

Property Research Sheet

Location ID#(s): 62151

As of: 4/16/2018

Researched By: Jill Morgan

Address: NO STREET ADDRESS

Current Zoning: Unincorporated, DuPage County zoning

Parcel Number(s): 07-07-101-016

1929 Zoning: Not Applicable

Subdivision: of

1957 Zoning: Not Applicable

Size:

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:

Historic District: None

Overall Development Name:

Current Land Use

Current Land Use: VACANT (PRIVATE)

AZO Land Use Category:

Zoning Provisions

Unincorporated Property, no current City of Aurora zoning provisions.

Miscellaneous Notes on History

None

Legislative History

There is no known legislative history for this Property

Location Maps Attached:

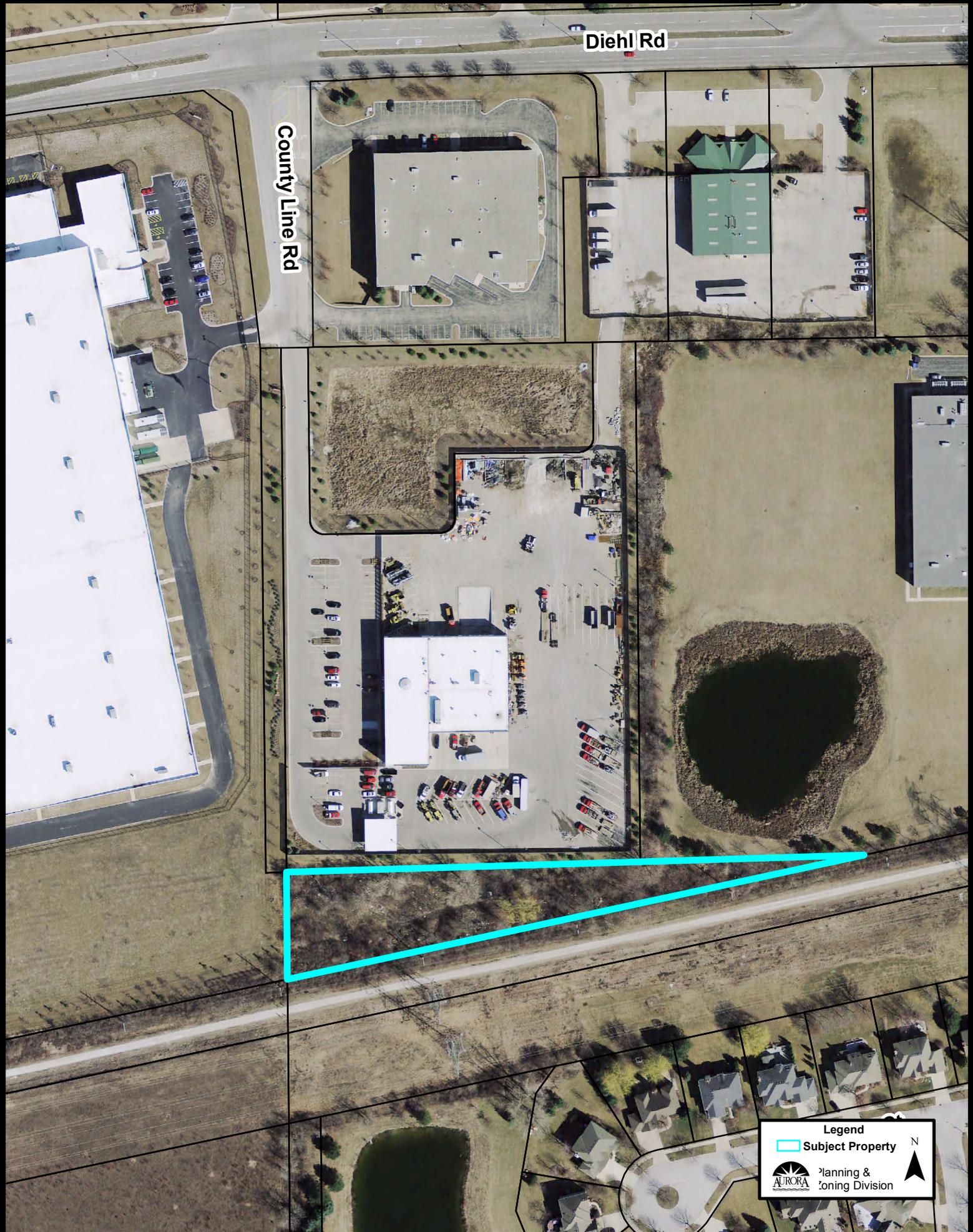
Aerial Overview

Location Map

Zoning Map

Comprehensive Plan Map

Aerial Map (1:1,500):



Diehl Rd

County Line Rd

Legend

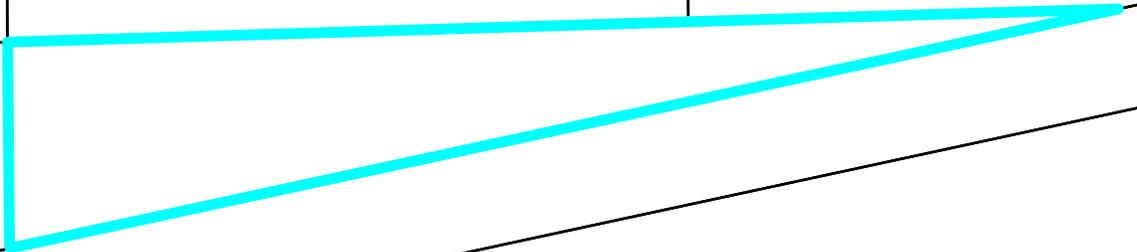
- Subject Property

Planning & Zoning Division



Location Map (1:1,500):

County Line Rd



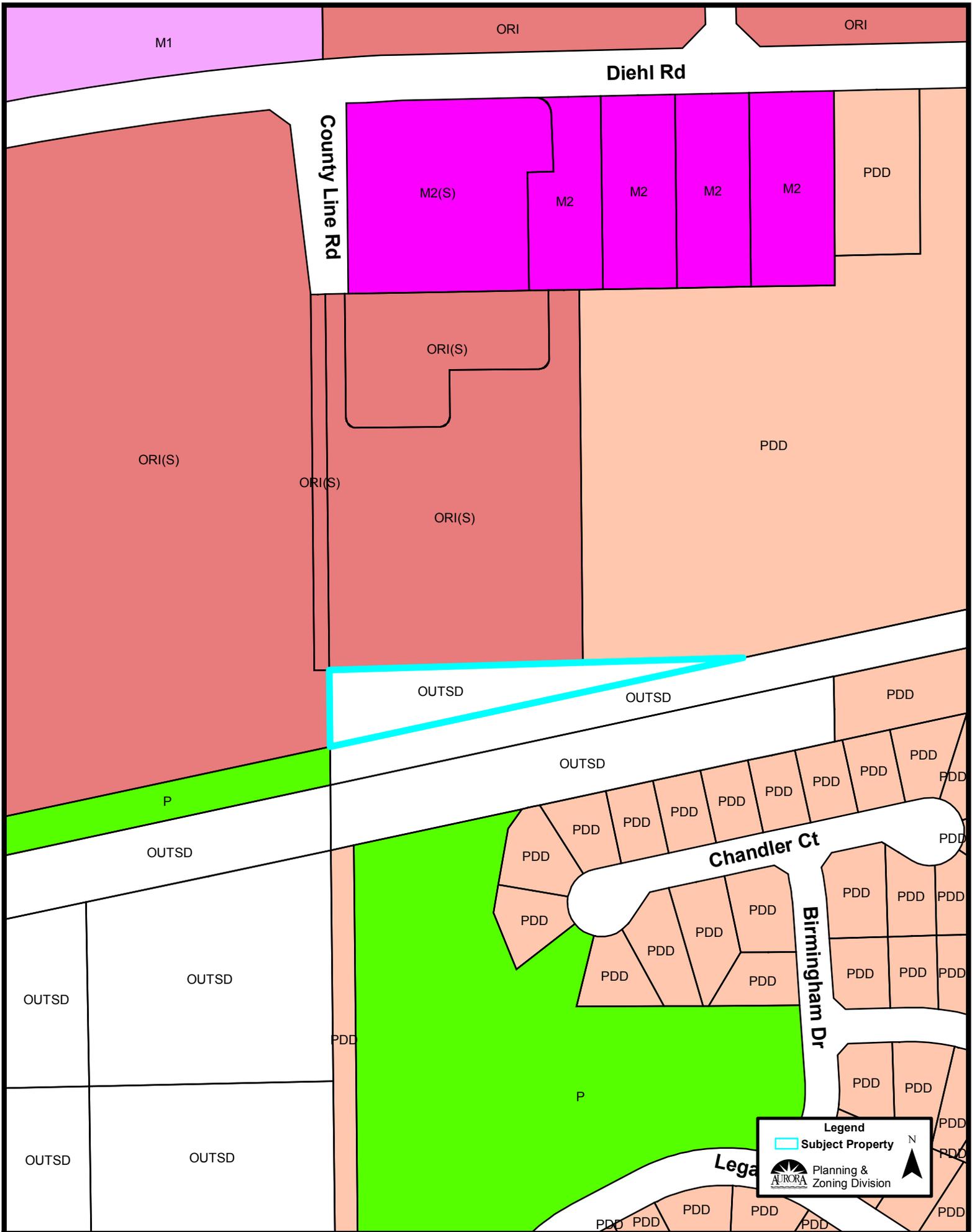
Legend

 Subject Property

 Planning & Zoning Division

N 

Zoning Map (1:2,500):



Legend

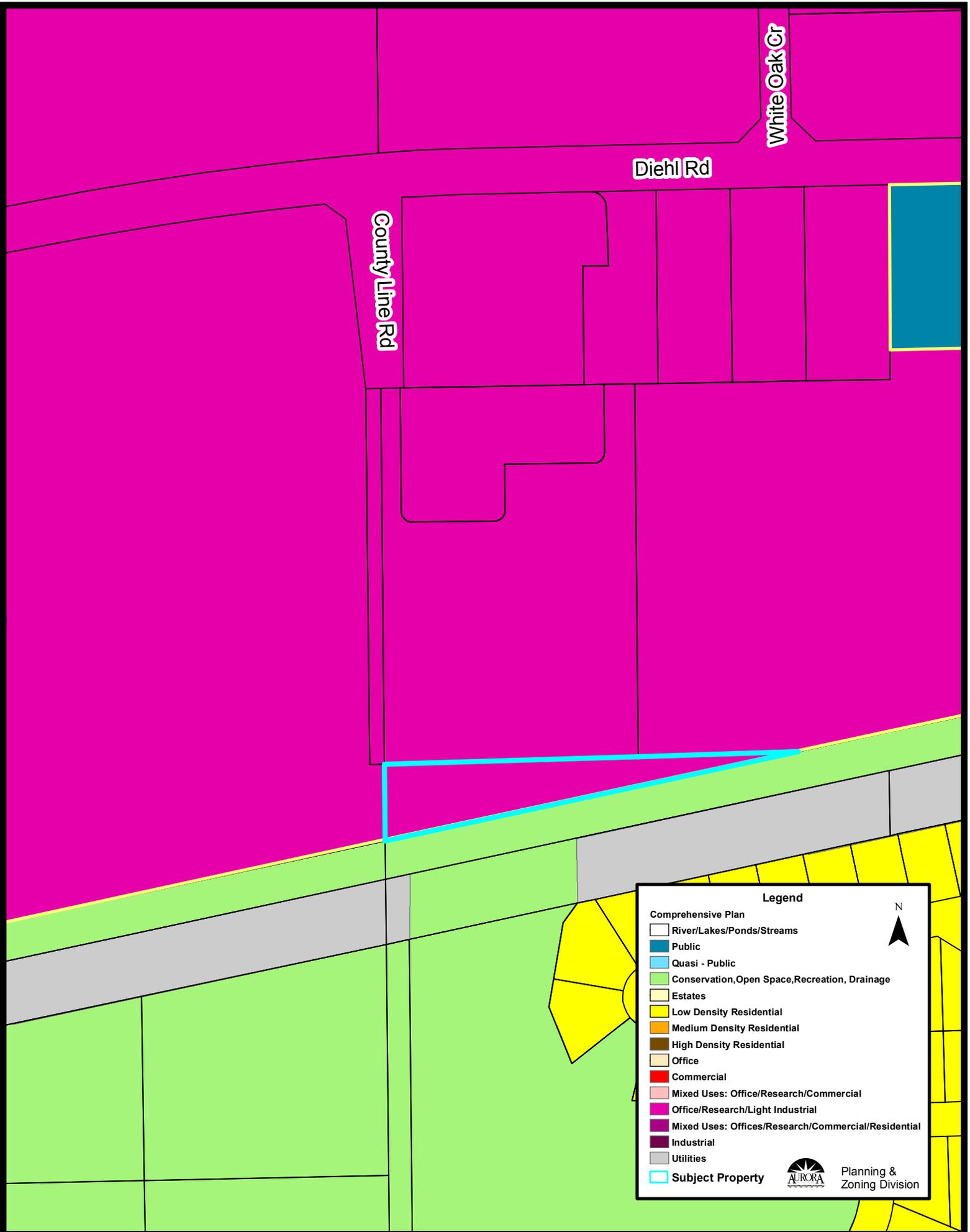
- Subject Property

Planning & Zoning Division

AURORA

N

Comprehensive Plan (1:2,500):



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

Property Research Sheet

Location ID#(s): 70509-70510

As of: 8/16/2017

Researched By: Alex Minnella

Address: 1949 County Line Road; Open Space

Current Zoning: ORI(S) Office, Research, and Light Industrial District with a Special Use

Parcel Number(s): 07-07-101-027; 07-07-101-028; 15-12-276-013

1929 Zoning: Not Applicable

Subdivision: Lot 1; Lot 2 of Madden Molitor

1957 Zoning: Not Applicable

Size: 7.119 Acres / 310,104 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:

Current Land Use

Current Land Use: Vacant Land/Open Space AZO Land Use Category:

Number of Buildings: 1

Parking Spaces: 83

Building Built In: 2008

Non-Residential Area: 66,960.41

Total Building Area: 29,710 sq. ft.

Number of Stories: 1

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: One hundred (100) feet from the Prairie Path as measured from the building line.

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. All Parking Setbacks shall be twenty (20) feet from the property line.

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: Additional Uses: Planned Development; Sales and Storage of building materials and products; Warehousing; Advertising displays manufacture; Data processing and electronic training center; Off-Street parking and loading facilities as regulated by Section 5.13 of the AZO; other office, financial and institutional uses; Processing, finishing and assembly facilities; Food manufacturer, packaging and processing; Bakeries, wholesale; Paving and Related Businesses; Building Equipment Yards; Food Processing, packaging and distribution; Medical and dental supplies manufacturer; Optical goods and equipment manufacturer; Plastic products; Outdoor storage in connection with any of the Permitted Uses allowed in the ORI District pursuant to the Plan Description; Restrictd Uses: Processing of plastic products or raw materials.

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:

PDFNL2008-016 approved on : A RESOLUTION APPROVING THE FINAL PLAT AND PLAN FOR LOTS 1 AND 2 OF THE MADDEN MOLITOR SUBDIVISION FOR AN OFFICE/MAINTENANCE GARAGE BUILDING ON 6.69 ACRES OF VACANT LAND LOCATED OFF COUNTY LINE ROAD AND SOUTH OF DIEHL ROAD IN THE CITY OF AURORA, ILLINOIS 60502.

O2006-047 approved on 6/13/2006: AN ORDINANCE PROVIDING FOR THE EXECUTION OF AN ANNEXATION AGREEMENT PROVIDING FOR ORI(S) 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 SOUTH OF I-88, AT THE INTERSECTION OF DIEHL ROAD AND COUNTY LINE ROAD BEING VACANT LAND IN KANE COUNTY ILLINOIS.

O2006-048 approved on 6/13/2006: AN ORDINANCE ANNEXING CERTAIN PROPERTY BEING VACANT LAND LOCATED SOUTH OF I-88, AT THE INTERSECTION OF DIEHL ROAD AND COUNTY LINE ROAD TO THE CITY OF AURORA, ILLINOIS PURSUANT TO AN APPROVED ANNEXATION AGREEMENT.

O2006-049 approved on 6/13/2006: AN ORDINANCE ESTABLISHING A SPECIAL USE PLANNED DEVELOPMENT, AND APPROVING A PLAN DESCRIPTION FOR 7 ACRES LOCATED SOUTH. OF I-88, AT THE INTERSECTION OF DIEHL ROAD AND COUNTY LINE ROAD.

R2006-265 approved on 6/13/2006: A RESOLUTION ACCEPTING THE DEDICATION OF RIGHT OF WAY FOR DIEHL ROAD, LOCATED NEAR THE DIEHL (MOLITOR) ROAD AND COUNTY LINE ROAD INTERSECTION.

R2006-266 approved on 6/13/2006: A RESOLUTION APPROVING A PRELIMINARY PLAT AND PLAN FOR VACANT PROPERTY LOCATED SOUTH OF I-88, AT THE INTERSECTION OF DIEHL ROAD AND COUNTY LINE ROAD.

R2010-046 approved on 2/9/2010: RESOLUTION AUTHORIZING ACCEPTANCE OF IMPROVEMENTS AND MAINTENANCE SECURITY FOR ABBEY PAVING AT 2319 DIEHL ROAD (08.148)

Location Maps Attached:

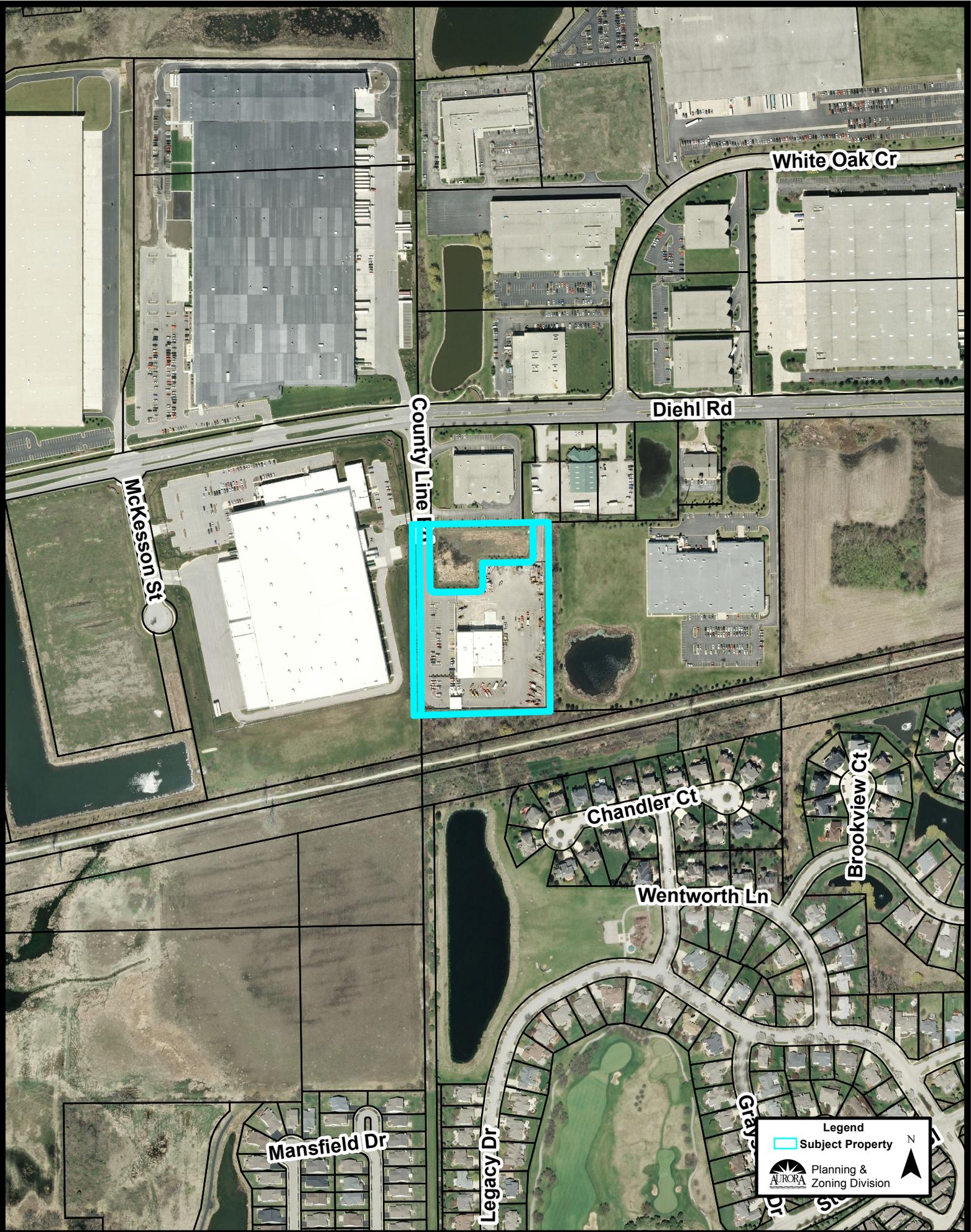
Aerial Overview

Location Map

Zoning Map

Comprehensive Plan Map

Aerial Photo (1:5,000):



White Oak Cr

Diehl Rd

Mckesson St

County Line Rd

Chandler Ct

Brookview Ct

Wentworth Ln

Mansfield Dr

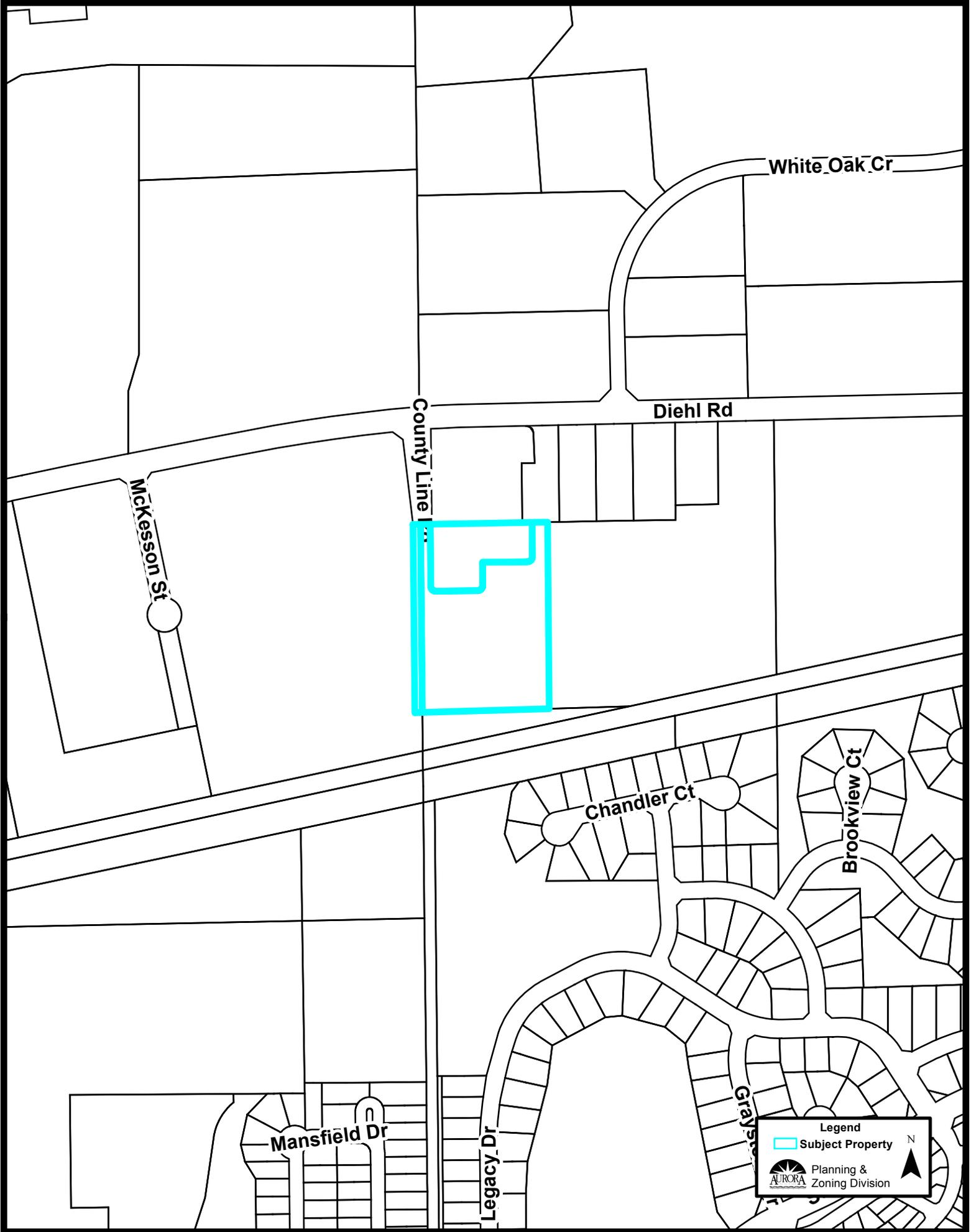
Legacy Dr

Gray Dr

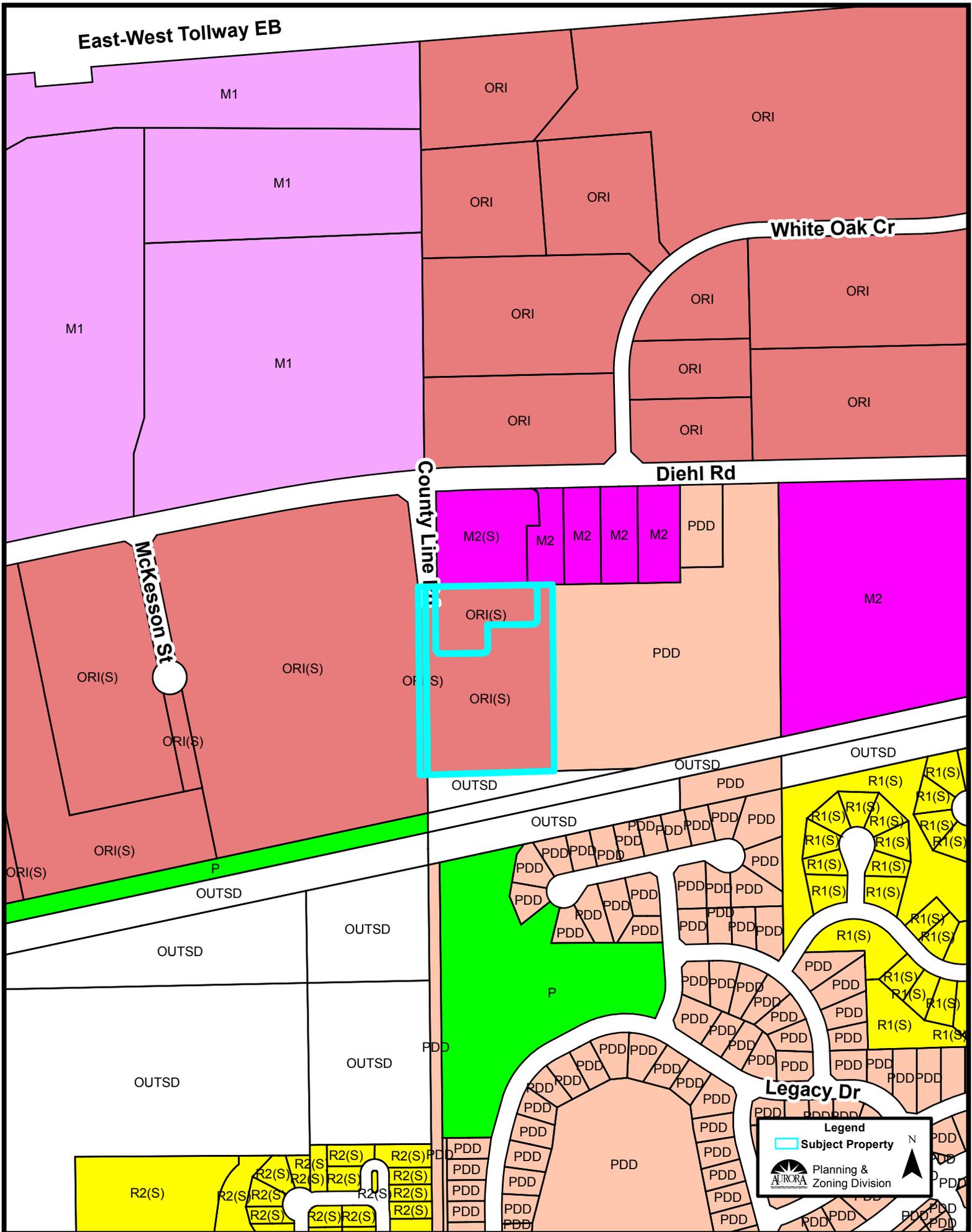
Legend
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Location Map (1:5,000):



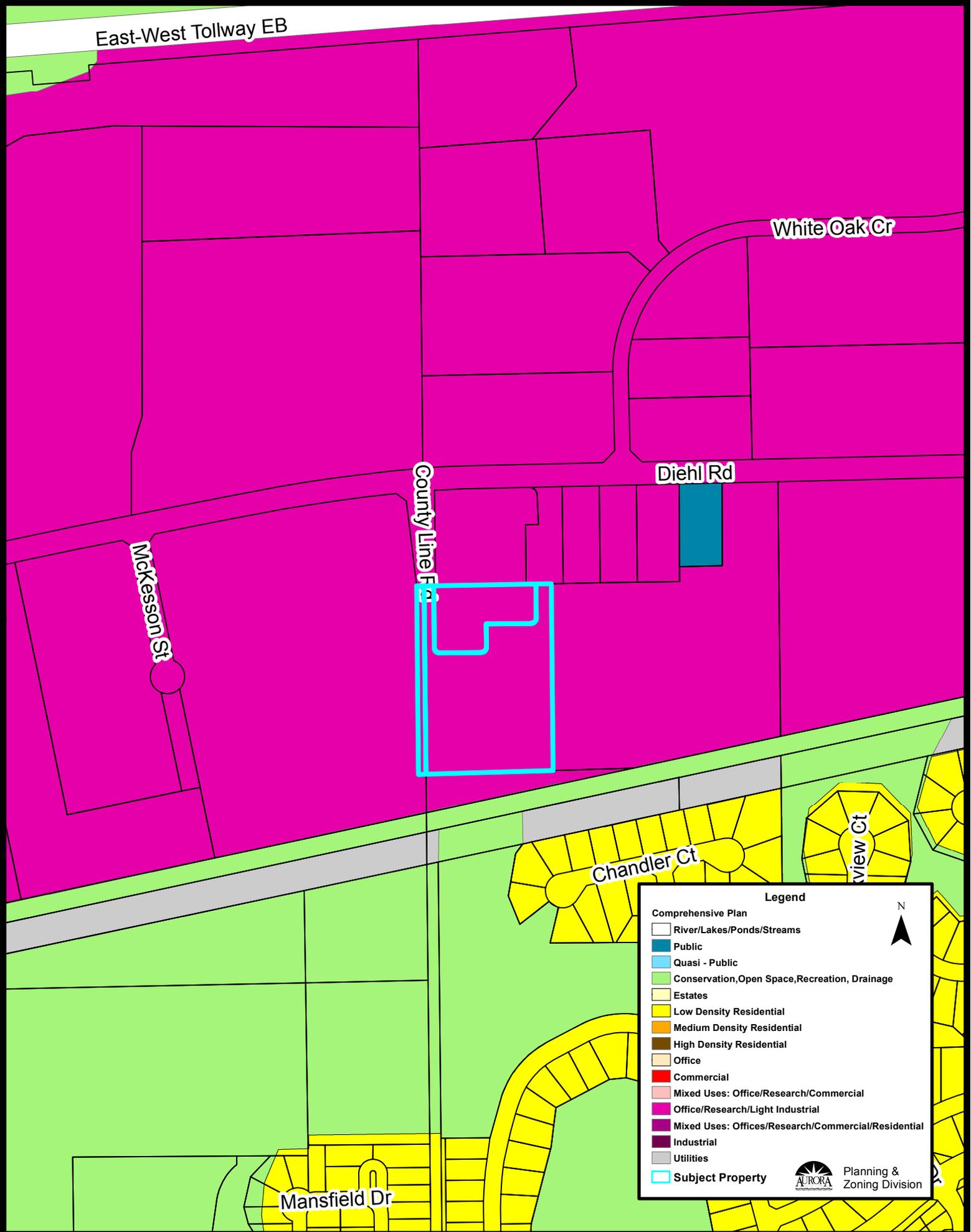
Zoning Map (1:5,000):



Legend

-  Subject Property
-  N
-  Planning & Zoning Division

Comprehensive Plan (1:5,000):



Legend

Comprehensive Plan

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