# Property Research Sheet

***Location ID#(s): 72539***

*As of: 6/14/2016* *Researched By: Alex Minnella*

Address: 2805 Diehl Road

Subdivision: Lot 12 of White Oak Business Park, Unit 1

Parcel Number(s): 07-07-200-015

Size: 16.66 Acres

Current Zoning: ORI Office, Research, and Light Industrial

Comp Plan Designation: Office / Research / Light Industrial

School District: SD 204 - Indian Prairie School District

Park District: FVPD - Fox Valley Park District

Ward: 10

Overall Development Name: White Oak Business Park

## Current Land Use

Current Land Use: Vacant Land (Private)

## Zoning Provisions

Setbacks and Other Bulk Standards:

Requirements are pursuant to the Aurora Zoning Ordinance Section(s) 5 and 8.10.

Setbacks and other bulk standards 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 hightway.

20' if off a local public road; 10' if off a local private road.

**Interior 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 hightway.

**Interior Drive Yard Setback:** 40 feet from centerline.

**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 hightway.

Parking setback 20' if off a local public road; 10' if off a local private road.

**Exterior Side Yard Reverse Corner Setback:**

**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 hightway.

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 hightway.

**Setback Exceptions:** Yard variations in the ORI shall comply with Site Plan Review.

**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:

**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

**R1988-150 approved on 6/7/1988:**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

**R1995-190 approved on 5/2/1995:**AUTHORIZING THE EXECUTION OF A PROPERTY DEVELOPMENT AGREEMENT WITH KALMUS & ASSOC., INC. (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

**O2008-075 approved on 7/22/2008:**ORDINANCE PROPOSING THE ESTABLISHMENT OF A SPECIAL SERVICE AREA #131 WHITE OAK BUSINESS PARK, DU PAGE COUNTY, IN THE CITY OF AURORA FOLLOWING NOTICE AND PUBLIC HEARING IN CONNECTION THEREWITH

**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

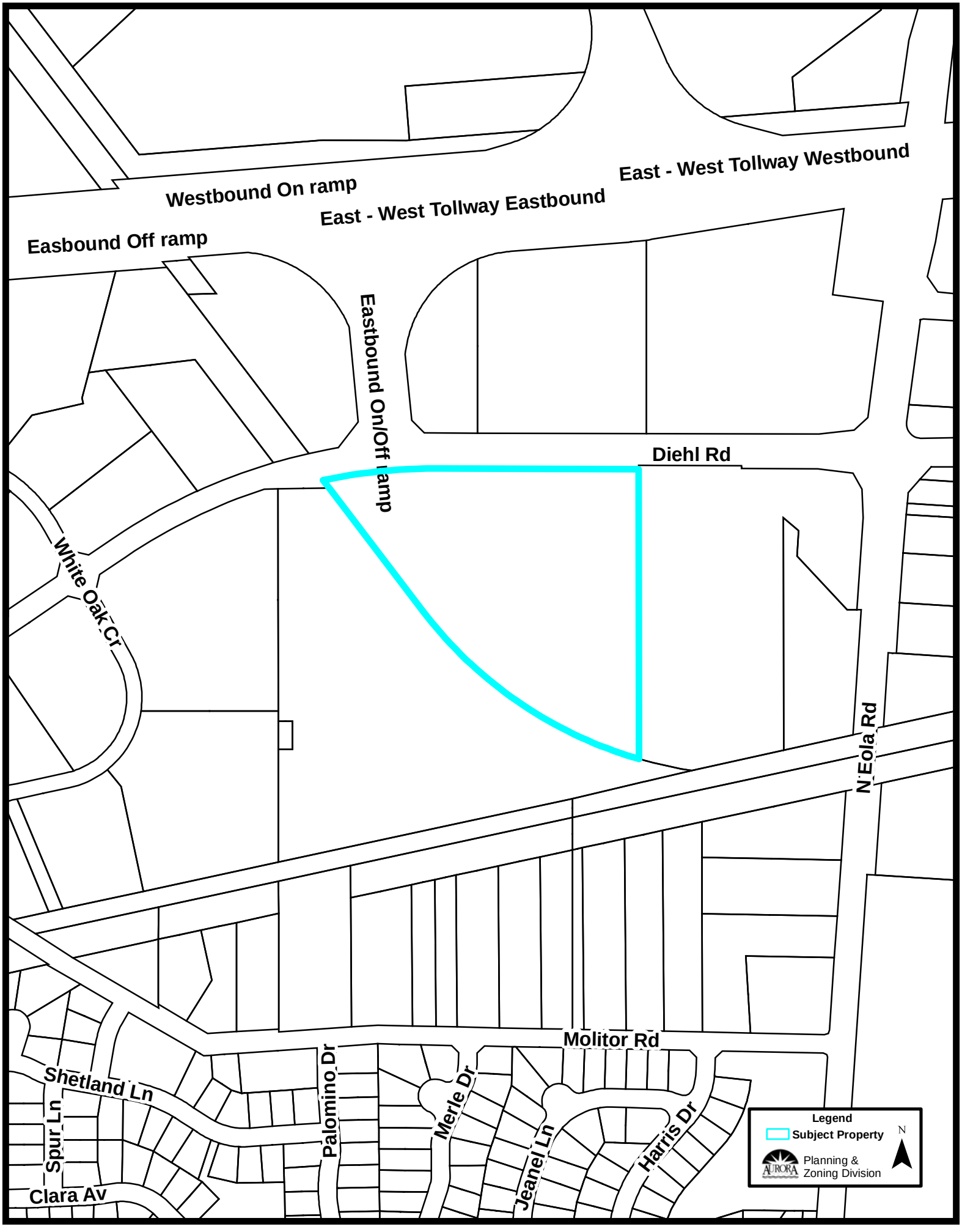
**R2010-246 approved on 7/27/2010:**RESOLUTION ACCEPTING THE DEDICATION OF PUBLIC RIGHT-OF-WAY FOR DIEHL ROAD, LOCATED AT THE SOUTHWEST CORNER OF DIEHL ROAD AND EOLA ROAD, AURORA, IL

**Location Maps Attached:**

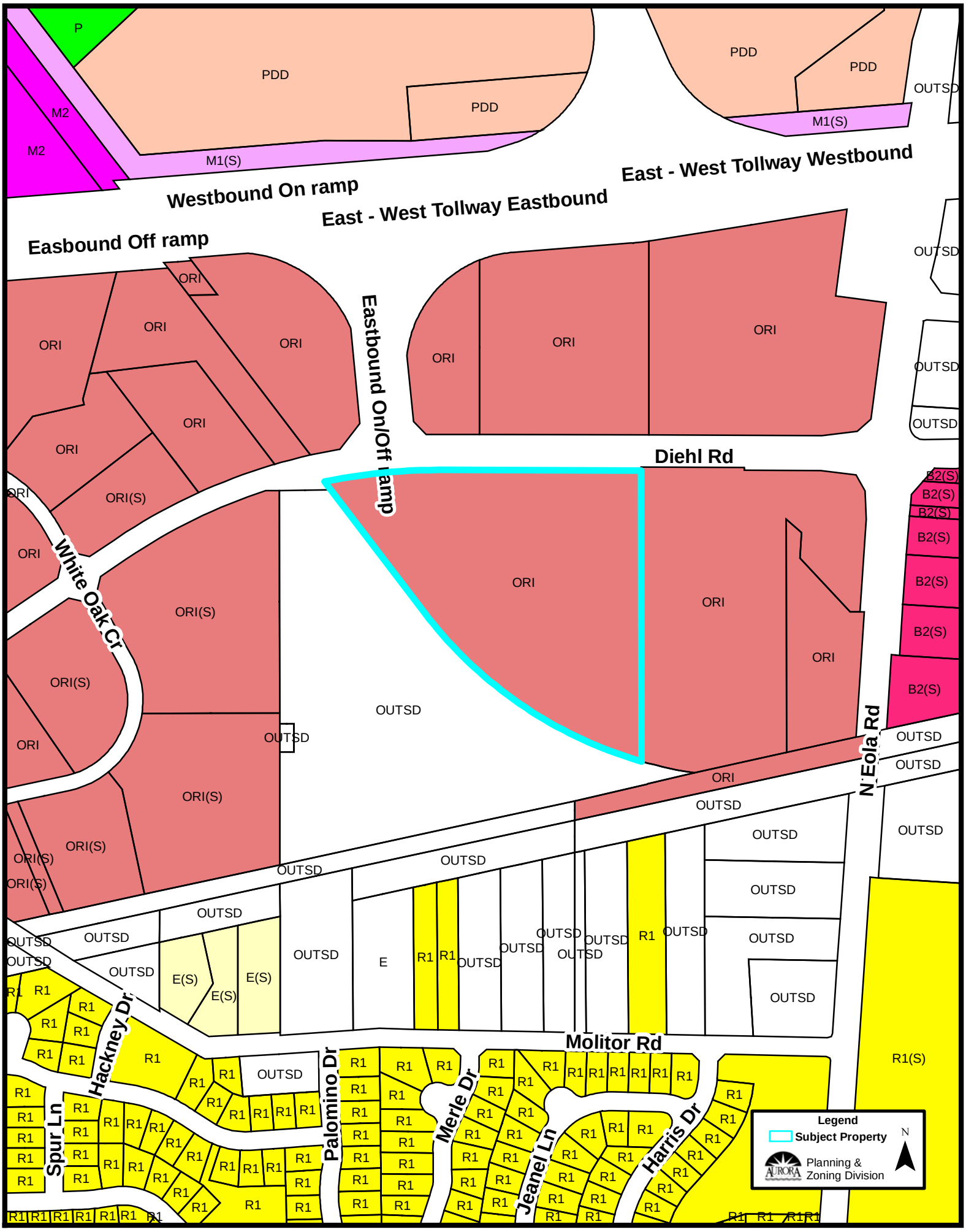
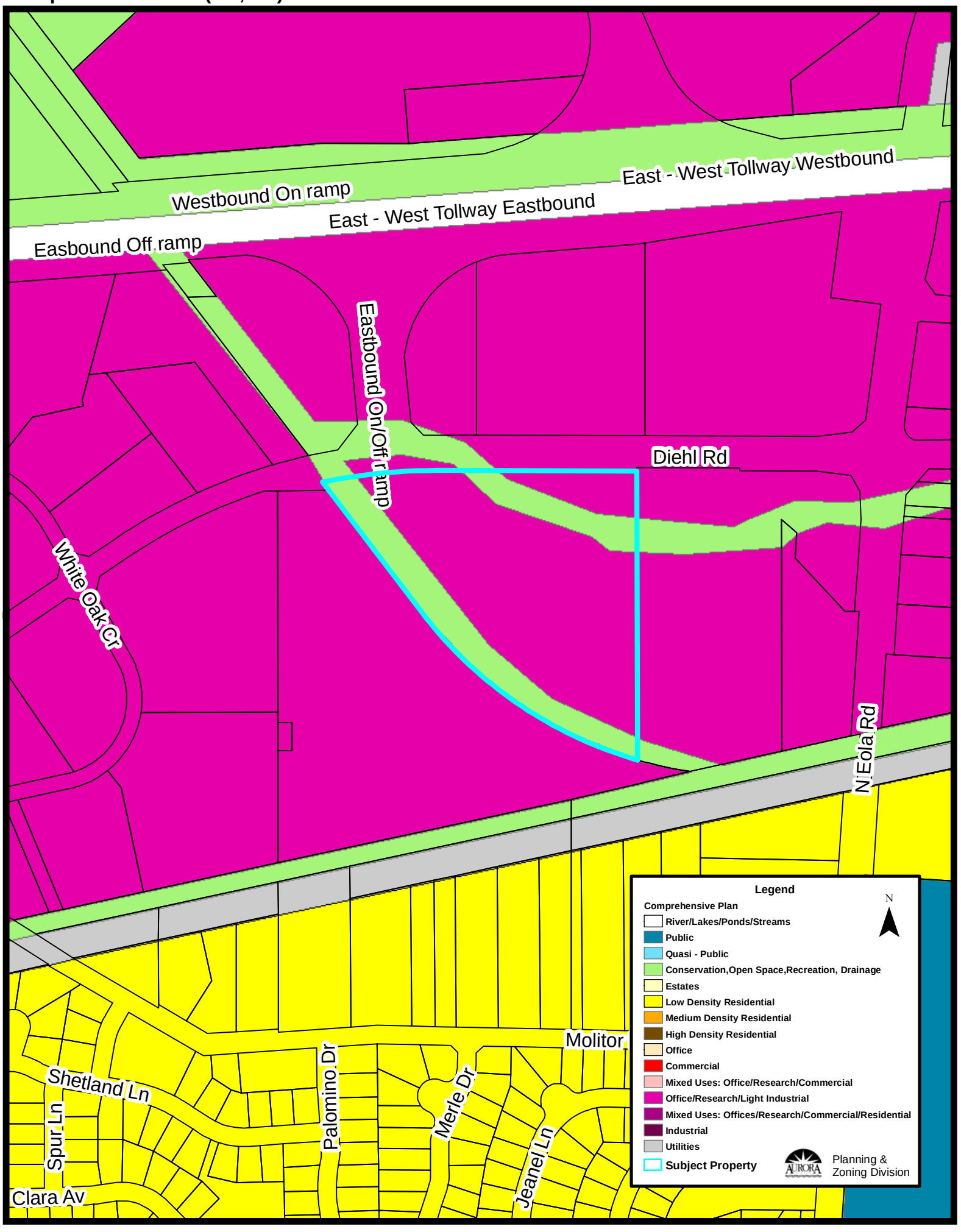
Aerial Overview
Location Map
Zoning Map
Comprehensive Plan Map

**Aerial Photo (1:5,000):**

**Location Map (1:5,000):**



**Zoning Plan (1:5,000):**



**Comprehensive Plan (1:5,000):**