

Property Research Sheet

Location ID#(s): 70890-70891

As of: 5/30/2017

Researched By: Alex Minnella

Address: 0 Vacant; 5S045 Eola Rd; 245 N Eola Rd

Current Zoning: B-2(S)

Parcel Number(s): 07-05-304-012; 07-08-103-022;
07-08-103-023; 07-08-103-024; 07-08-103-021; 07-
08-103-020

1929 Zoning: Not Applicable

1957 Zoning: Not Applicable

Subdivision: Lot 1, Lot 4, Lot 5, Lot 6 of Diehl
Industrial Park

Comp Plan Designation: Office / Research / Light
Industrial

Size: 12.19 Acres / 530,996 Sq. Ft.

ANPI Neighborhood: None

School District: SD 204 - Indian Prairie School
District

TIF District: N/A

Park District: FVPD - Fox Valley Park District

Historic District: None

Ward: 10

Overall Development Name: Eola and Diehl

Current Land Use

Current Land Use: Vacant Land/Open Space AZO Land Use Category: Business and professional, office
(2400)

Non-Residential Area: 530,996 sq. ft.

Zoning Provisions

Setbacks and Other Bulk Standards:

Requirements are pursuant to the Aurora Zoning Ordinance Section(s) 5 and Section 8.3.

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.

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.

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.

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 Section 8.3.

Permitted Uses:

Permitted Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.2 and Section 8.3 Permitted Exceptions: Prohibited Uses: 1) Used Clothing Stores (2120); 2) Pawn Shop (2160); 3) Laundromat (2610); 4) Tattoo Parlors (2630); 5) Banks, Financial Institutions and Insurance - this prohibition is limited to payday loans and currency exchange uses; 6) Special Purpose Recreational Institutions - this prohibition is limited to a roller skating rink use (5200)

Up to one (1) of the following uses shall be Permitted: 1) Financial Institutions with a drive-throught facility (2210); Drive-through restaurants (2530); 3) Retail Sales or Services with a Drive-through (2110); 4) Gasoline Station (2831) - Additional Special Uses may be granted for the above uses, however, Section 10.6-3 "Processing application for a special use" would apply.

Special Use Limitation: Special Purpose Recreational Institutions shall be limited to Bowling Alley use (5200)

Special Uses:

Special Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.3 and Section 8.3.

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 Section 8.3.

Legislative History

The known legislative history for this Property is as follows:

O2007-114 approved on 10/23/2007: AN ORDINANCE PROVIDING FOR THE EXECUTION OF AN ANNEXATION AGREEMENT PROVIDING FOR ORI(S) OFFICE, RESEARCH AND LIGHT INDUSTRY 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 AT 5 S 045 EOLA ROAD, EAST OF EOLA ROAD AND SOUTH OF DIEHL ROAD IN DUPAGE COUNTY, ILLINOIS.

O2007-115 approved on 10/23/2007: AN ORDINANCE ANNEXING CERTAIN PROPERTY BEING 2.67 ACRES OF LAND LOCATED AT 5 S 045 EOLA ROAD, EAST OF EOLA ROAD AND SOUTH OF DIEHL ROAD, TO THE CITY OF AURORA, ILLINOIS PURSUANT TO AN APPROVED ANNEXATION AGREEMENT.

O2007-116 approved on 10/23/2007: AN ORDINANCE ESTABLISHING A SPECIAL USE PLANNED DEVELOPMENT FOR ORI(S) OFFICE, RESEARCH AND LIGHT INDUSTRY ZONING DISTRICT AND APPROVING A PLAN DESCRIPTION FOR 2.67 ACRES LOCATED AT 5 S 045 EOLA ROAD, EAST OF EOLA ROAD AND SOUTH OF DIEHL ROAD, PURSUANT TO AN APPROVED ANNEXATION AGREEMENT.

R2007-516 approved on 10/23/2007: A RESOLUTION APPROVING THE FINAL PLAN ON LOT 6 OF DIEHL INDUSTRIAL PARK FOR A MULTI-TENANT INDUSTRIAL CONDOMINIUM USE LOCATED AT 5 S 045 EOLA ROAD, EAST OF EOLA ROAD AND SOUTH OF DIEHL ROAD.

O2010-068 approved on 12/14/2010: AN ORDINANCE PROVIDING FOR THE EXECUTION OF AN ANNEXATION AGREEMENT REVISION PROVIDING FOR B-2(S) BUSINESS DISTRICT - GENERAL RETAIL WITH A SPECIAL USE FOR A PLANNED DEVELOPMENT ZONING WITH THE OWNERS OF RECORD OF 2.66 ACRE TERRITORY LOCATED EAST OF EOLA ROAD AND SOUTH OF DIEHL ROAD IN DUPAGE COUNTY, ILLINOIS.

O2010-069 approved on 12/14/2010: AN ORDINANCE ESTABLISHING A REVISION TO THE SPECIAL USE PLANNED DEVELOPMENT FOR B-2(S) BUSINESS DISTRICT - GENERAL RETAIL WITH A SPECIAL USE FOR A PLANNED DEVELOPMENT ZONING AND APPROVING A REVISION TO THE PLAN

DESCRIPTION LOCATED AT THE SOUTHEAST CORNER OF DIEHL ROAD AND EOLA ROAD, NORTH OF THE ILLINOIS PRAIRIE PATH IN DUPAGE COUNTY, ILLINOIS.

O2010-070 approved on 12/14/2010: AN ORDINANCE PROVIDING FOR THE EXECUTION OF AN ANNEXATION AGREEMENT PROVIDING FOR B-2(S) BUSINESS DISTRICT - GENERAL RETAIL WITH A SPECIAL USE FOR A PLANNED DEVELOPMENT ZONING WITH THE OWNERS OF RECORD OF 6 ACRE TERRITORY WHICH MAY BE ANNEXED TO THE CITY OF AURORA AND WHICH IS LOCATED AT THE SOUTHEAST CORNER OF DIEHL ROAD AND EOLA ROAD IN DUPAGE COUNTY, ILLINOIS.

O2010-071 approved on 12/14/2010: AN ORDINANCE ANNEXING CERTAIN PROPERTY BEING SIX ACRES OF VACANT LAND LOCATED AT THE SOUTHEAST CORNER OF DIEHL AND EOLA ROADS TO THE CITY OF AURORA, ILLINOIS, PURSUANT TO AN APPROVED ANNEXATION AGREEMENT.

O2010-072 approved on 12/14/2010: AN ORDINANCE ESTABLISHING A SPECIAL USE PLANNED DEVELOPMENT FOR B-2(S) BUSINESS DISTRICT - GENERAL RETAIL WITH A SPECIAL USE FOR A PLANNED DEVELOPMENT ZONING AND APPROVING A PLAN DESCRIPTION LOCATED AT THE SOUTHEAST CORNER OF DIEHL AND EOLA ROADS NORTH OF THE ILLINOIS PRAIRIE PATH IN DUPAGE COUNTY, ILLINOIS.

R2010-413 approved on 12/14/2010: A RESOLUTION APPROVING A PRELIMINARY PLAN AND PLAT ON 8.66 ACRES FOR A COMMERCIAL DEVELOPMENT FOR THE PROPERTY LOCATED AT THE SOUTHEAST CORNER OF DIEHL ROAD AND EOLA ROAD IN DUPAGE COUNTY, ILLINOIS.

O2010-099 approved on 12/21/2010: AN ORDINANCE PROVIDING FOR THE EXECUTION OF AN ANNEXATION AGREEMENT PROVIDING FOR B-2(S) BUSINESS DISTRICT - GENERAL RETAIL WITH A SPECIAL USE FOR A PLANNED DEVELOPMENT ZONING WITH THE OWNERS OF RECORD OF 3.63 ACRE TERRITORY WHICH MAY BE ANNEXED TO THE CITY OF AURORA AND WHICH IS LOCATED EAST OF EOLA ROAD NORTH OF THE ILLINOIS PRAIRIE PATH IN DUPAGE COUNTY, ILLINOIS.

O2010-100 approved on 12/21/2010: AN ORDINANCE ANNEXING CERTAIN PROPERTY BEING 3.63 ACRES OF VACANT LAND LOCATED EAST OF EOLA ROAD AND NORTH OF THE ILLINOIS PRAIRIE PATH TO THE CITY OF AURORA, ILLINOIS, PURSUANT TO AN APPROVED ANNEXATION AGREEMENT.

R2010-433 approved on 12/21/2010: A RESOLUTION APPROVING A PRELIMINARY PLAN AND PLAT ON 5.32 ACRES FOR A COMMERCIAL DEVELOPMENT FOR THE PROPERTY LOCATED AT 231 N. EOLA ROAD AND EAST OF EOLA ROAD AND NORTH OF THE ILLINOIS PRAIRIE PATH IN DUPAGE COUNTY, ILLINOIS.

Location Maps Attached:

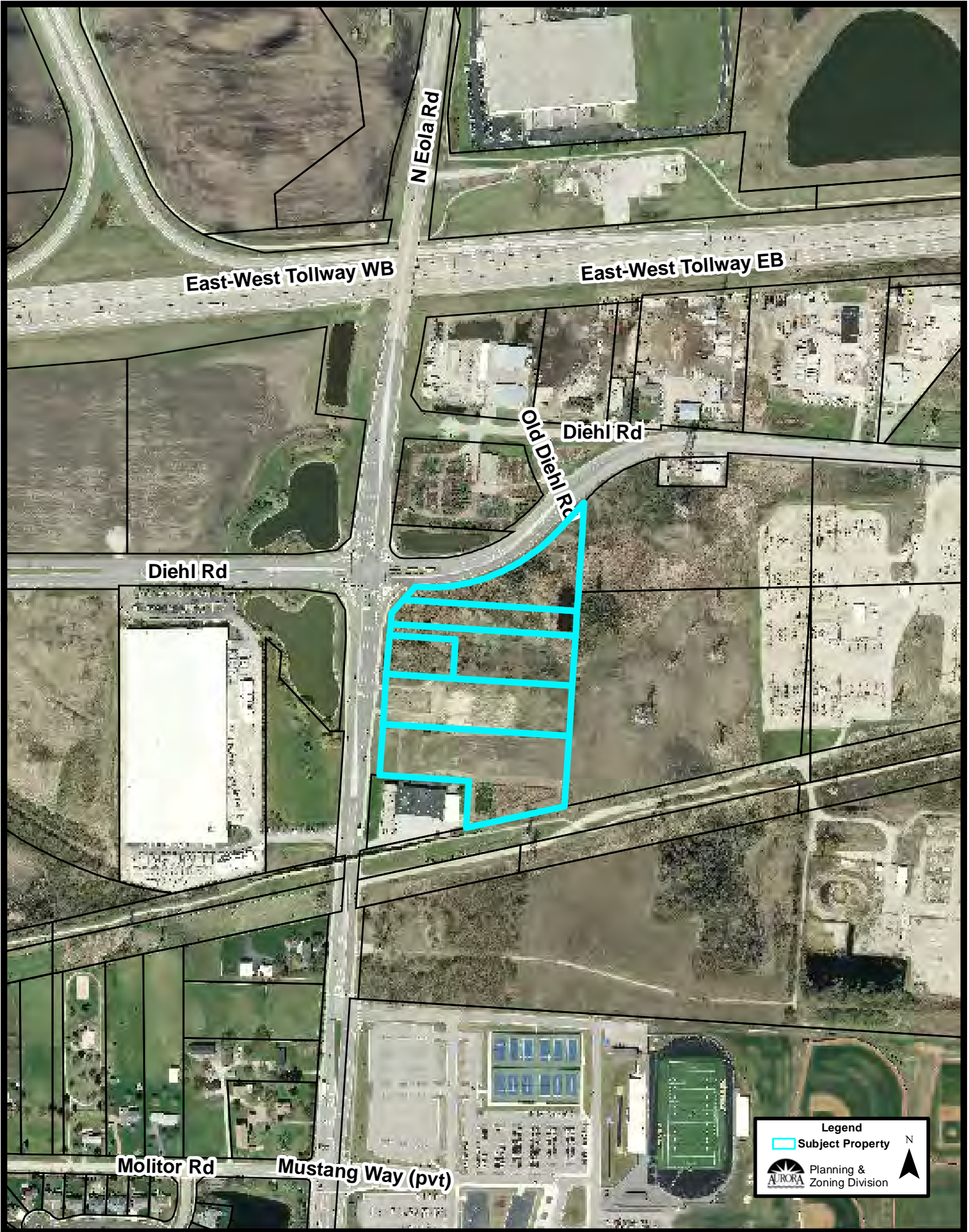
Aerial Overview

Location Map

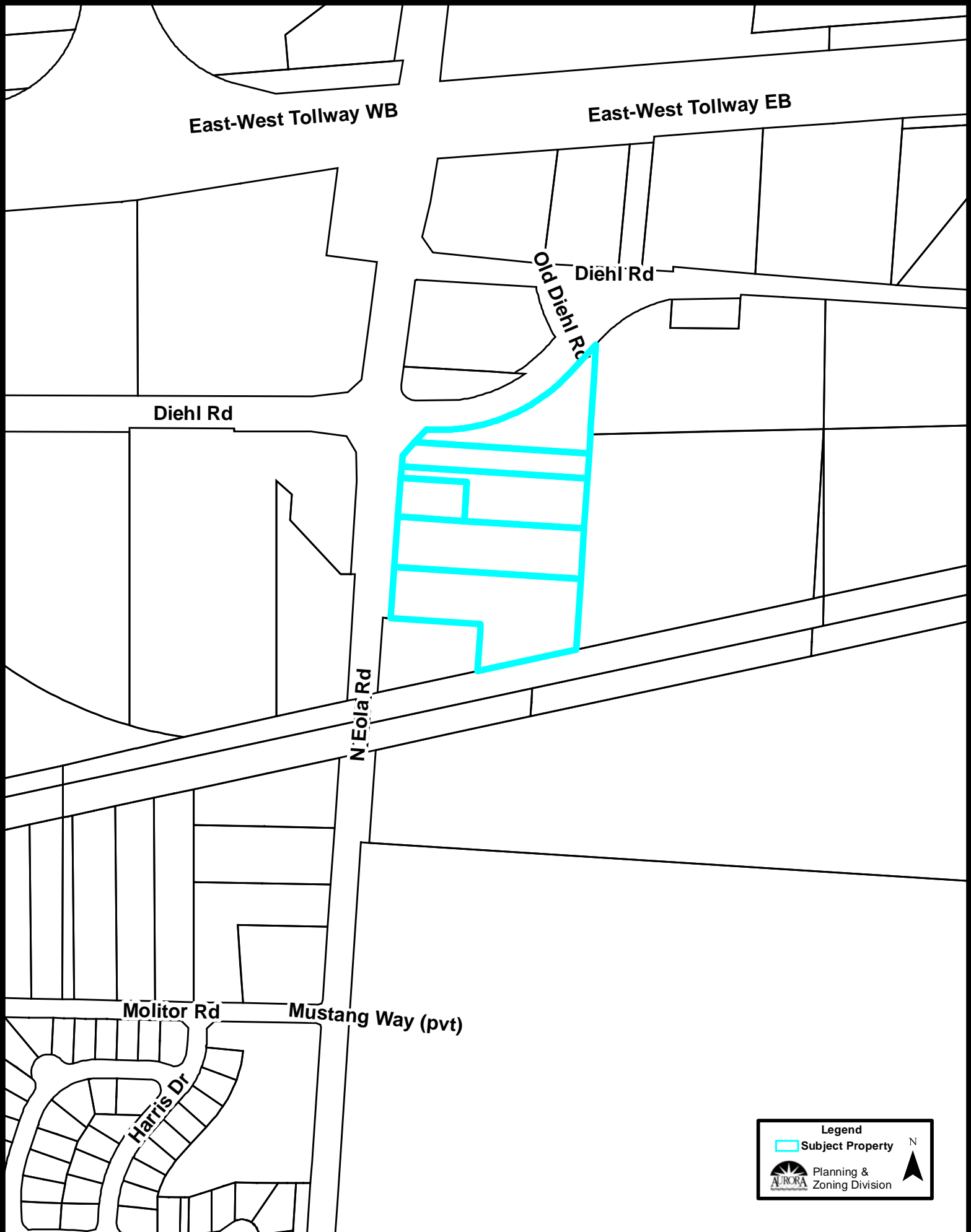
Zoning Map

Comprehensive Plan Map


Aerial Photo (1:1,000):





Location Map (1:1,000):



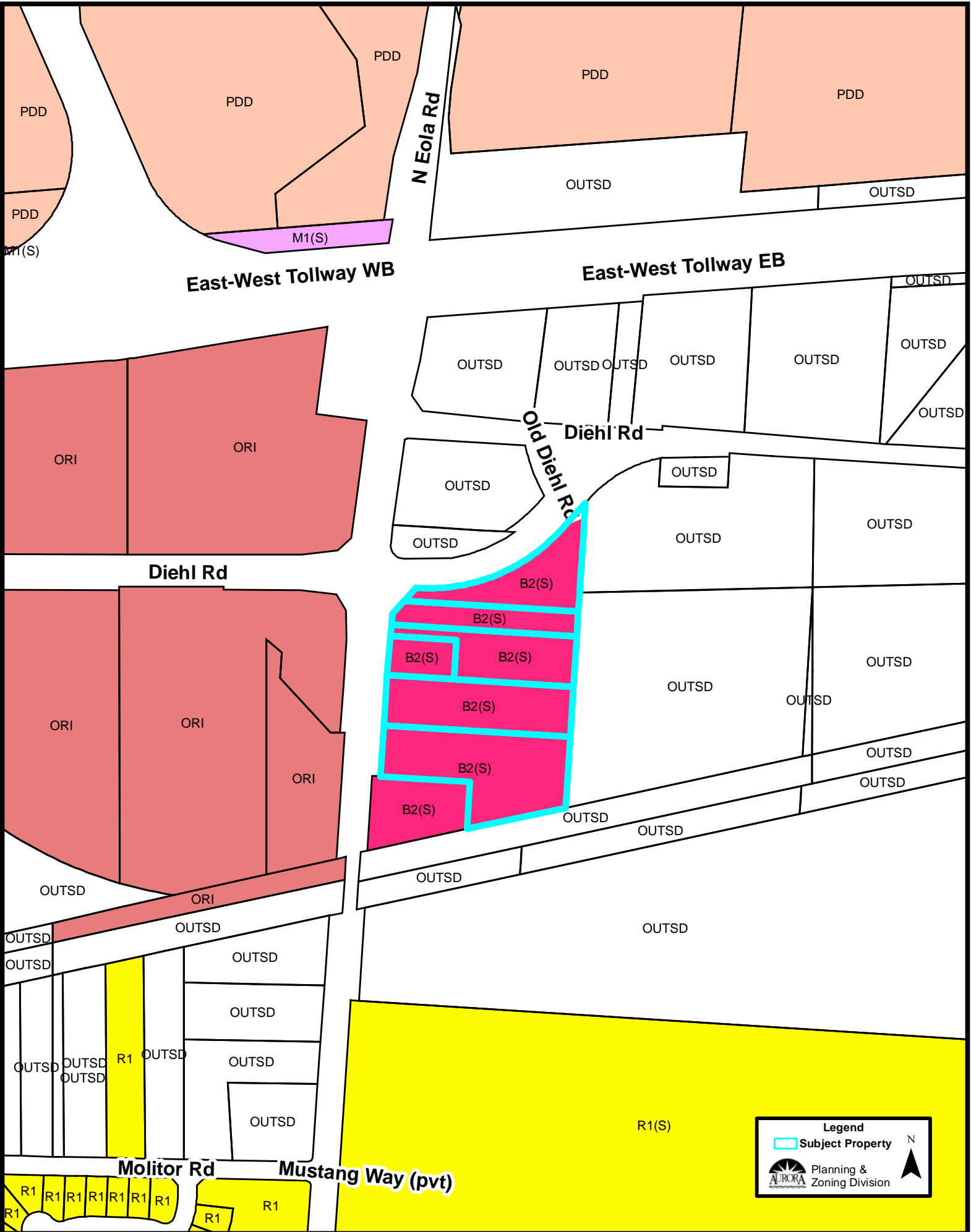
Legend

-  Subject Property

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Zoning Map (1:5,000):

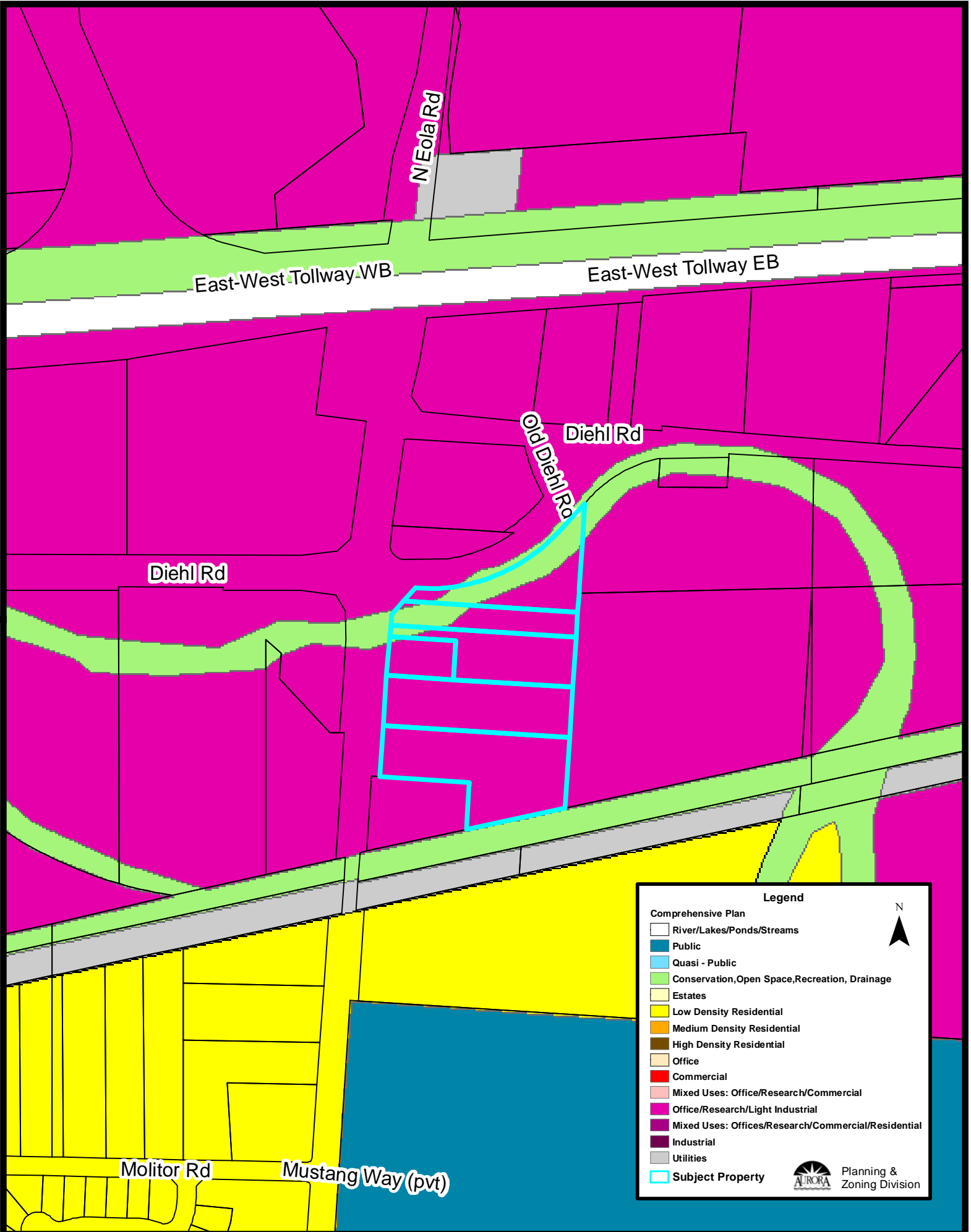


Legend

- Subject Property

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Comprehensive Plan (1:5,000):



Legend

- [White box] River/Lakes/Ponds/Streams
- [Blue box] Public
- [Light blue box] Quasi - Public
- [Light green box] Conservation, Open Space, Recreation, Drainage
- [Yellow box] Estates
- [Light yellow box] Low Density Residential
- [Orange box] Medium Density Residential
- [Brown box] High Density Residential
- [Light orange box] Office
- [Red box] Commercial
- [Pink box] Mixed Uses: Office/Research/Commercial
- [Purple box] Office/Research/Light Industrial
- [Dark purple box] Mixed Uses: Offices/Research/Commercial/Residential
- [Dark red box] Industrial
- [Grey box] Utilities
- [Cyan outline] Subject Property



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