

Property Research Sheet

Location ID#(s): 60509

As of: 8/24/2020

Researched By: Steve Broadwell

Address: 2320 S Eola Road

Current Zoning: PDD Planned Development District

Parcel Number(s): 01-06-410-060

Comp Plan Designation: Commercial

Subdivision: Lot 3A-2 of Eola Crossing 3rd Resubdivision

Size: 1.104 Acres / 48,090 Sq. Ft.

School District: SD 308 -Oswego School District

Park District: FVPD - Fox Valley Park District

Ward: 9

Overall Development Name: Noggle Farm

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 Attachment 'C' to the Nogle Farm Planned Development District, Section III.A-4.1.

Setbacks are typically as follows:

Front Yard Setback: From Tollway - 75 feet; from Arterial - 30 feet; from other - 15 feet to 20 feet based on building height.

Side Yard Setback: From Fox River - 30 Feet; from residential 20 feet to 30 feet based on building height; from other 5 feet.

Exterior Side Yard Setback: From Tollway - 75 feet; from Arterial - 30 feet; from other 15 feet to 20 feet based on building height. **Exterior Side**

Yard Reverse Corner Setback:

Rear Yard Setback: From Fox River - 30 Feet; from residential 20 feet to 30 feet based on building height; from other - 8 feet.

Exterior Rear Yard Setback: From Tollway - 75 feet; from Arterial - 30 feet; from other 15 feet to 20 feet based on building height.

Setback Exceptions: The minimum setback requirements set forth in IV A2 b and c may be reduced upon the review and approval of specific site plans.

Interior Drive Yard Setback: 5 feet

Other bulk standards are typically as follows:

Building Separations:

Minimum Lot Width and Area: None.

Maximum Lot Coverage: None.

Maximum Structure Height: None.

Floor Area Ratio: None.

Minimum Primary Structure Size: None.

Minimum Dwelling Unit Size: The total square footage permitted for the residential use shall not exceed the total first floor square footage that is utilized for the office or business use.

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 Attachment 'C' to the Nogle Farm Planned Development District, Section III.A-4.1.

Permitted Uses:

Permitted Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.2 and Attachment 'C' to the Nogle Farm Planned Development District, Section III.A-4.1 Permitted Exceptions: A Gasoline Station including a mini-mart and a car wash

Special Uses:

Special Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.3 and Attachment 'C' to the Nogle Farm Planned Development District, Section III.A-4.1.

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 Attachment 'C' to the Nogle Farm Planned Development District, Section III.A-4.1.

Legislative History

The known legislative history for this Property is as follows:

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Location Maps Attached:

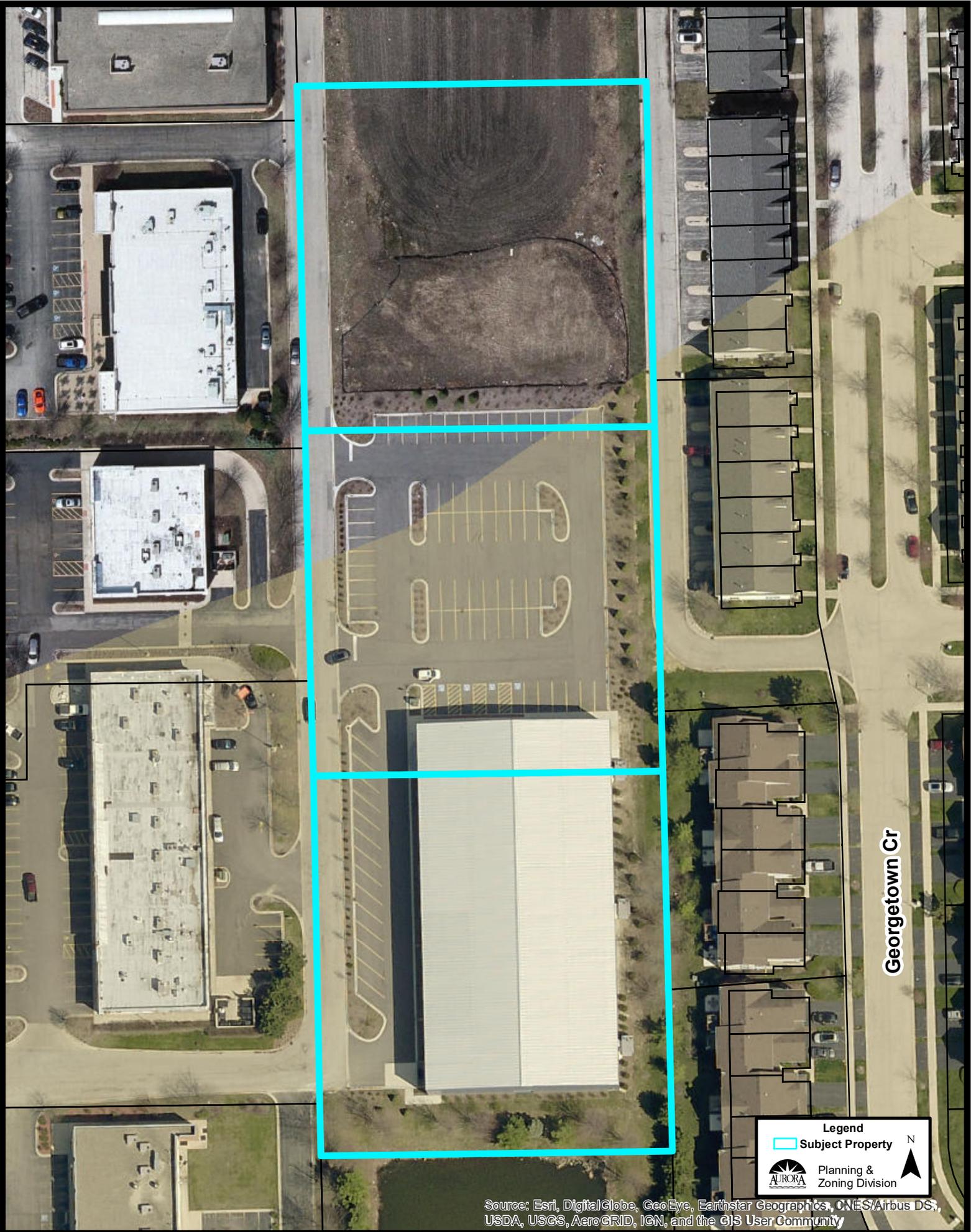
Aerial Overview

Location Map

Zoning Map

Comprehensive Plan Map

Aerial Photo (1:5,000):

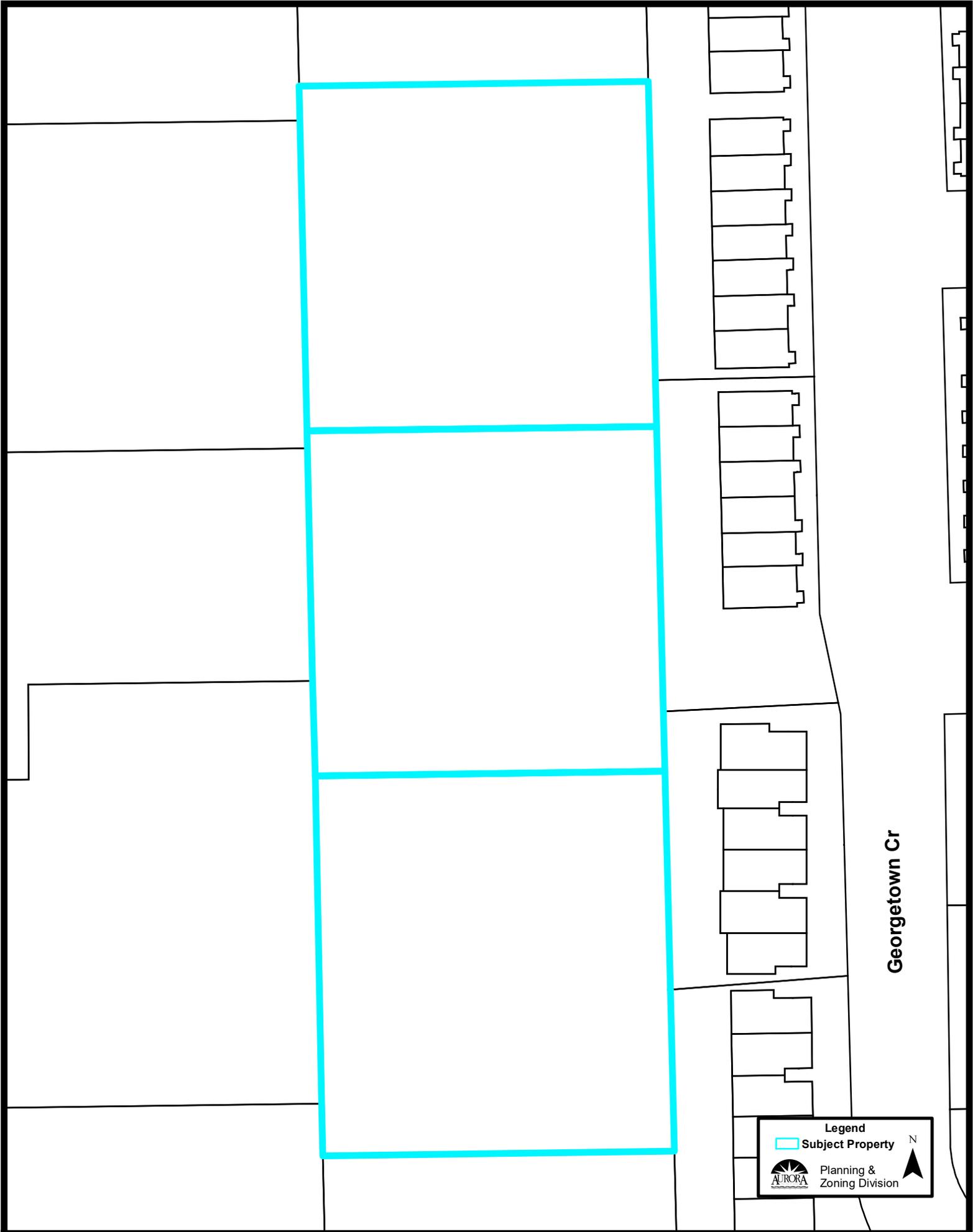


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AURORA Planning & Zoning Division

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, ONES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Aerial Photo (1:5,000):

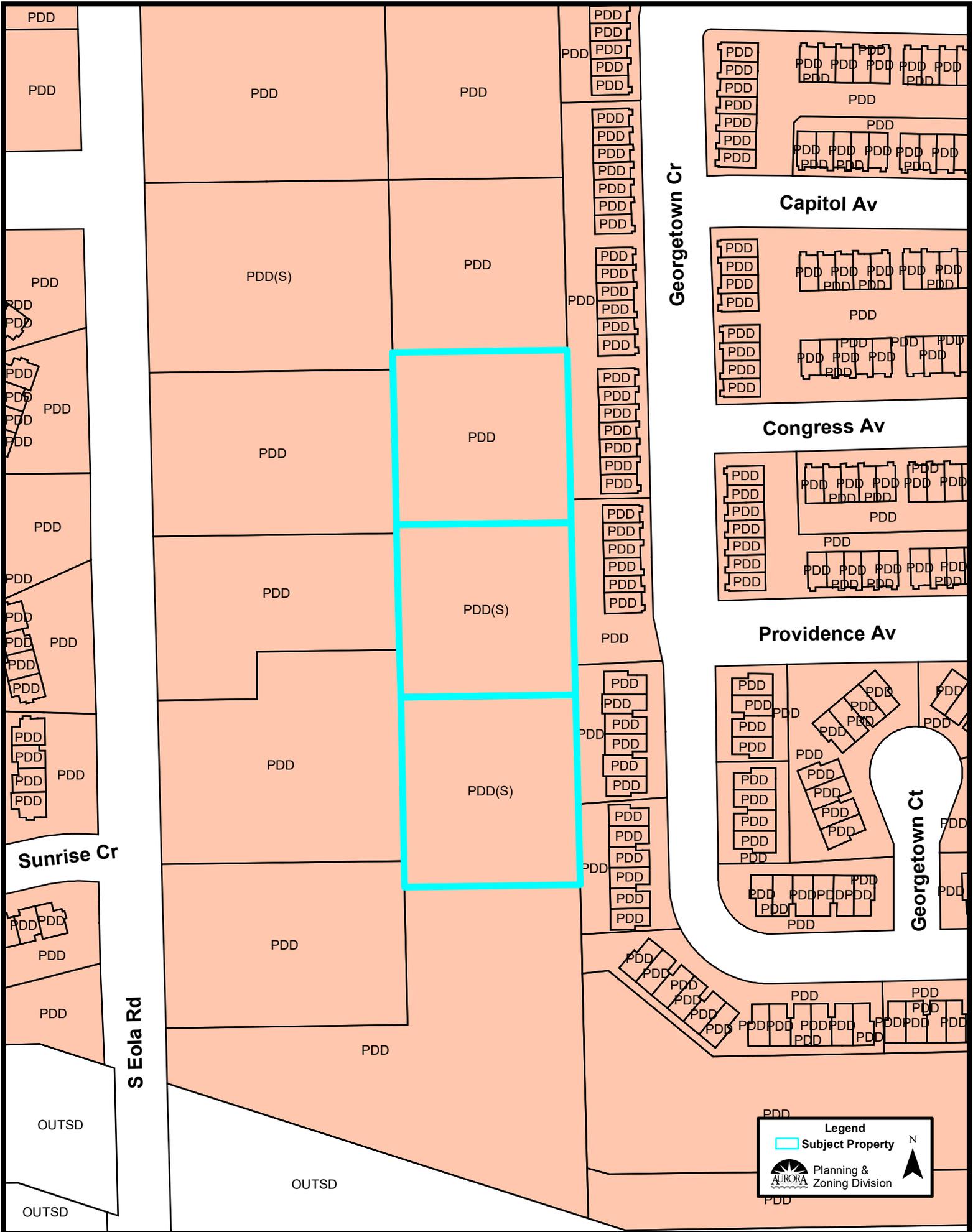


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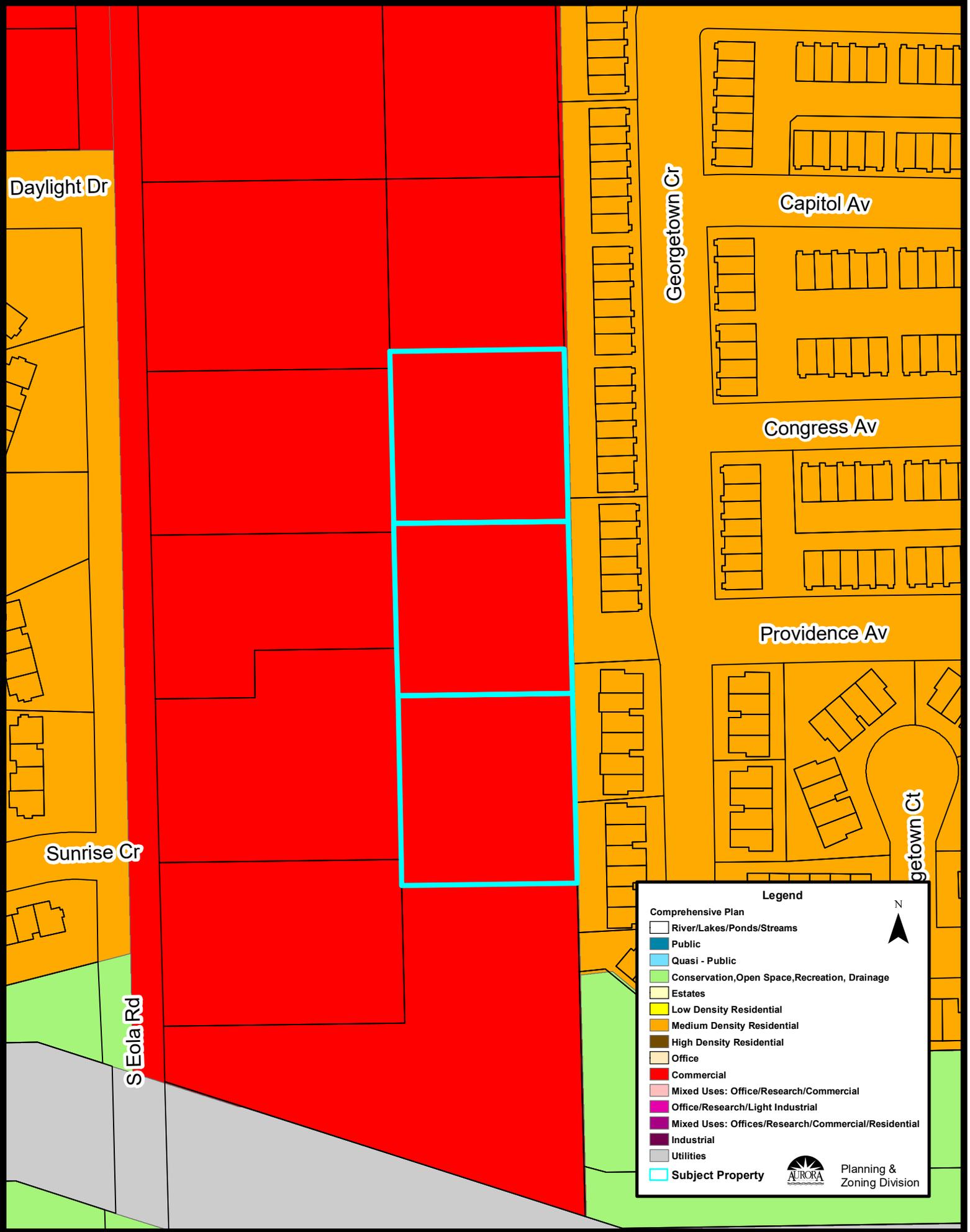
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Zoning Map (1:5,000):



Comprehensive Plan (1:5,000):



Property Research Sheet

Location ID#(s): 60511-58047

As of: 8/24/2020

Researched By: Steve Broadwell

Address: 2360; 2390 S Eola Road

Current Zoning: PDD(S) Planned Development District

Parcel Number(s): 01-06-410-061; 01-06-410-040

Comp Plan Designation: Commercial

Subdivision: Lot 3A-3; Lot 4 of Eola Crossing Unit 1

Size: 2.327 Acres / 101,364 Sq. Ft.

School District: SD 308 -Oswego School District

Park District: FVPD - Fox Valley Park District

Ward: 9

Overall Development Name: Noggle Farm

Current Land Use

Current Land Use: Commercial

AZO Land Use Category: Special purpose recreational institutions (5200)

Number of Buildings: 1

Parking Spaces: 84

Total Building Area: 26,946 sq. ft.

Non-Residential Area: 101,059 sq. ft.

Number of Stories: 1

Zoning Provisions

Setbacks and Other Bulk Standards:

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Maximum Density:

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Permitted Uses:

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Special Uses:

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Limited But Permitted Uses:

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Location Maps Attached:

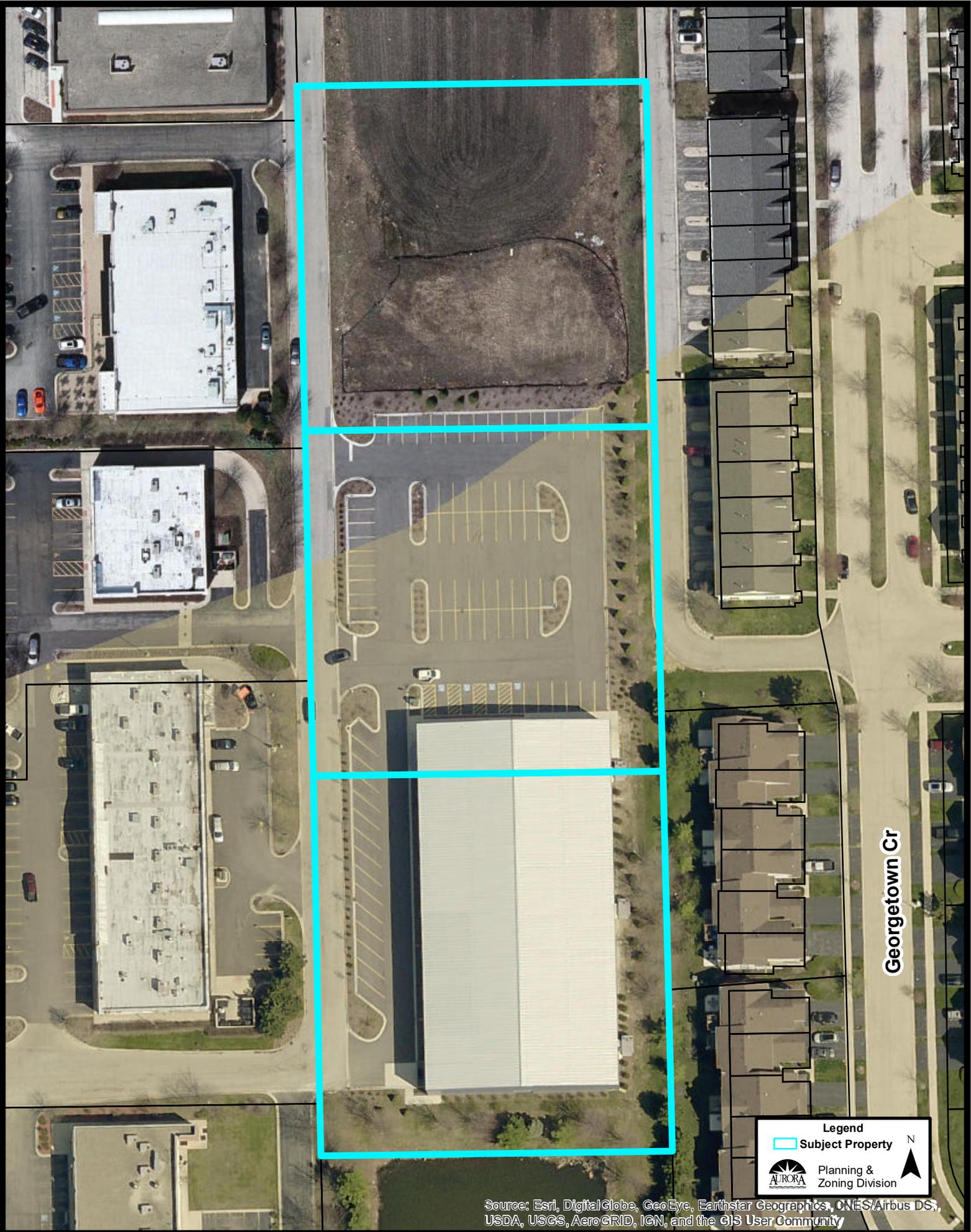
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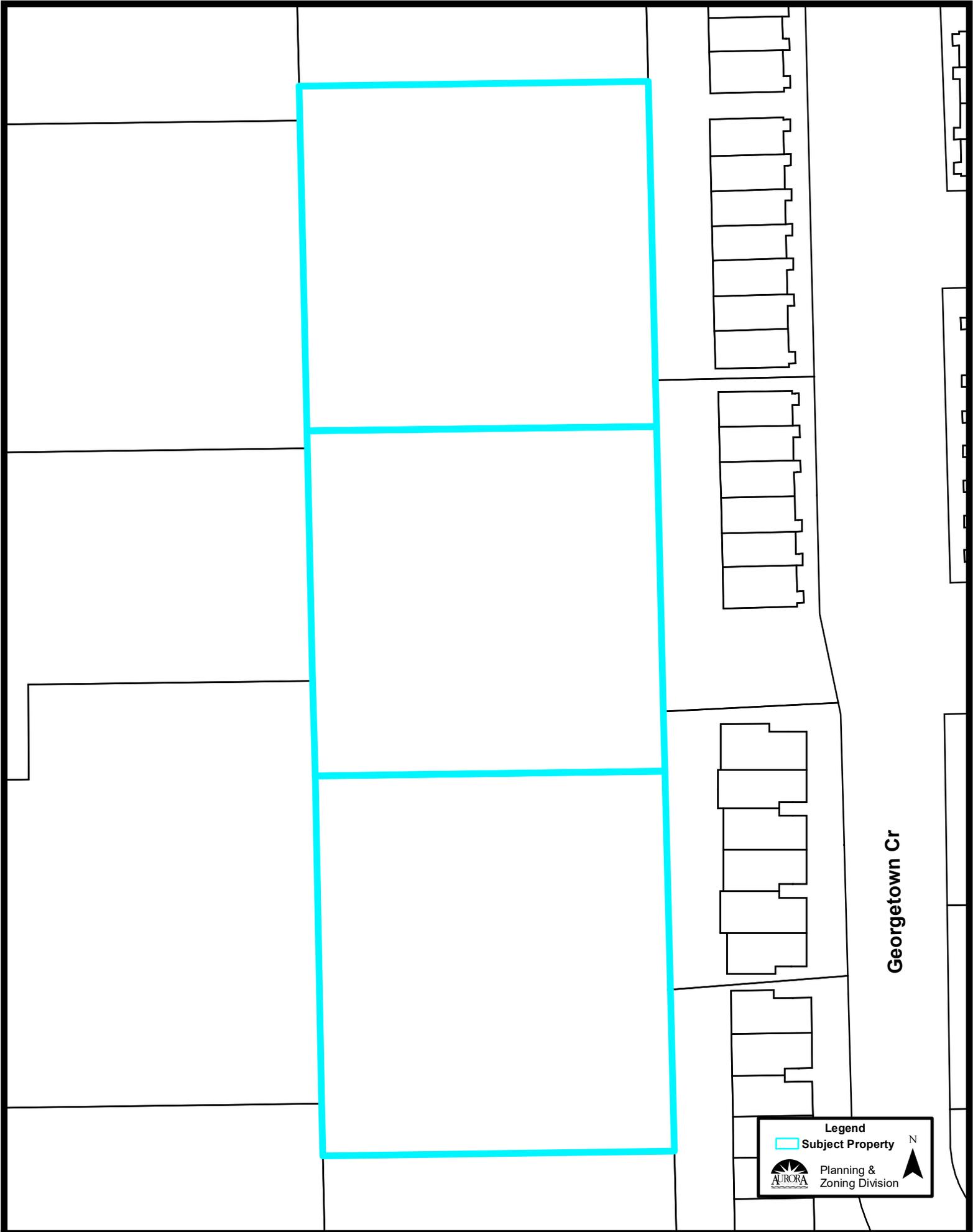


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Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, ONES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

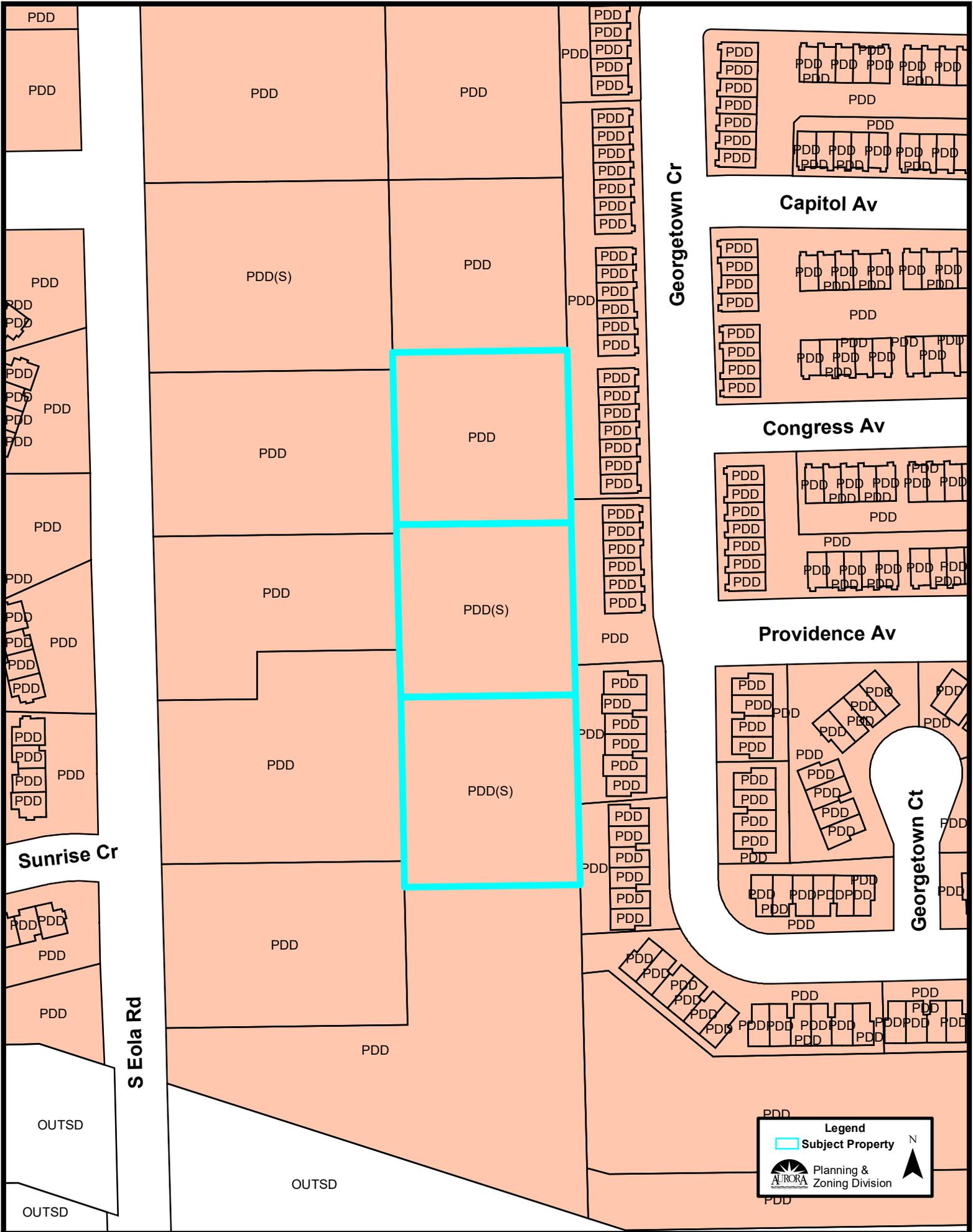
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Zoning Map (1:5,000):



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Comprehensive Plan (1:5,000):

