

Property Research Sheet

Location ID#(s): 80212

As of: 10/25/2017

Researched By: Tracey Vacek

Address: 2905 DIEHL RD

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

Parcel Number(s): 07-08-100-009

1929 Zoning: Not Applicable

Subdivision: Lot 1 of CyrusOne Subdivision

1957 Zoning: Not Applicable

Size: 24.84 Acres / 1,082,030 Sq. Ft.

Comp Plan Designation: Office / Research / Light Industrial

School District: SD 204 - Indian Prairie School District

ANPI Neighborhood: None

Park District: FVPD - Fox Valley Park District

TIF District: N/A

Ward: 10

Historic District: None

Overall Development Name: CyrusOne

Current Land Use

Current Land Use: Light Industry

AZO Land Use Category: Electronic Data Storage Center (3301)

Number of Buildings: 1

Number of Stories: 2

Total Building Area: 1,035,126 sq. ft.

Parking Spaces: 397

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.

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:

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: A 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

O1996-003 approved on 1/9/1996: VACATING A PORTION OF AN EASEMENT RESERVED AND GRANTED TO THE CITY OF AURORA FOR SIDEWALK PURPOSES, GENERALLY LOCATED SOUTH OF DIEHL ROAD IN THE WHITE OAK BUSINESS PARK

O1996-006 approved on 1/9/1996: AMENDING ORDINANCE NO. 3100, BEING THE AURORA ZONING ORDINANCE AND THE ZONING MAP ATTACHED THERETO BY REZONING PROPERTY LOCATED AT 417 PENNSYLVANIA AVENUE FROM R-4 TWO FAMILY TO R-3 SINGLE FAMILY RESIDENTIAL DISTRICT

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

R2009-254 approved on 6/23/2009: RESOLUTION APPROVING A LICENSE AGREEMENT AND RELEASE OF EASEMENT BETWEEN THE CITY OF AURORA AND THE WHITE OAK BUSINESS PARK ASSOCIATION FOR CERTAIN IMPROVEMENTS TO EOLA AND DIEHL ROADS FOR THE EOLA ROAD INTERCHANGE

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: A 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.

R2016-345 approved on 11/8/2016: A RESOLUTION APPROVING THE FINAL PLAT FOR CYRUSONE SUBDIVISION LOCATED AT 2805 - 2905 DIEHL ROAD BEING AT THE SOUTHWEST CORNER OF DIEHL ROAD AND EOLA ROAD

R2016-346 approved on 11/8/2016: A RESOLUTION APPROVING A FINAL PLAN ON LOT 1 OF CYRUSONE SUBDIVISION LOCATED AT 2805 - 2905 DIEHL ROAD BEING AT THE SOUTHWEST CORNER OF DIEHL ROAD AND EOLA ROAD

O2017-012 approved on 3/14/2017: AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR A TELECOMMUNICATIONS FACILITY (4211) USE ON LOT 1 OF CYRUSONE SUBDIVISION LOCATED AT 2905 DIEHL ROAD.

O2017-074 approved on 10/10/2017: AN ORDINANCE GRANTING A VARIANCE FOR LOT 1 OF CYRUSONE SUBDIVISION, PHASE 2 LOCATED AT SOUTH OF DIEHL ROAD AND WEST OF EOLA ROAD TO ALLOW TWO PRINCIPAL BUILDINGS ON A ZONING LOT

R2017-324 approved on 10/10/2017: A RESOLUTION APPROVING A PRELIMINARY PLAT FOR CYRUSONE SUBDIVISION, PHASE 2 LOCATED SOUTH OF DIEHL ROAD AND WEST OF EOLA ROAD

R2017-325 approved on 10/10/2017: A RESOLUTION APPROVING A PRELIMINARY PLAN ON LOTS 1 AND 2 OF CYRUSONE SUBDIVISION, PHASE 2 LOCATED AT SOUTH OF DIEHL ROAD AND WEST OF EOLA ROAD

Location Maps Attached:

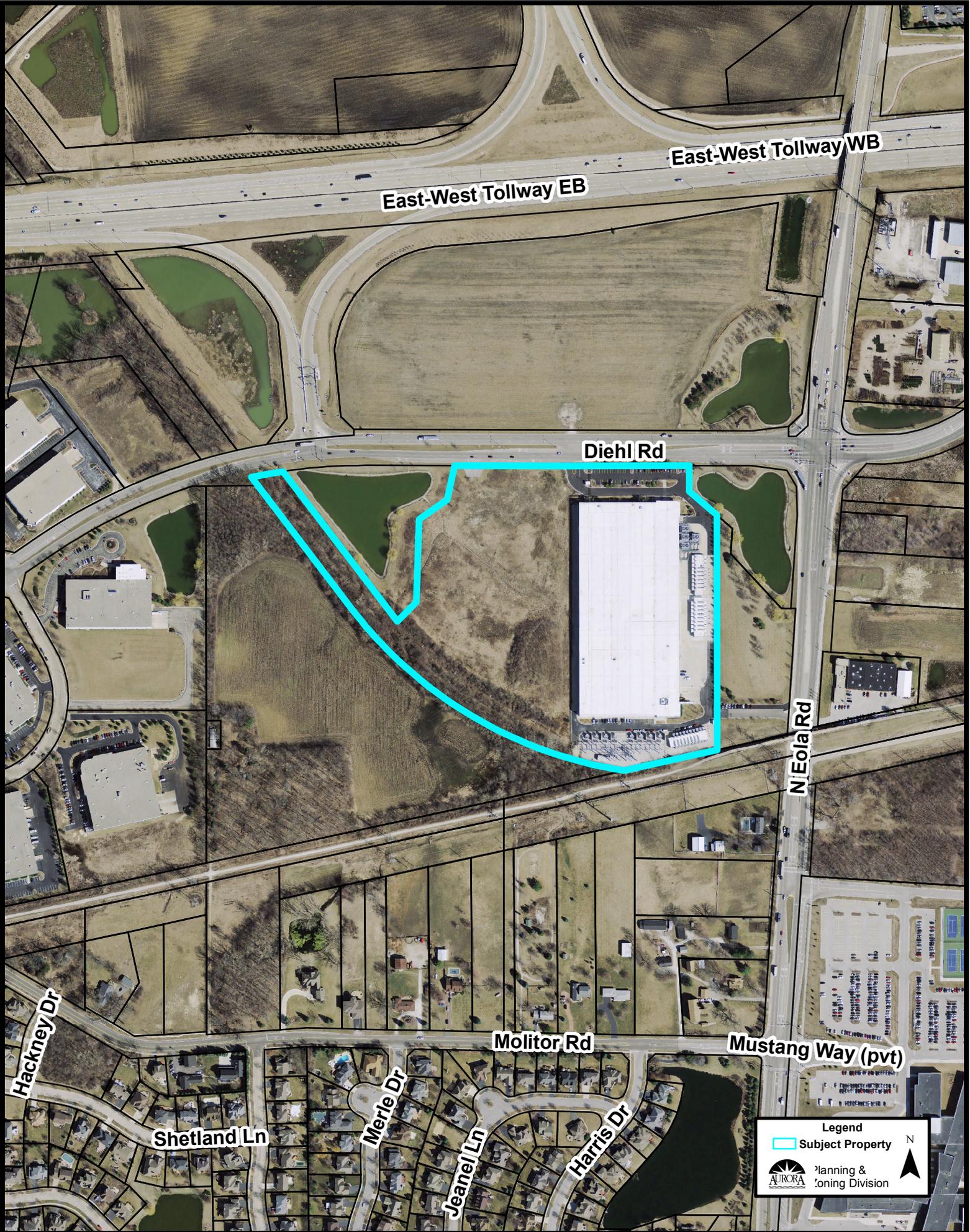
Aerial Overview

Location Map

Zoning Map

Comprehensive Plan Map

Aerial Photo (1:5,000):



East-West Tollway EB

East-West Tollway WB

Diehl Rd

NiEola Rd

Molitor Rd

Mustang Way (pvt)

Hackney Dr

Shetland Ln

Merle Dr

Jeanel Ln

Harris Dr

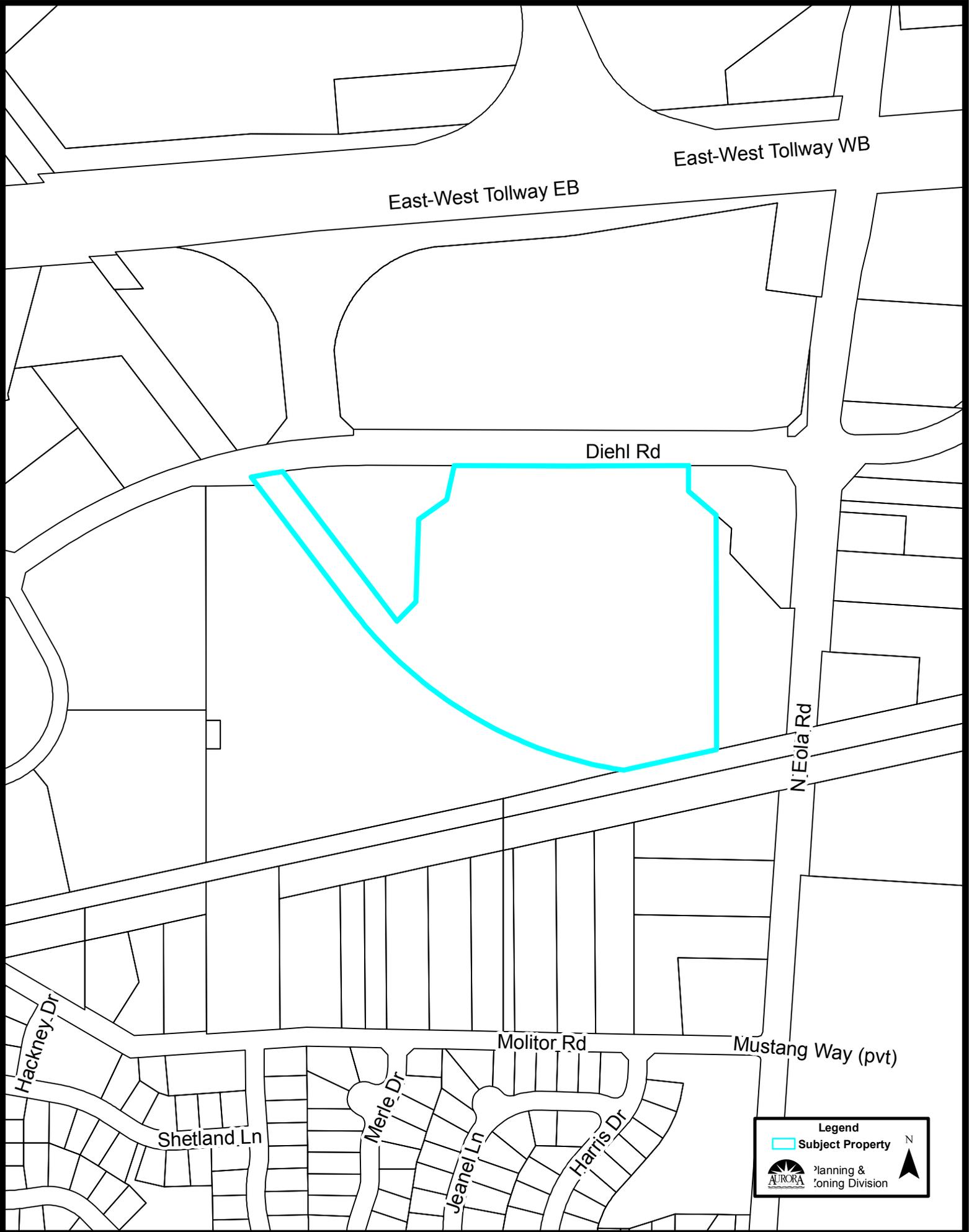
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- Subject Property

Planning & Zoning Division



Location Map (1:5,000):



East-West Tollway WB

East-West Tollway EB

Diehl Rd

N. Eola Rd

Molitor Rd

Mustang Way (pvt)

Shetland Ln

Merle Dr

Jeanel Ln

Harris Dr

Hackney Dr

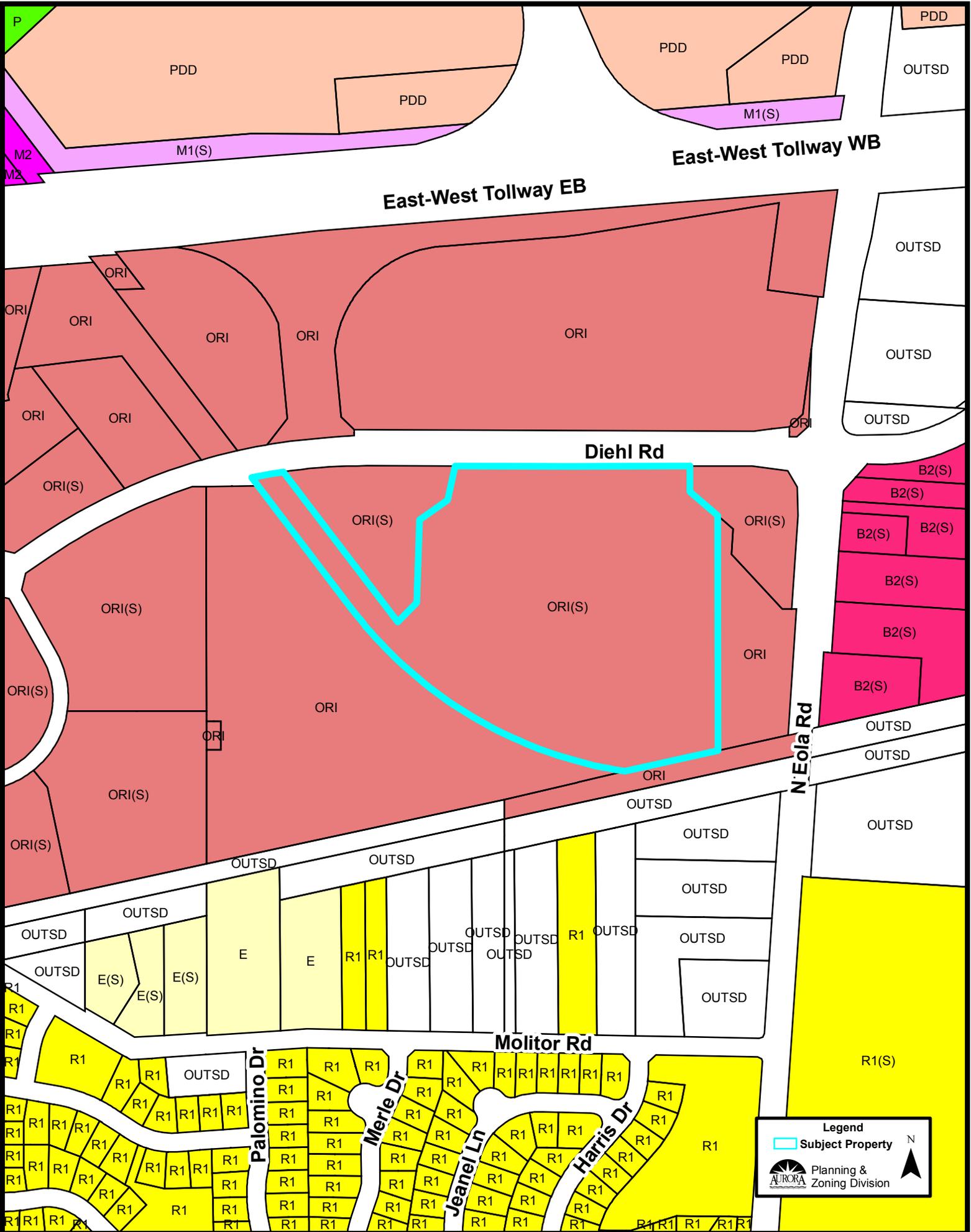
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Subject Property



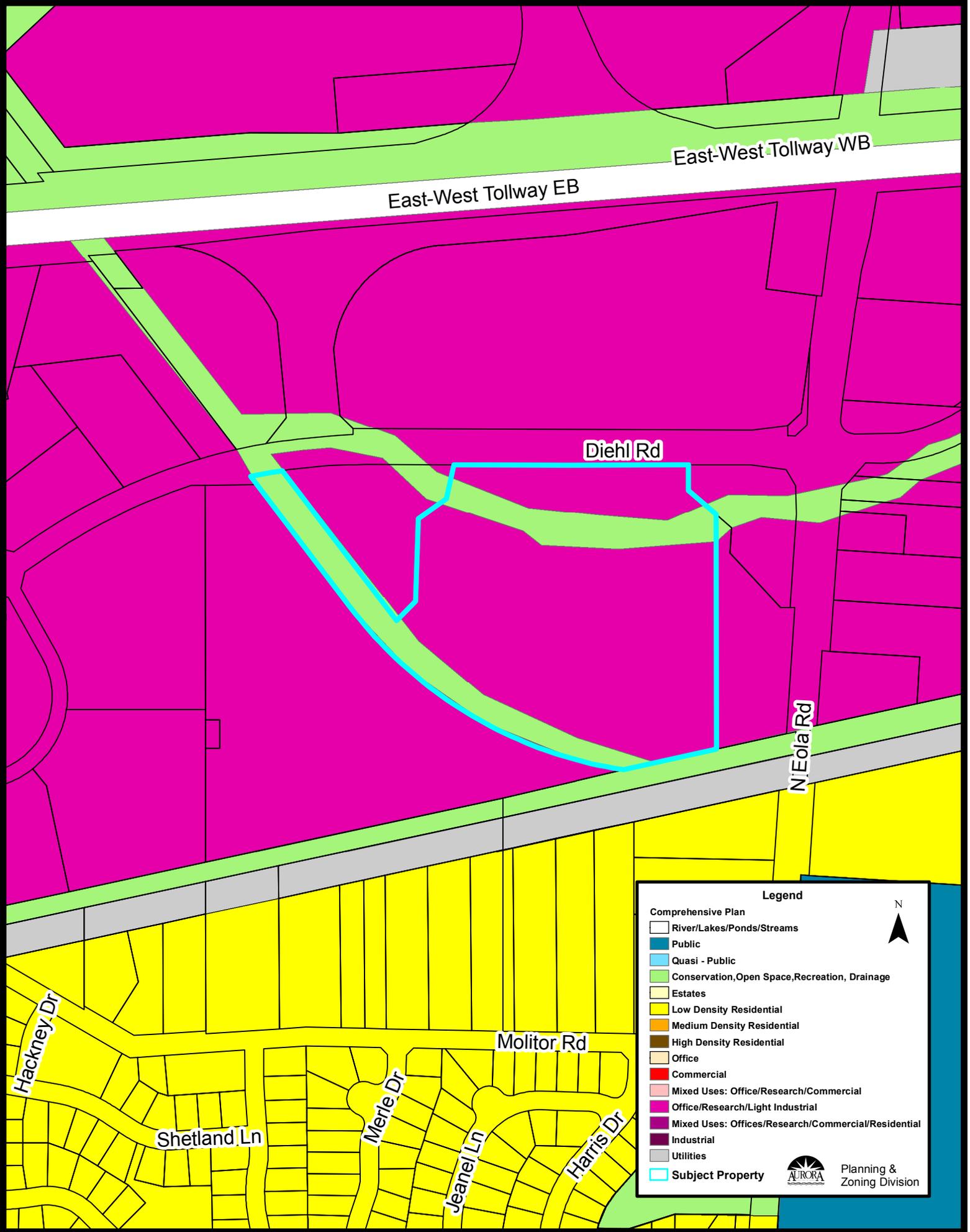
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Zoning Map (1:5,000):



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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