

Property Research Sheet

Location ID#(s): 53373

As of: 12/21/2018

Researched By: Steve Broadwell

Address: 2114 Deerpath Road

Current Zoning: ORI Office, Research, and Light Industrial District

Parcel Number(s): 14-01-400-006

Comp Plan Designation: Office

Size: 1.008 Acres / 43,908 Sq. Ft.

School District: SD 129 - West Aurora School District

Park District: SGPD - Sugar Grove Township Park District

Ward: 5

Overall Development Name: Bricks Inc.

Current Land Use

Current Land Use: Office

AZO Land Use Category: Business and professional, office (2400)

Number of Buildings: 1

Number of Stories: 1

Building Built In: 2002

Parking Spaces: 50

Total Building Area: 8,148 sq ft

Non-Residential Area: 43,908 sq ft

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.

Legislative History

The known legislative history for this Property is as follows:

R2000-273 approved on 6/27/2000: A RESOLUTION INITIATING A PUBLIC HEARING TO CONSIDER THE REVISIONS TO AURORA'S COMPREHENSIVE PLAN TO CHANGE THE LAND USE DESIGNATION FOR THE PROPERTY LOCATED IN THE GENERAL AREA NORTH OF INDIAN TRAIL ROAD ALONG DEERPATH ROAD.

O2001-084 approved on 8/14/2001: AN ORDINANCE PROVIDING FOR THE EXECUTION OF AN ANNEXATION AGREEMENT PROVIDING FOR ORI OFFICE, RESEARCH, AND LIGHT INDUSTRIAL SPECIAL USE PLANNED DEVELOPMENT ZONING WITH THE OWNERS OF RECORD OF TERRITORY WHICH MAY BE ANNEXED TO THE CITY OF AURORA AND WHICH IS LOCATED NORTH OF INTERSTATE 88, AT 4S480 DEERPATH ROAD BEING VACANT LAND IN KANE COUNTY ILLINOIS.

O2001-085 approved on 8/14/2001: AN ORDINANCE ANNEXING CERTAIN PROPERTY BEING VACANT LAND LOCATED NORTH OF INTERSTATE 88, AT 4S480 DEERPATH ROAD TO THE CITY OF AURORA, IL 60506 PURSUANT TO AN APPROVED ANNEXATION AGREEMENT.

R2001-425 approved on 8/14/2001: RESOLUTION APPROVING A PRELIMINARY PLAN FOR PROPERTY LOCATED NORTH OF INTERSTATE 88, AT 4S480 DEERPATH ROAD.

PDFNL2001-075 approved on 11/15/2001: A RESOLUTION APPROVING THE FINAL PLAN FOR AN OFFICE USE LOCATED AT 4S840 DEERPATH ROAD.

O2002-077 approved on 7/9/2002: AN ORDINANCE APPROVING THE COUNTRYSIDE VISION PLAN FOR THE AREA LOCATED WEST OF ORCHARD ROAD AND EAST, NORTH AND SOUTH OF THE EXISTING MUNICIPAL BOUNDARY AGREEMENT LINES.

O2002-104 approved on 9/24/2002: AN ORDINANCE APPROVING REVISIONS TO AURORA'S COMPREHENSIVE PLAN FOR PROPERTY LOCATED WEST OF ORCHARD ROAD AND EAST, NORTH AND SOUTH OF THE EXISTING MUNICIPAL BOUNDARY AGREEMENT LINES.

Location Maps Attached:

Aerial Overview

Location Map

Zoning Map

Comprehensive Plan Map

Aerial Map (1:1,500):



Deerpath Rd

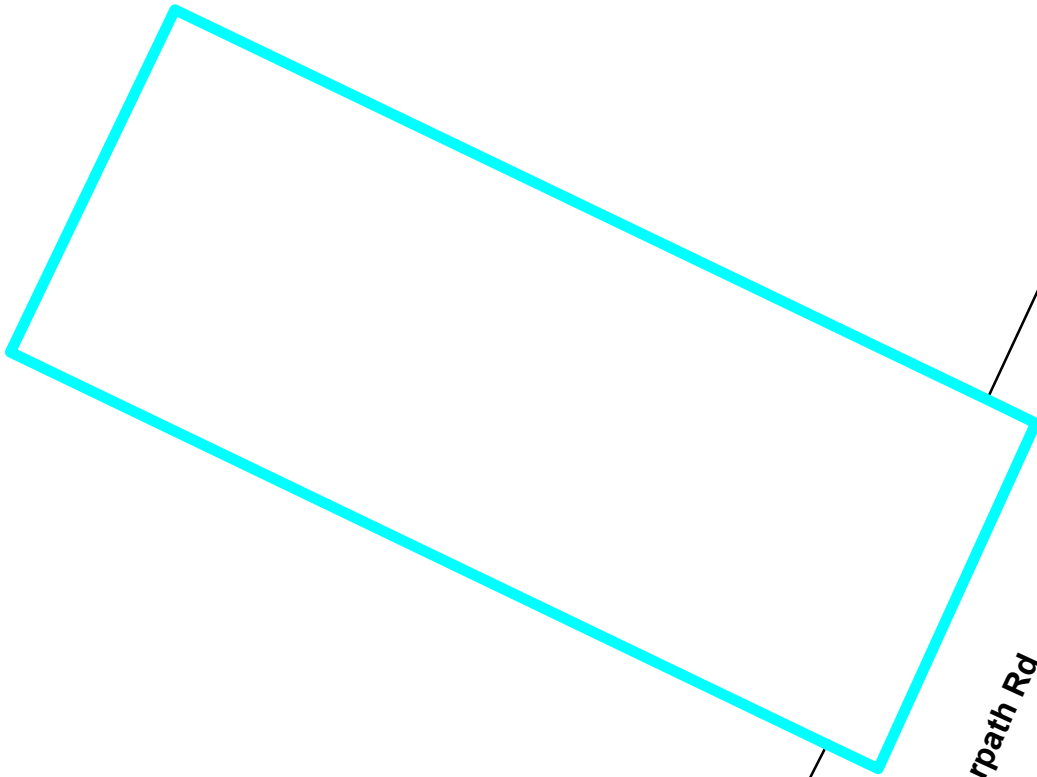
Legend

-  Subject Property

 Planning & Zoning Division

N 

Aerial Map (1:1,500):



Deerpath Rd

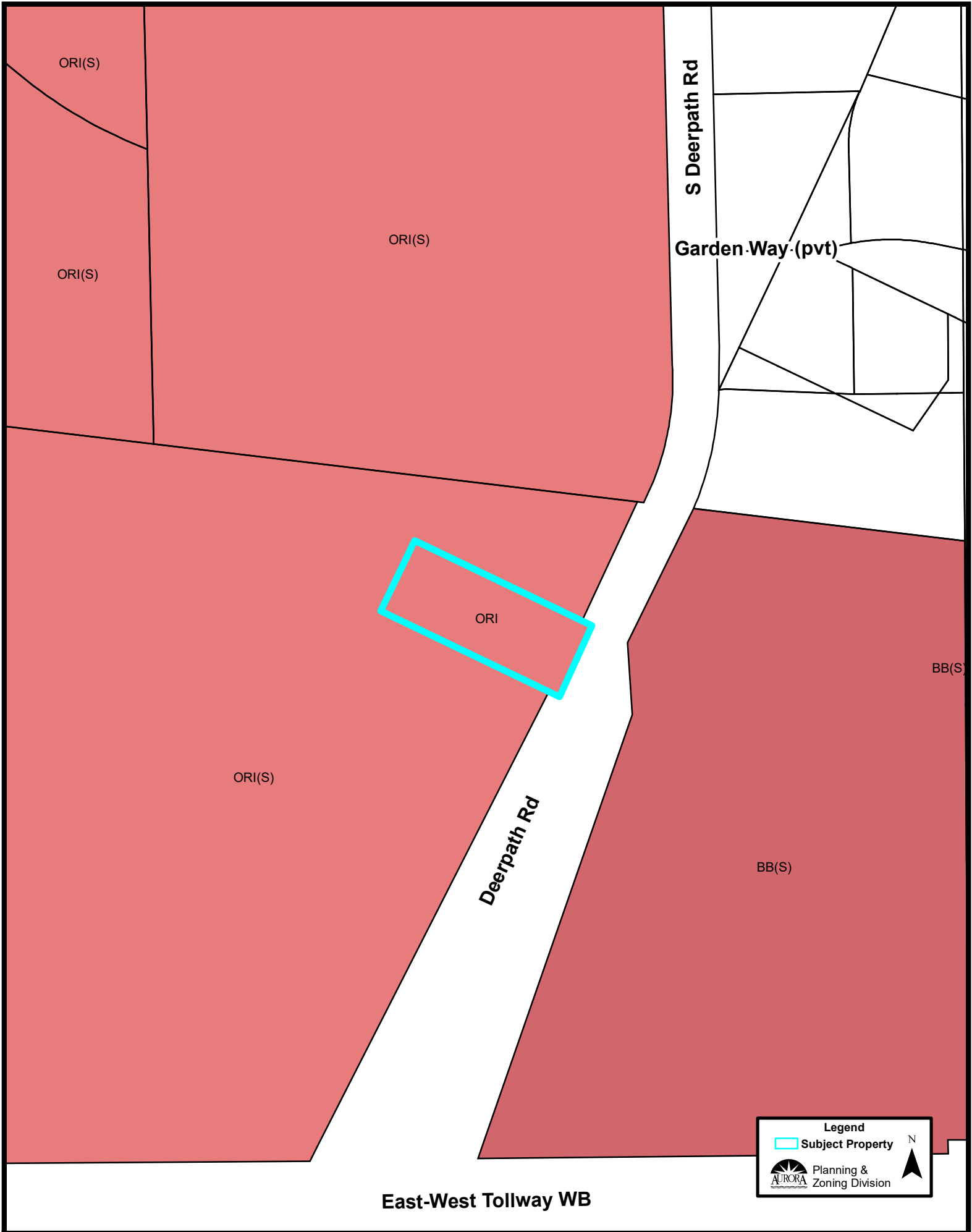
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 Subject Property


 Planning & Zoning Division


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Zoning Map (1:5,000):



Legend

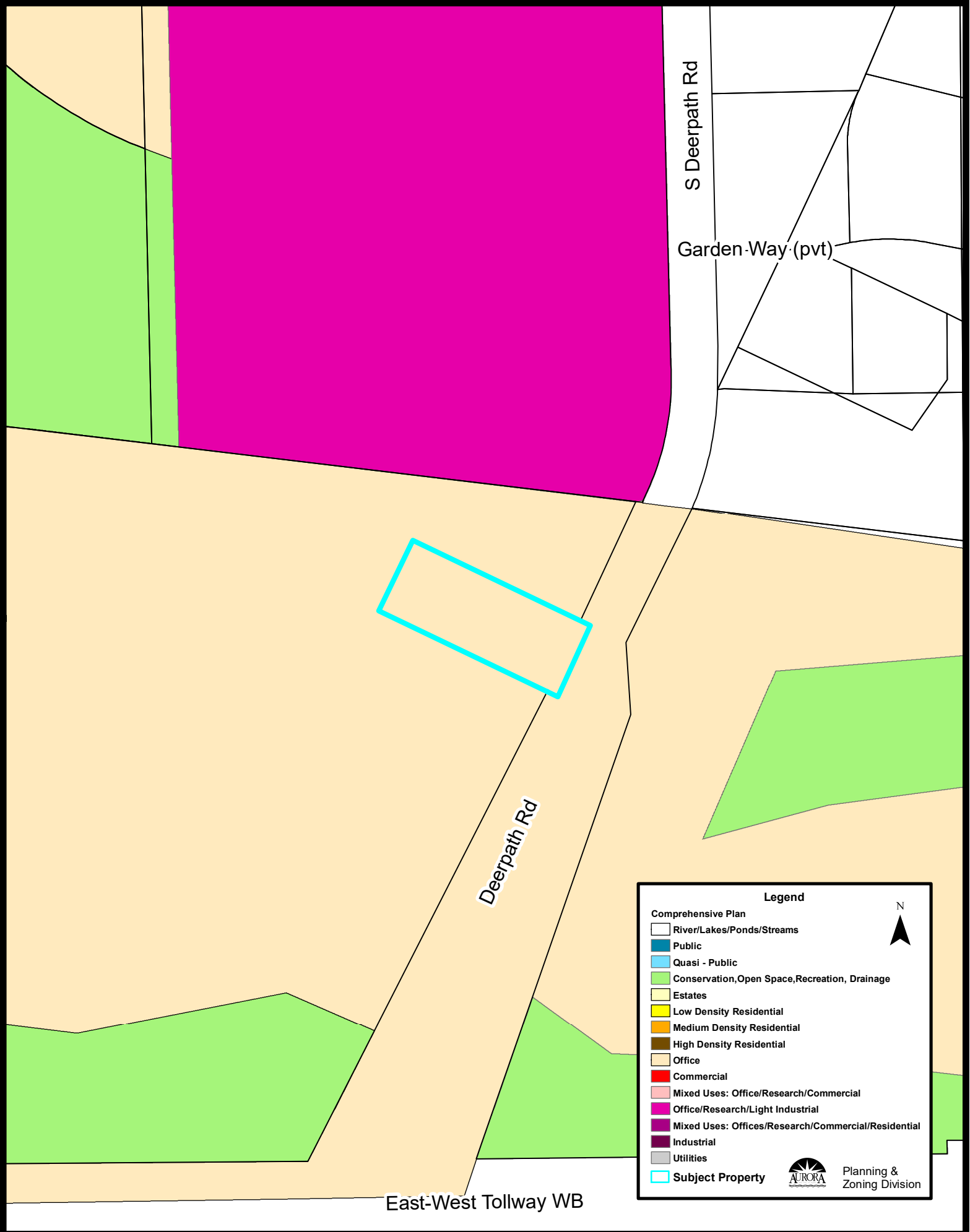
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East-West Tollway WB

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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Planning & Zoning Division

East-West Tollway WB