

Property Research Sheet

Location ID#(s): 62159

As of: 10/25/2017

Researched By: Tracey Vacek

Address: Vacant

Current Zoning: E Estate Single Family Detached Dwelling District

Parcel Number(s): 07-07-202-005

1929 Zoning: Not Applicable

Size: 3.27 Acres / 142,441 Sq. Ft.

1957 Zoning: Not Applicable

School District: SD 204 - Indian Prairie School District

Comp Plan Designation: Low Density Residential & Utilites

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 7.4.

Setbacks are typically as follows:

Front Yard Setback: 75 feet

Side Yard Setback: 20 feet

Exterior Side Yard Setback: 30 feet **Exterior**

Rear Yard Setback: 30 feet

Exterior Rear Yard Setback: 30 feet

Setback Exceptions: Front setback exception for an infill lot. On infill lots the public street

elevation of the structure shall be located at the average established setback line of the Impact Area. For additional regulations on infill lots refer to the Infill Housing Standards located in the Residential Specific Regulations of the zoning ordinance.

Interior Drive Yard Setback: none

Other bulk standards are typically as follows:

Building Separations: None

Minimum Lot Width and Area: 135 foot lot width and 55,000 square feet of lot area

Maximum Lot Coverage: 40%

Maximum Structure Height: Buildings including accessory: Thirty-five (35) feet.

Religious Institutions: Seventy-five (75) feet for towers or steeples, but not more than forty-five (45) feet for the main structure.

Structures: the maximum height of structures shall be seventy-five (75) feet.

Floor Area Ratio: 0.25

Minimum Primary Structure Size: typically 3,500 square feet

Minimum Dwelling Unit Size:

Maximum Density:

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 7.4.

Permitted Uses:

Permitted Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.2 and 7.4 Permitted Exceptions:

Special Uses:

Special Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.3 and 7.4.

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 7.4.

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

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

Location Maps Attached:

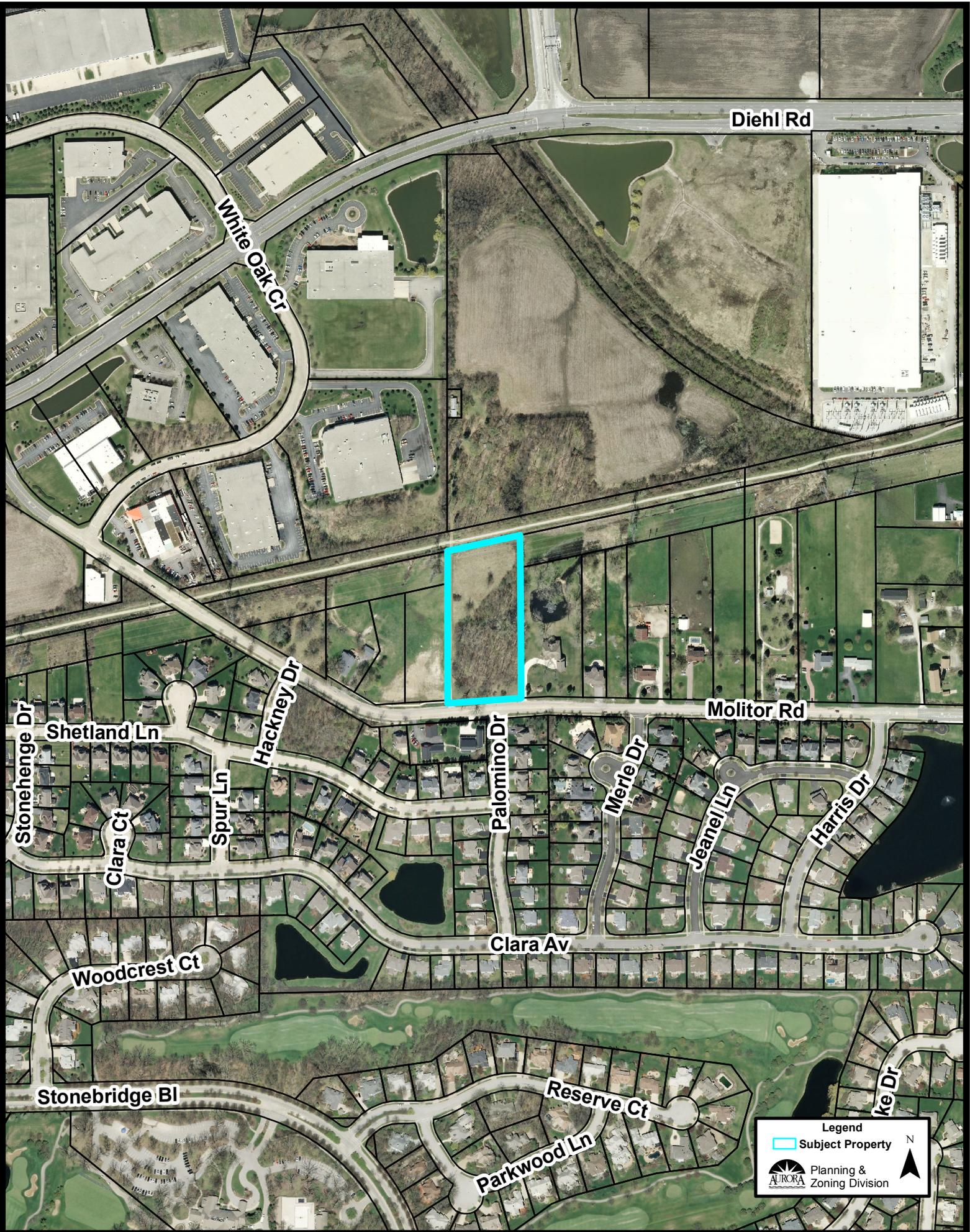
Aerial Overview

Location Map

Zoning Map

Comprehensive Plan Map

Aerial Photo (1:5,000):



Diehl Rd

White Oak Cr

Stonehenge Dr

Shetland Ln

Clara Ct

Spur Ln

Hackney Dr

Palomino Dr

Merle Dr

Molitor Rd

Jeanel Ln

Harris Dr

Woodcrest Ct

Clara Av

Stonebridge Bl

Reserve Ct

Parkwood Ln

Ke Dr

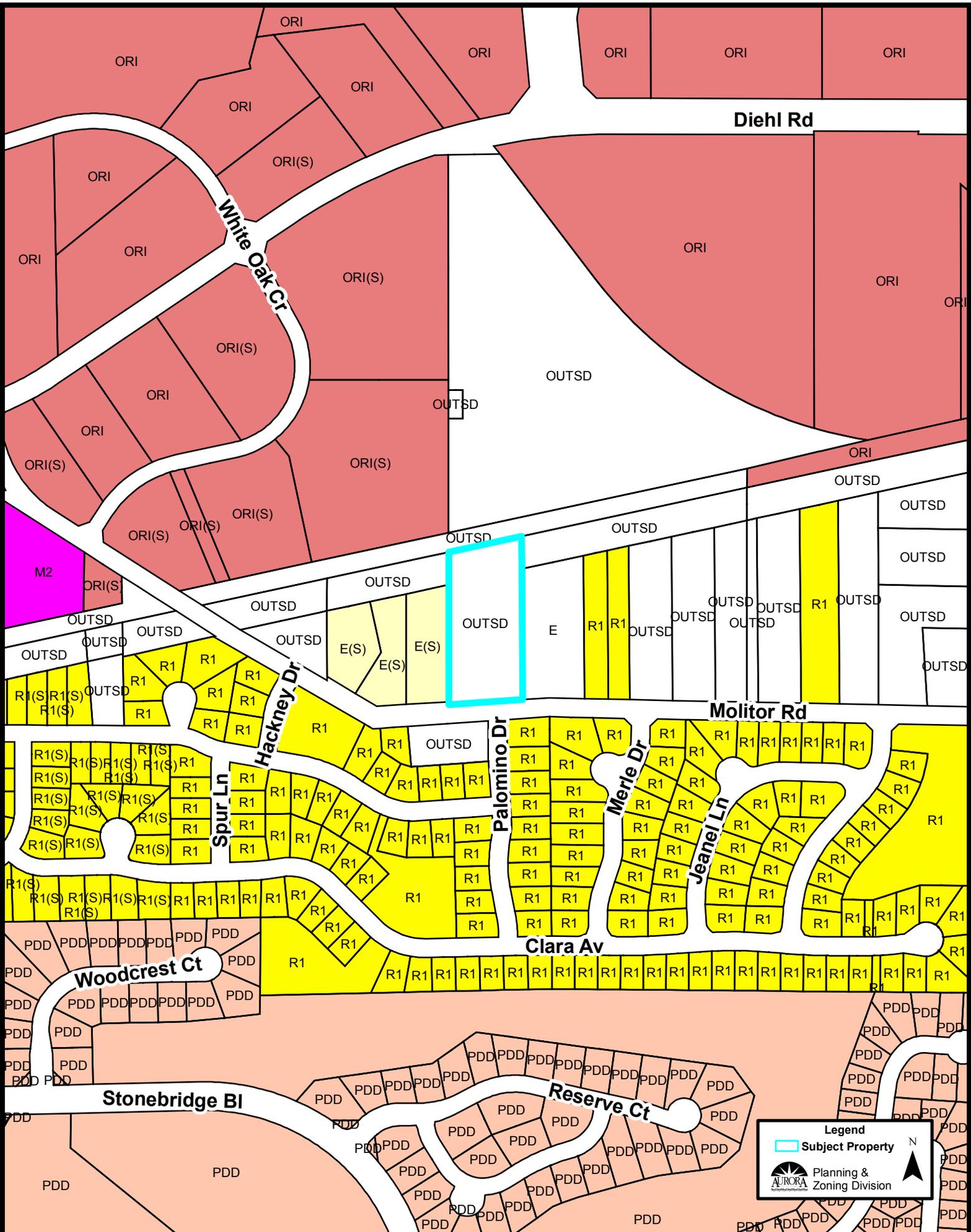
Legend

- Subject Property

Planning & Zoning Division



Zoning Map (1:5,000):



Legend

-  Subject Property

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 Planning & Zoning Division

Comprehensive Plan (1:5,000):



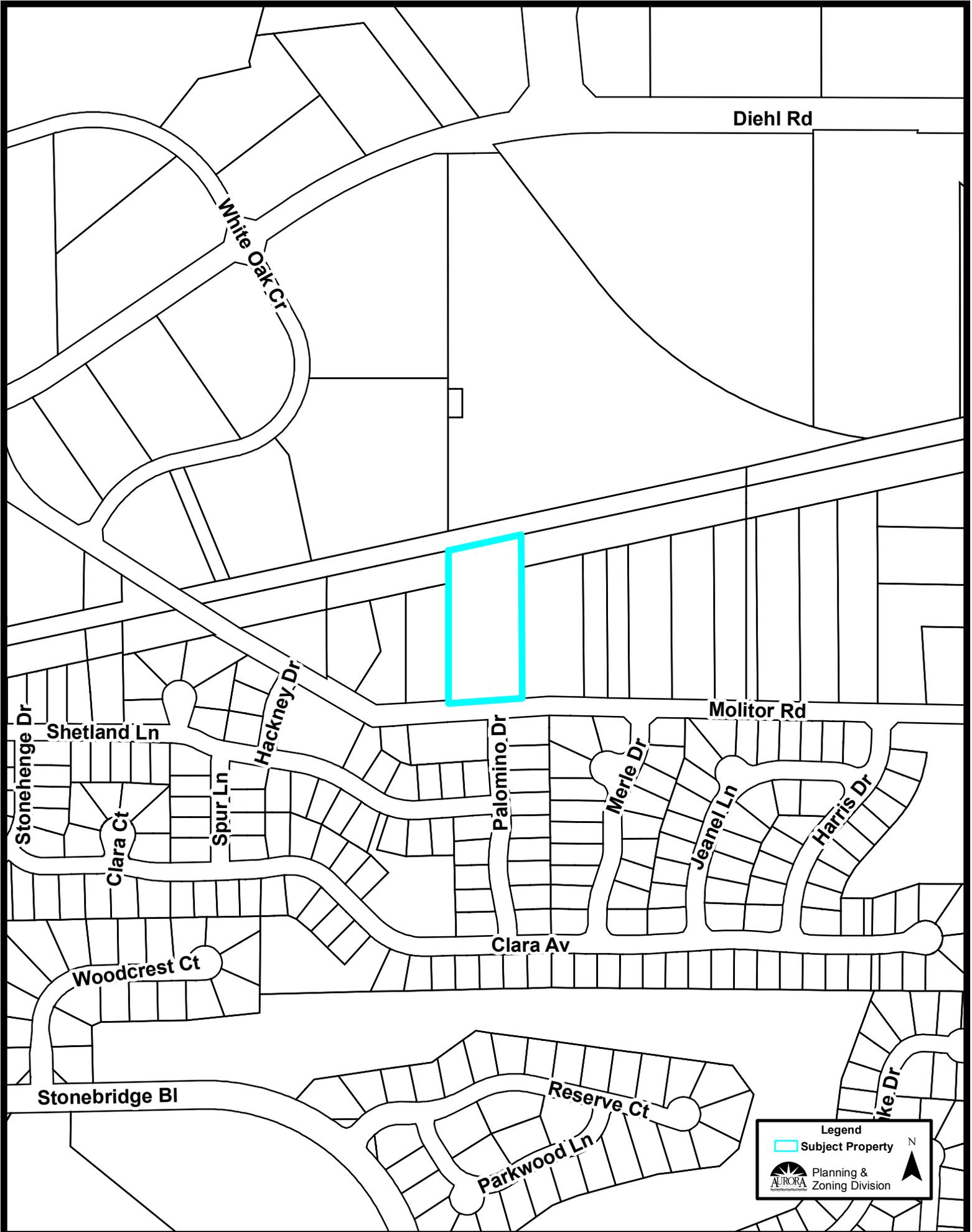
Legend

- 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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 Planning &
Zoning Division

Location Map (1:5,000):



Legend

-  Subject Property

 Planning & Zoning Division

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