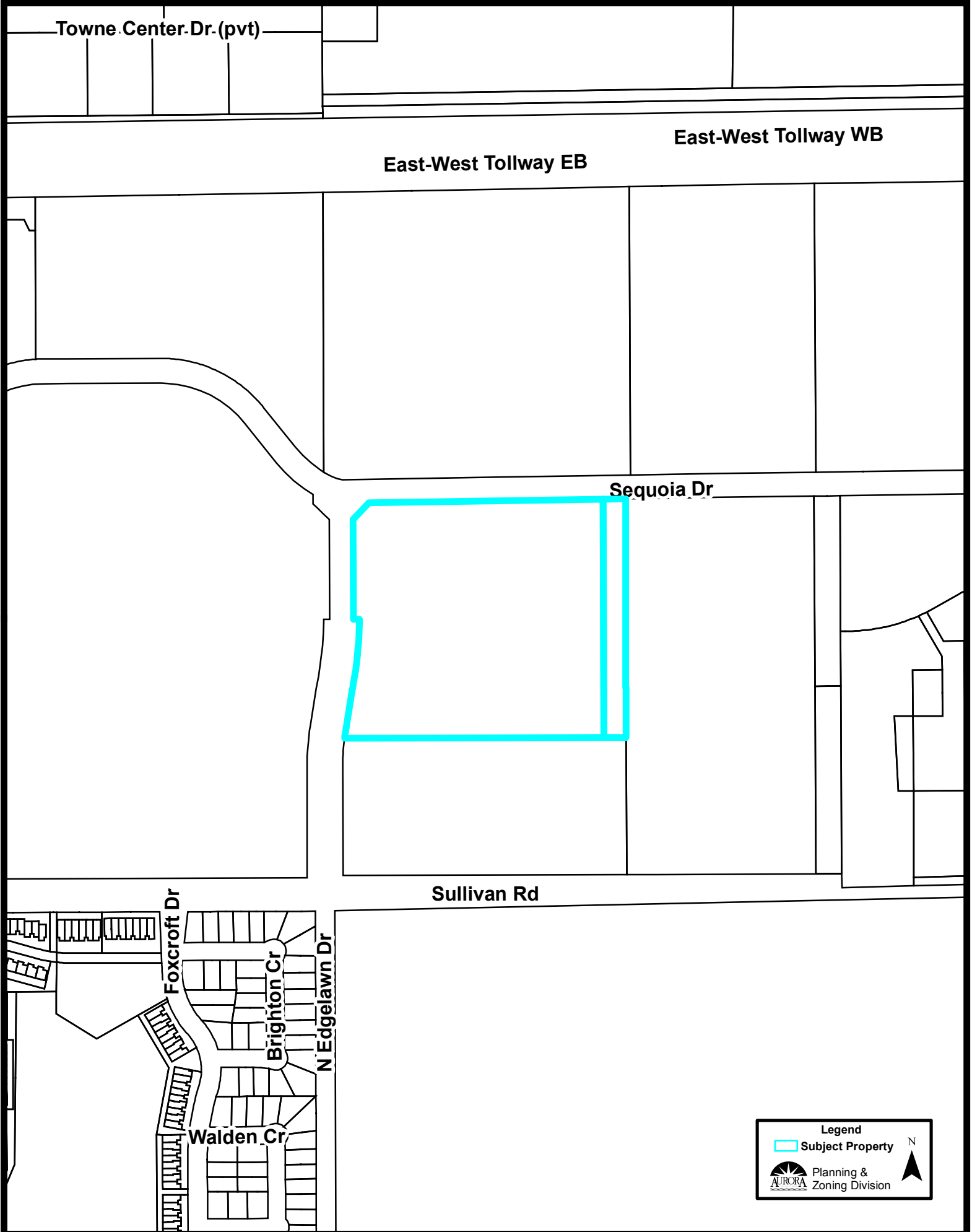
Comprehensive Plan

- 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

N

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Location Map (1:5,000):



Towne Center Dr. (pvt)

East-West Tollway EB

East-West Tollway WB

Sequoia Dr

Sullivan Rd


Foxcroft Dr

Brighton Cr

N Edgelawn Dr

Walden Cr

Legend
Subject Property



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