

Property Research Sheet

Location ID#(s): 62155

As of: 10/25/2017

Researched By: Tracey Vacek

Address: 32W130 Molitor Road

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

Parcel Number(s): 07-07-200-010

1929 Zoning: Not Applicable

Size: 0.1 Acres / 4,356 Sq. Ft.

1957 Zoning: Not Applicable

School District: SD 204 - Indian Prairie School District

Comp Plan Designation: Office / Research / Light Industrial

Park District: FVPD - Fox Valley Park District

ANPI Neighborhood: None

Ward: 10

TIF District: N/A

Overall Development Name: CyrusOne

Historic District: None

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 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

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:

O2017-071 approved on 10/10/2017: AN ORDINANCE PROVIDING FOR THE EXECUTION OF AN ANNEXATION AGREEMENT WITH THE OWNERS OF RECORD PROVIDING FOR ORI OFFICE, RESEARCH, AND LIGHT INDUSTRIAL, E ESTATE SINGLE FAMILY DETACHED DWELLING DISTRICT, AND OS-1 CONSERVATION, OPEN SPACE, AND DRAINAGE DISTRICT ZONING FOR THE TERRITORY WHICH MAY BE ANNEXED TO THE CITY OF AURORA LOCATED SOUTH OF DIEHL ROAD NORTH AND SOUTH OF THE PRAIRIE PATH AND WEST OF 2905 DIEHL ROAD BEING VACANT LAND IN DUPAGE COUNTY, AURORA, ILLINOIS

O2017-072 approved on 10/10/2017: AN ORDINANCE ANNEXING CERTAIN PROPERTY BEING VACANT LAND LOCATED SOUTH OF DIEHL ROAD NORTH AND SOUTH OF THE PRAIRIE PATH AND WEST OF 2905 DIEHL ROAD TO THE CITY OF AURORA, ILLINOIS, PURSUANT TO AN APPROVED ANNEXATION AGREEMENT

O2017-073 approved on 10/10/2017: AN ORDINANCE AMENDING ORDINANCE NUMBER 3100, BEING THE AURORA ZONING ORDINANCE AND THE ZONING MAP ATTACHED THERETO, BY REZONING PROPERTY LOCATED SOUTH OF DIEHL ROAD NORTH AND SOUTH OF THE PRAIRIE PATH AND WEST OF 2905 DIEHL ROAD TO ORI OFFICE, RESEARCH, AND LIGHT INDUSTRIAL, E ESTATE SINGLE FAMILY DETACHED DWELLING DISTRICT, AND OS-1 CONSERVATION, OPEN SPACE, AND DRAINAGE DISTRICT, PURSUANT TO AN APPROVED ANNEXATION AGREEMENT

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:

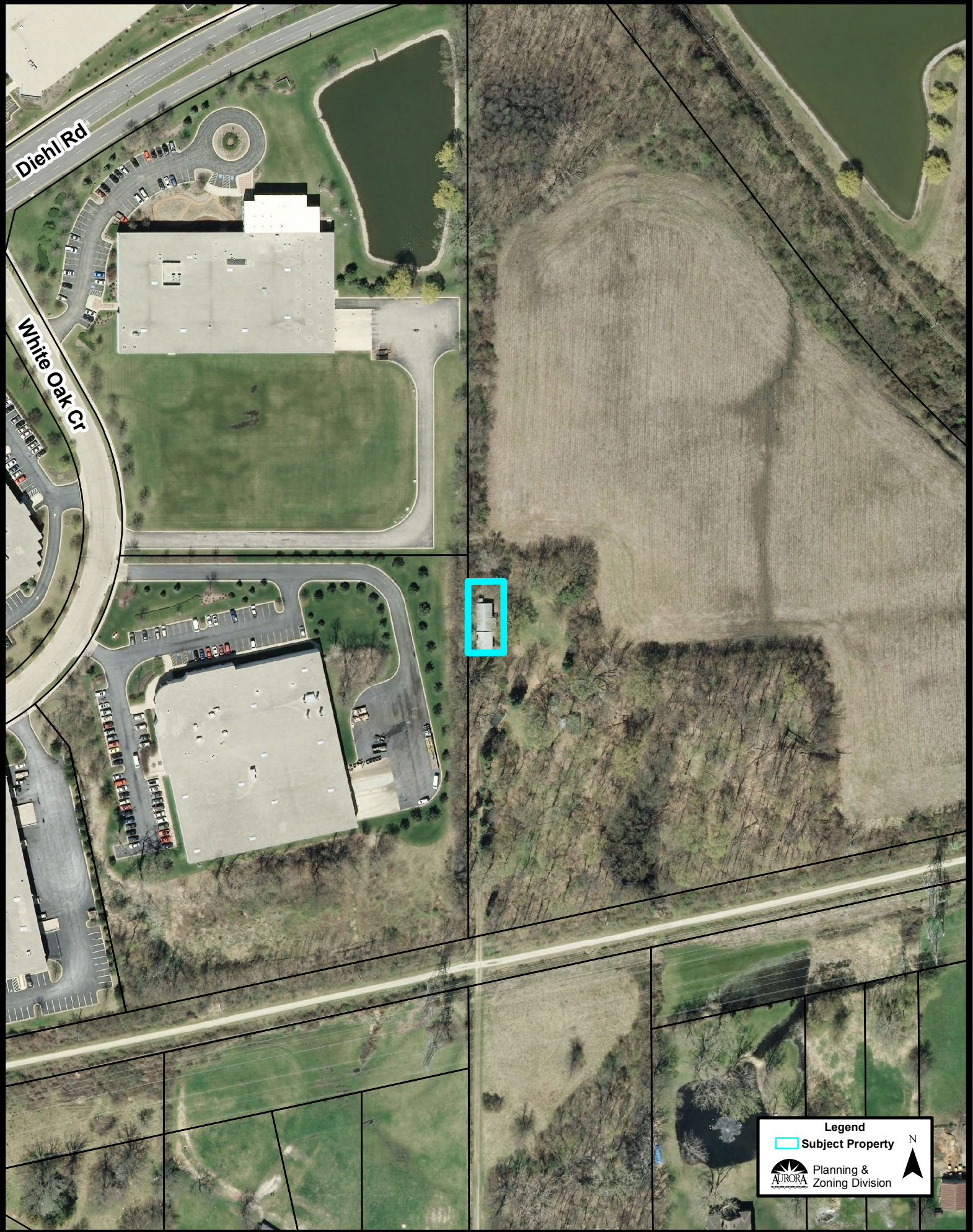
Aerial Overview

Location Map

Zoning Map

Comprehensive Plan Map


Aerial Photo (1:2,000):





Diehl Rd

White Oak Cr

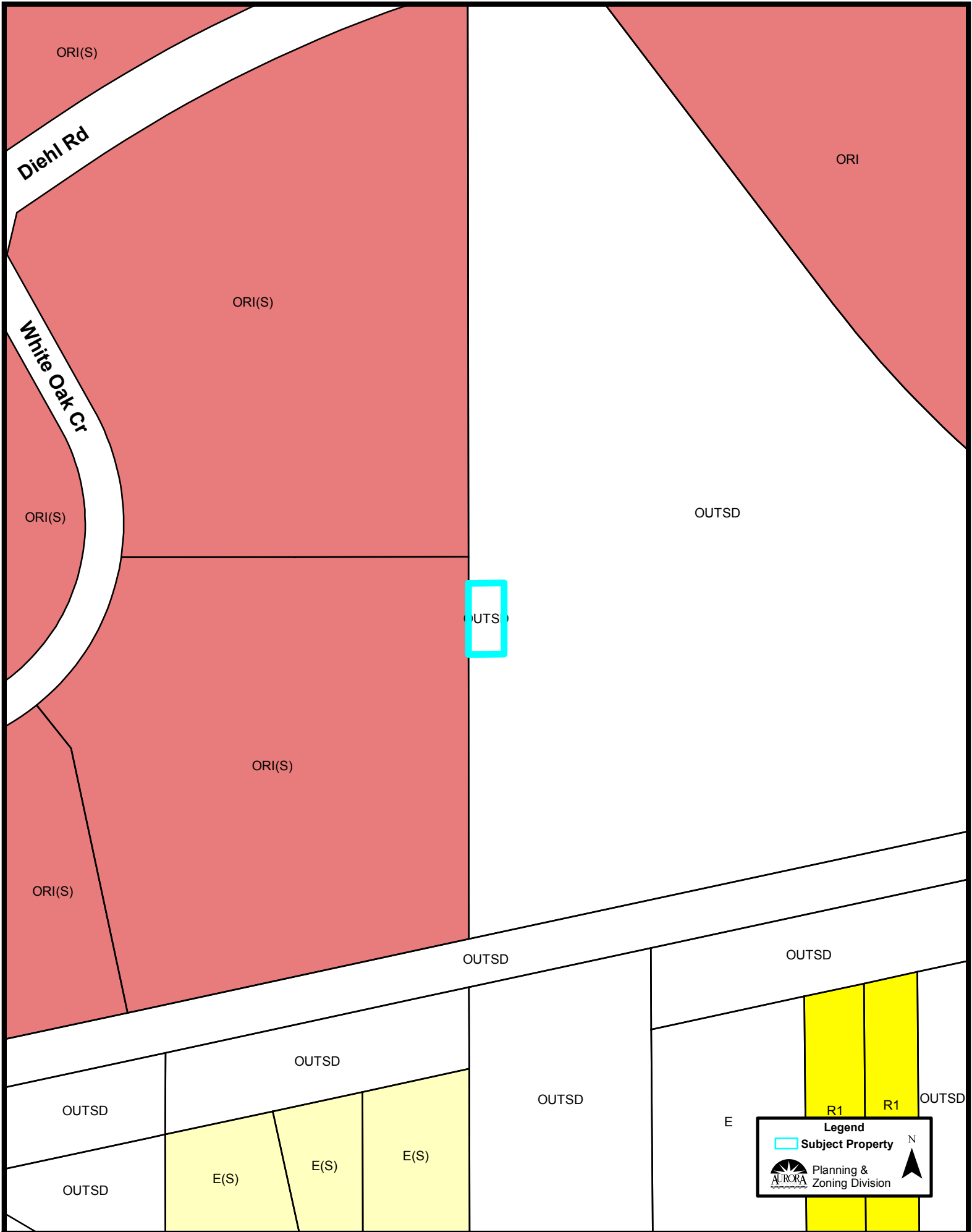
Legend

 Subject Property

 Planning & Zoning Division

N 

Zoning Map (1:2,000):



ORI(S)

Diehl Rd

ORI

ORI(S)

White Oak Cr

ORI(S)

OUTSD

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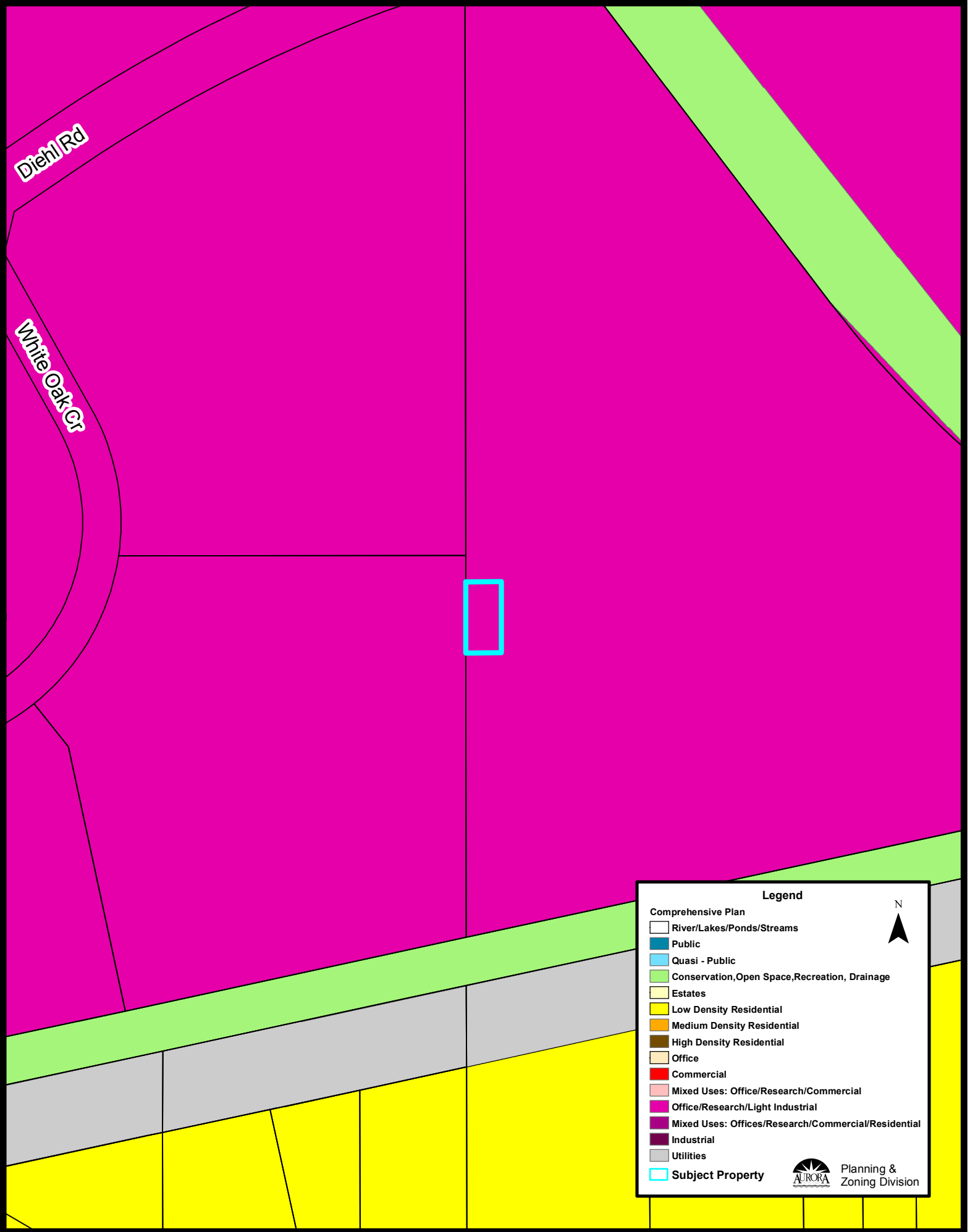
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Subject Property
AURORA Planning & Zoning Division
N

Comprehensive Plan (1:2,000):



Legend

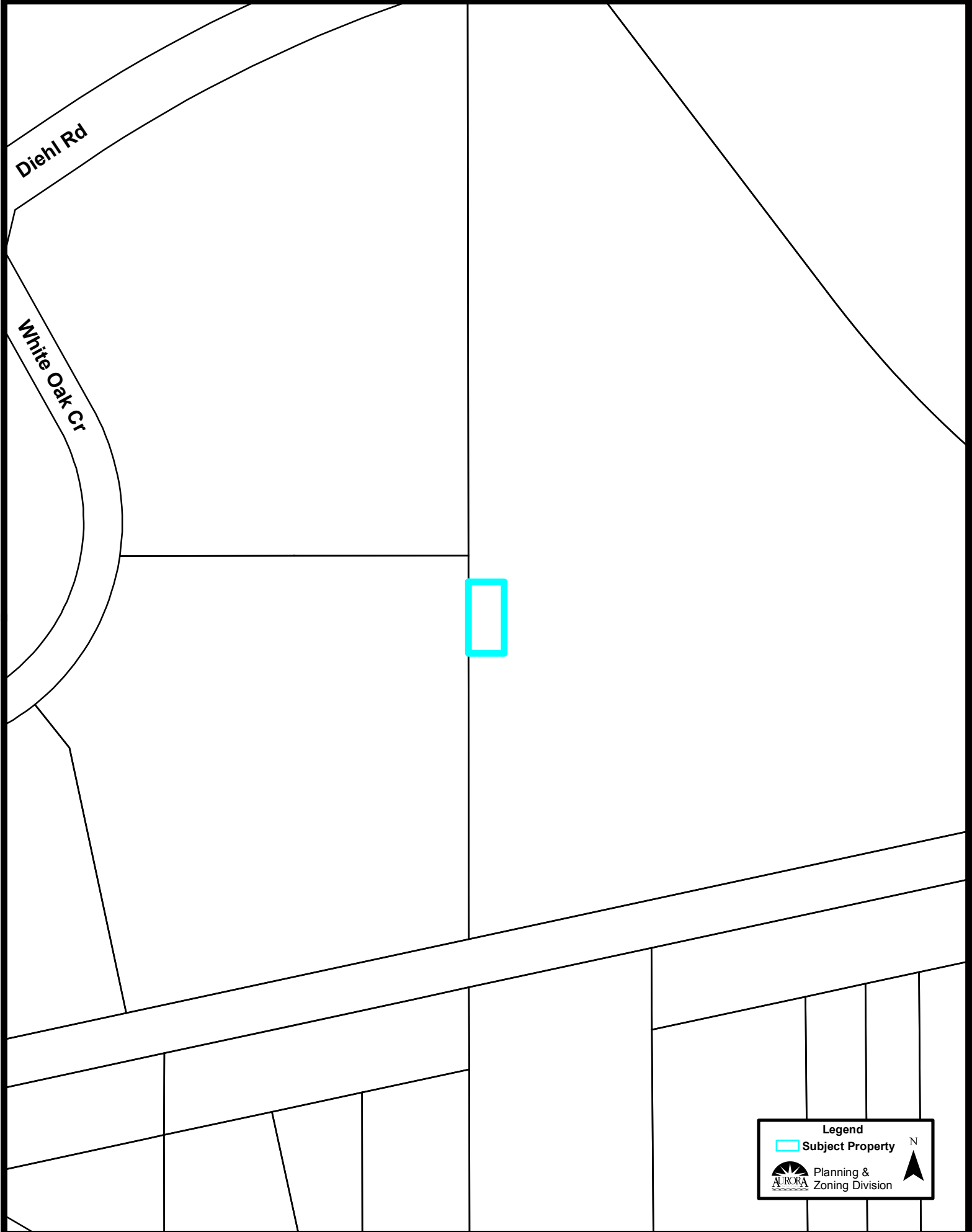
Comprehensive Plan

- 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


AURORA Planning & Zoning Division


Location Map (1:2,000):



Legend

 Subject Property

 N

 Planning & Zoning Division