

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:

O1997-143 approved on 12/23/1997: AN ORDINANCE PROVIDING FOR THE EXECUTION OF AN ANNEXATION AGREEMENT PROVIDING FOR PDD ZONING WITH THE OWNERS OF RECORD OF TERRITORY WHICH MAY BE ANNEXED TO THE CITY OF AURORA AND WHICH IS LOCATED NORTH AND SOUTH OF HAFENRICHTER, EAST OF HEGGS ROAD IN WILL COUNTY, IL, 60504.

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PDFNL2008-004 approved on 3/13/2008: A RESOLUTION APPROVING THE FINAL PLAN ON LOT 4 OF THE EOLA CROSSING SUBDIVISION FOR A DAYCARE CENTER USE LOCATED AT 2390 S. EOLA ROAD, AURORA, ILLINOIS.

O2015-073 approved on 11/10/2015: AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR A SPECIAL PURPOSE RECREATIONAL USE AND GRANTING A PARKING SPACE COUNT VARIANCE ON LOT 1 OF EOLA CROSSING 4TH RESUBDIVISION LOCATED AT 2360 AND 2390 S. EOLA ROAD.

Location Maps Attached:

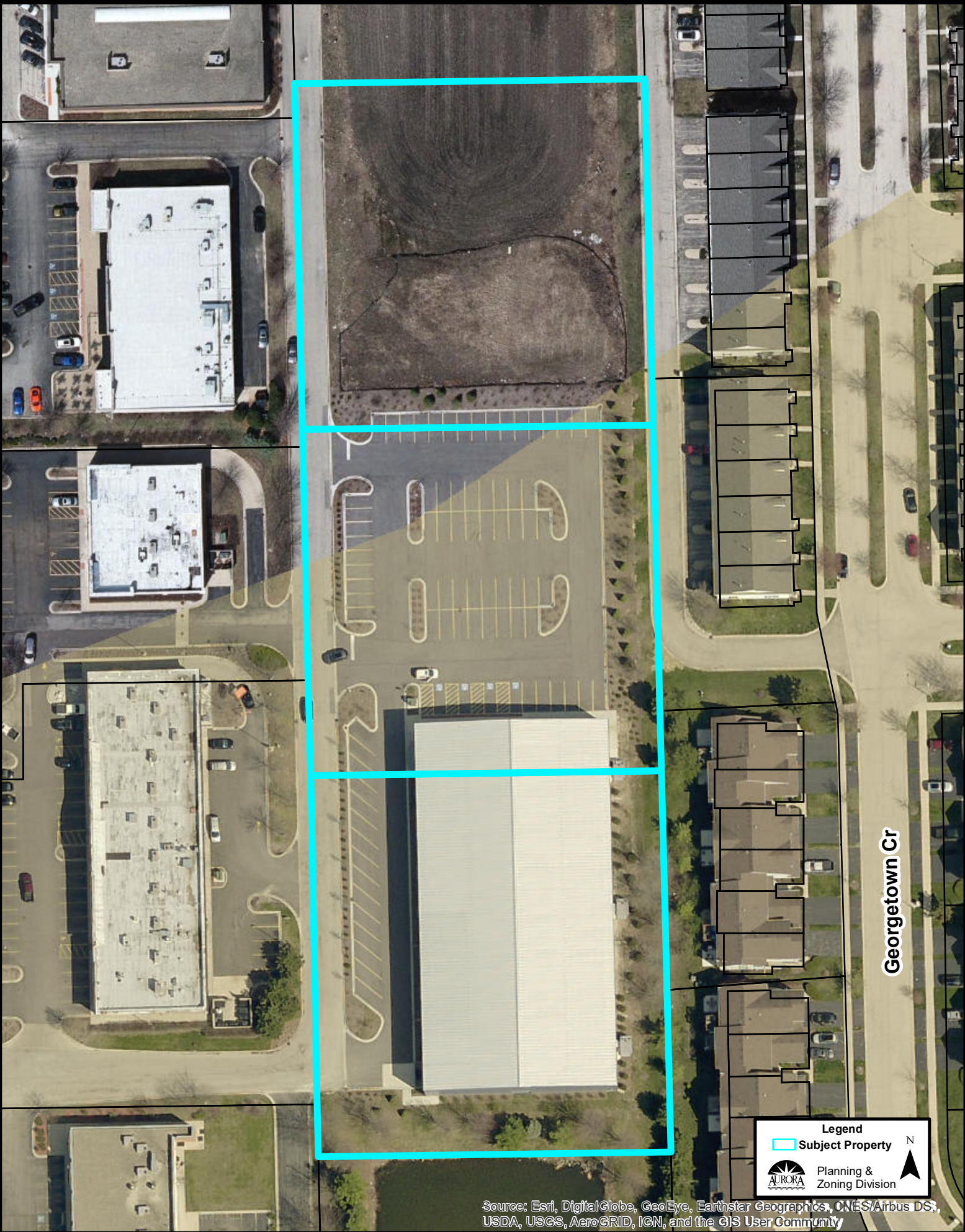
Aerial Overview

Location Map

Zoning Map

Comprehensive Plan Map

Aerial Photo (1:5,000):



Georgetown Cr

Legend

Subject Property

 Planning & Zoning Division

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


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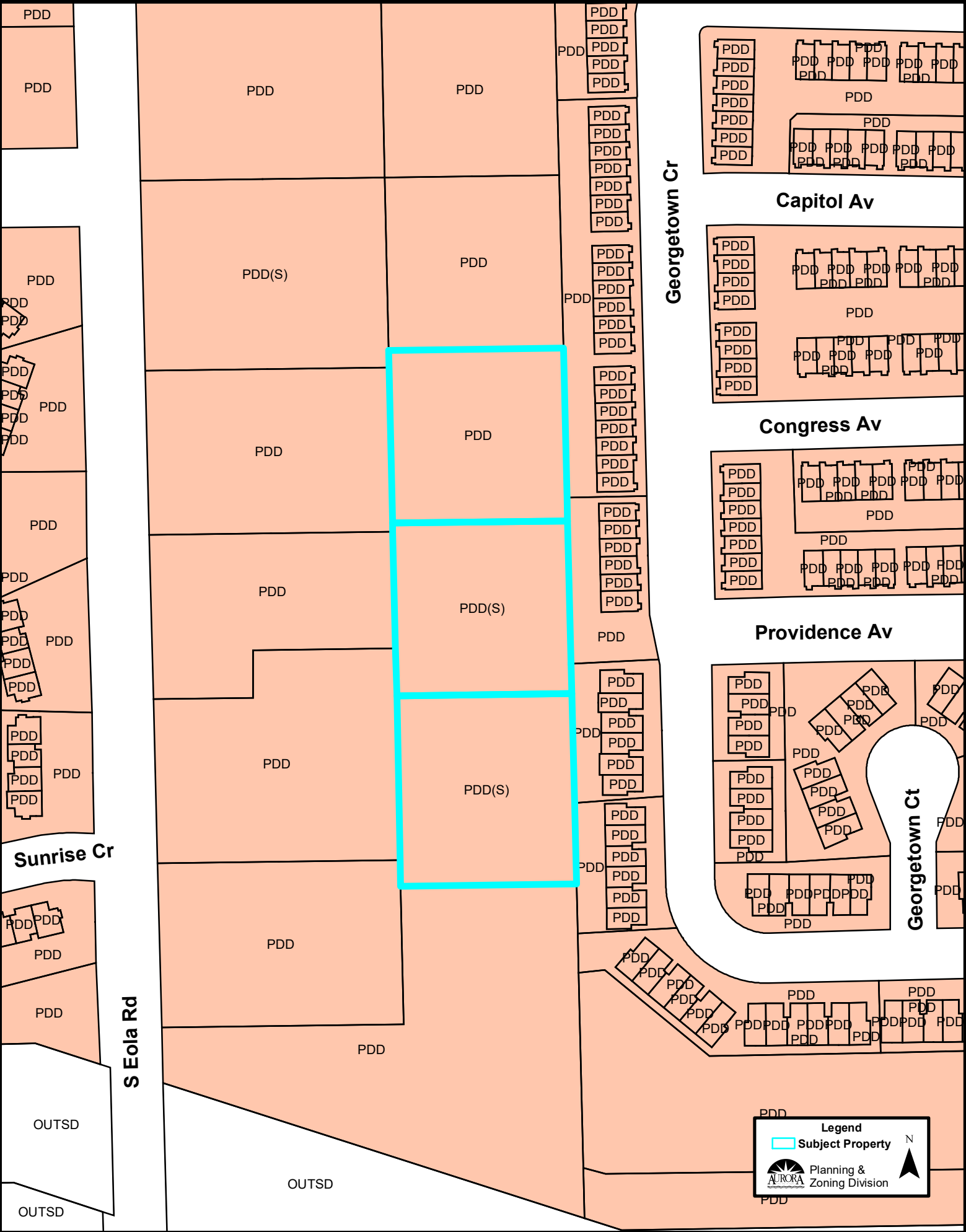


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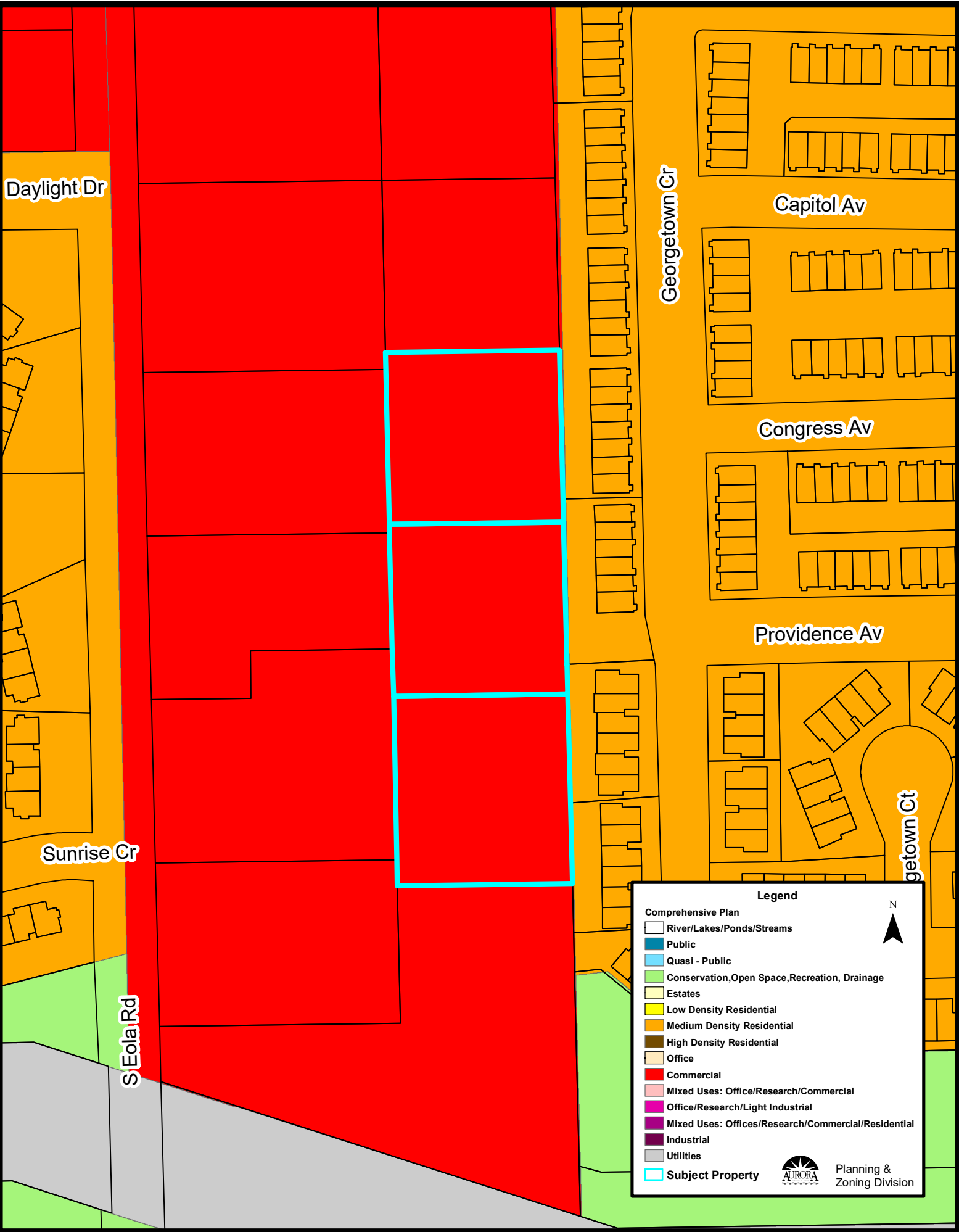
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Zoning Map (1:5,000):



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

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Side Yard Reverse Corner Setback:

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

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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.

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Maximum Lot Coverage: None.

Maximum Structure Height: None.

Floor Area Ratio: None.

Minimum Primary Structure Size: None.

Minimum Dwelling Unit Size:

Maximum Density:

Parking and Loading:

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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: Special Purpose Recreational Use

Special Uses:

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Location Maps Attached:

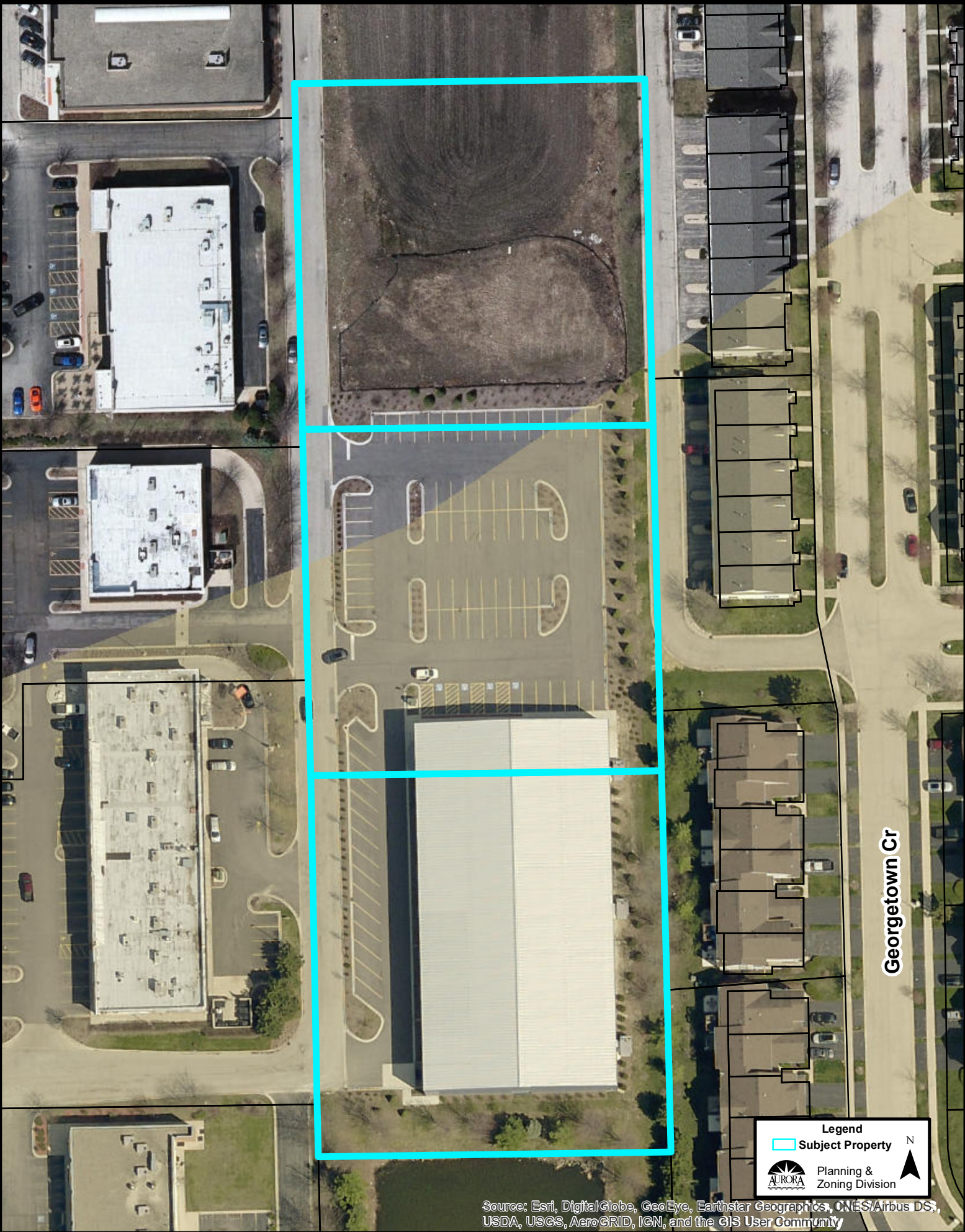
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Location Map

Zoning Map

Comprehensive Plan Map

Aerial Photo (1:5,000):



Georgetown Cr

Legend

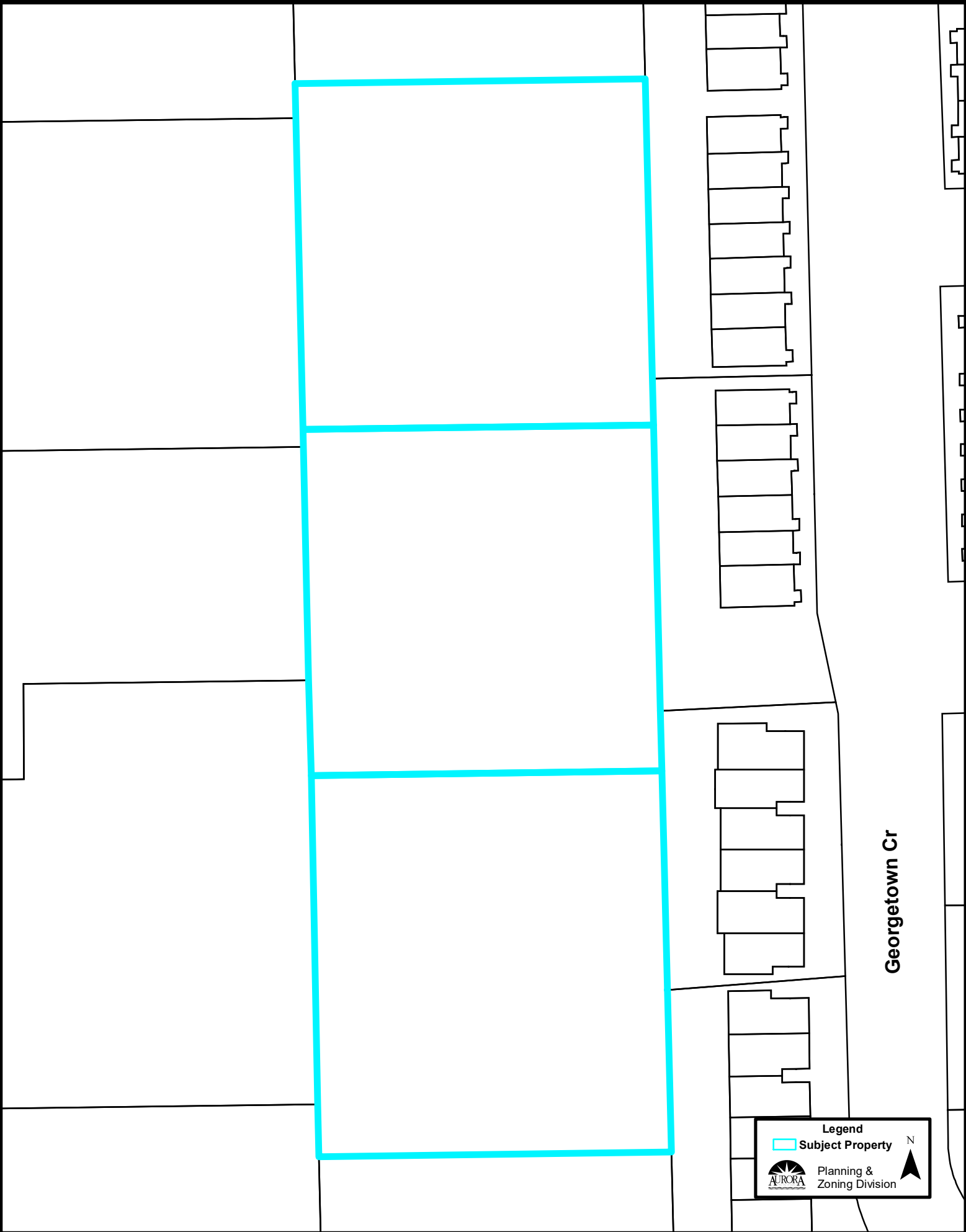
Subject Property

 Planning & Zoning Division

N 


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


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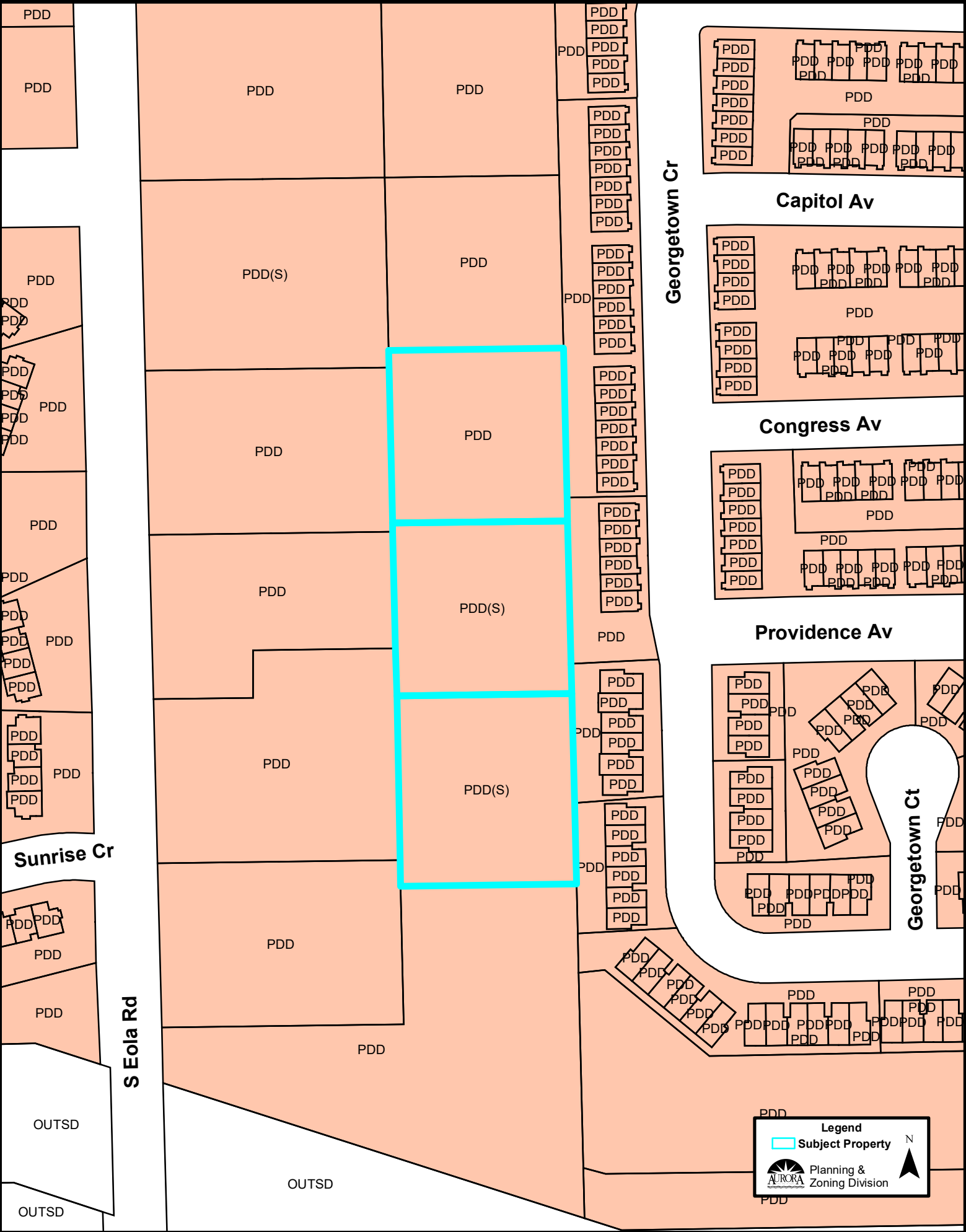
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Zoning Map (1:5,000):



Comprehensive Plan (1:5,000):

