

# Property Research Sheet

**Location ID#(s): 70246**

As of: 1/24/2018

Researched By: Tracey Vacek

Address: 245 N Eola Rd

Current Zoning: B-2(S) General Retail District with a Special Use

Parcel Number(s): 07-08-103-020

1929 Zoning: Not Applicable

Subdivision: Lot 6 of Diehl Industrial Park  
Assessment Plat No. 2

1957 Zoning: Not Applicable

Size: 2.66 Acres / 115,870 Sq. Ft.

Comp Plan Designation: Office / Research / Light Industrial

School District: SD 204 - Indian Prairie School District

ANPI Neighborhood: None

Park District: FVPD - Fox Valley Park District

TIF District: N/A

Ward: 10

Historic District: None

Overall Development Name: Eola Venture I (NorthBridge Development)

## Current Land Use

Current Land Use: Vacant Land/Open Space

AZO Land Use Category:

## 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. **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:**

**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 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-through facility (2210); Drive-through restaurants (2530); 3) Retail Sales or Services with a Drive-through (2110); 4) General Contractor or special trade contractor (off site work) (2900)

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.

### Miscellaneous Notes on History

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None

### Legislative History

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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.

**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.

**O2018-001 approved on 1/9/2018:** AN ORDINANCE APPROVING A REVISION TO THE EOLA VENTURE I PLAN DESCRIPTION ON 2.66 ACRES FOR PROPERTY LOCATED AT 245 N EOLA RD BEING SOUTH OF DIEHL ROAD AND EAST OF EOLA ROAD

**O2018-002 approved on 1/9/2018:** AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR A TELECOMMUNICATIONS FACILITY (4211) USE ON THE PROPERTY LOCATED AT 245 N EOLA RD BEING SOUTH OF DIEHL ROAD AND EAST OF EOLA ROAD

**R2018-009 approved on 1/9/2018:** A RESOLUTION ADOPTING FINDINGS OF FACT IN SUPPORT OF THE CITY COUNCIL'S ACTION WITH RESPECT TO ITEM 17-00520, AN ORDINANCE APPROVING A SPECIAL USE PERMIT TO SCIENTEL SOLUTIONS, LLC FOR A COMMUNICATIONS FACILITY (4211) USE ON THE PROPERTY LOCATED AT 245 N EOLA RD BEING SOUTH OF DIEHL ROAD AND EAST OF EOLA ROAD.

**R2018-010 approved on 1/9/2018:** A RESOLUTION APPROVING A REVISION TO A PORTION OF THE PRELIMINARY PLAN AND PLAT PROPERTY LOCATED AT 245 N EOLA RD BEING SOUTH OF DIEHL ROAD AND EAST OF EOLA ROAD

**PDFNL2018-011 approved on 5/25/2018:** A PLANNING AND DEVELOPMENT COMMITTEE RESOLUTION APPROVING A FINAL PLAN ON LOT 2 OF SCIENTEL SOLUTIONS SUBDIVISION LOCATED AT 245 N. EOLA ROAD BEING EAST OF N. EOLA ROAD AND SOUTH OF DIEHL ROAD

**PDFNL2018-010 approved on 5/31/2018:** A PLANNING AND DEVELOPMENT COMMITTEE RESOLUTION APPROVING A FINAL PLAN ON LOT 11 OF SAVANNAH CROSSING SUBDIVISION LOCATED AT 1378 BUTTERFIELD ROAD BEING NORTH OF BUTTERFIELD ROAD AND EAST OF CHURCH ROAD FOR A RESTAURANT WITH A DRIVE-THROUGH FACILITY (2530) USE

**Location Maps Attached:**

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Aerial Overview

Location Map

Zoning Map

Comprehensive Plan Map

Aerial Photo (1:5,000):



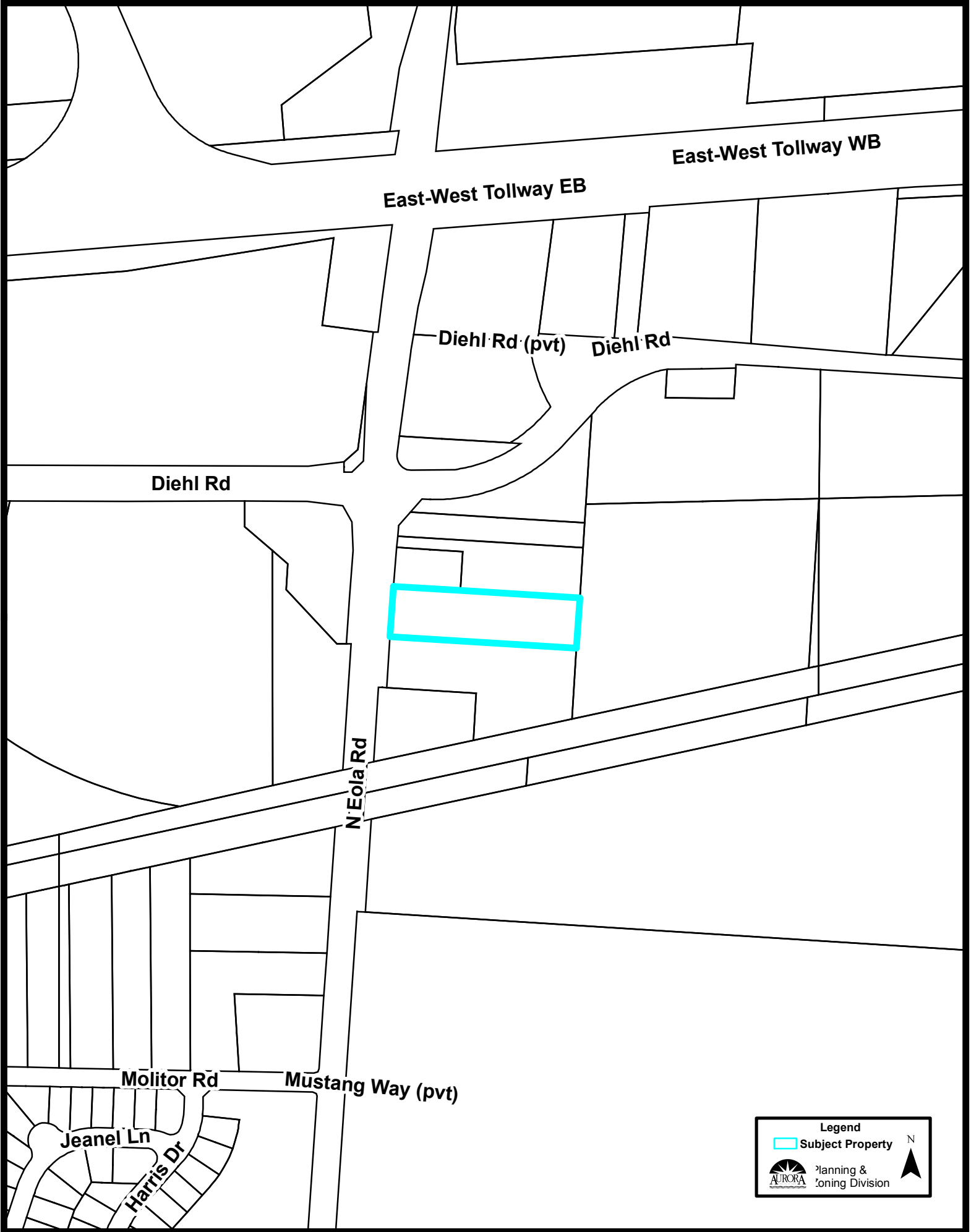
**Legend**

-  Subject Property

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Location Map (1:5,000):



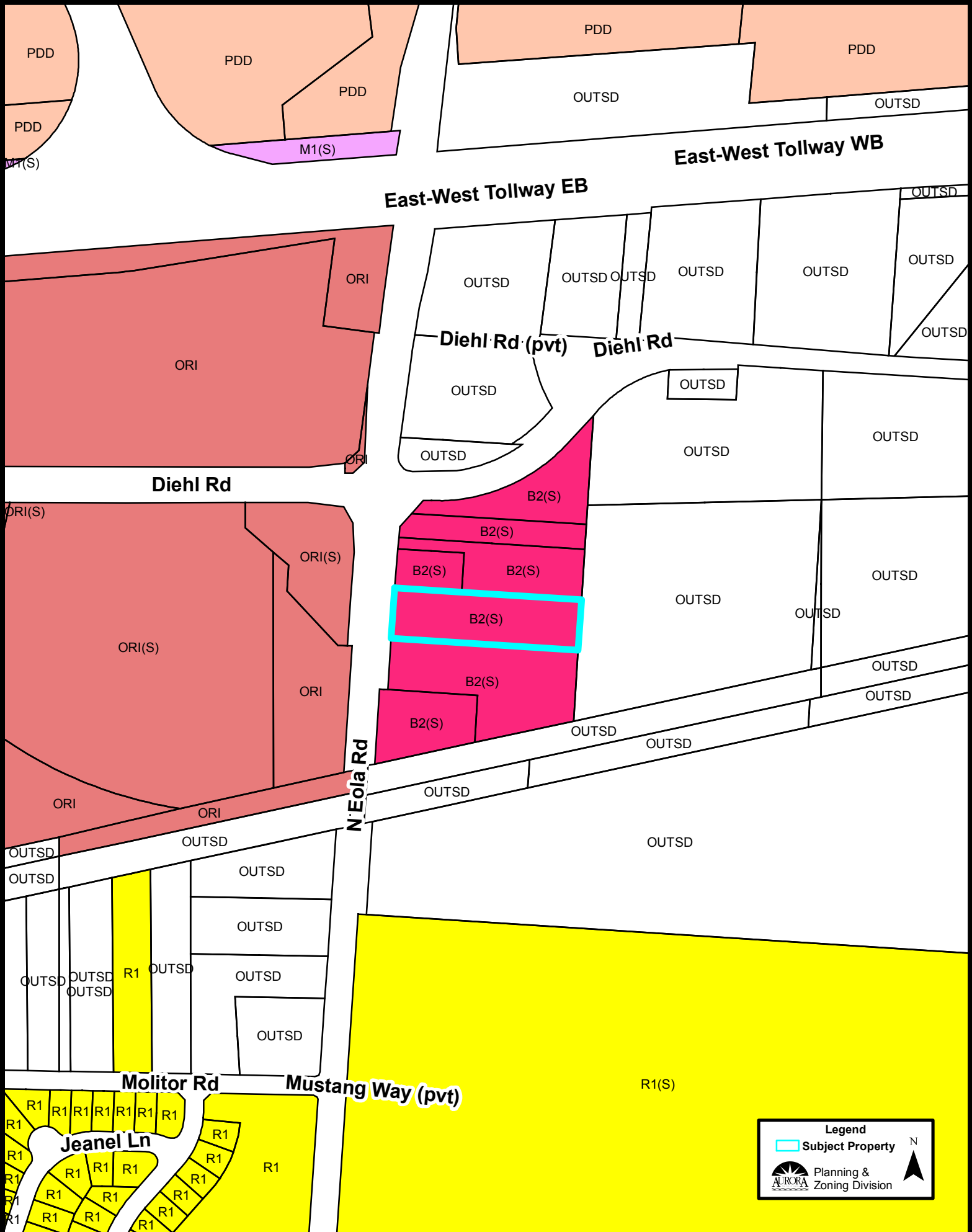
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-  Subject Property


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



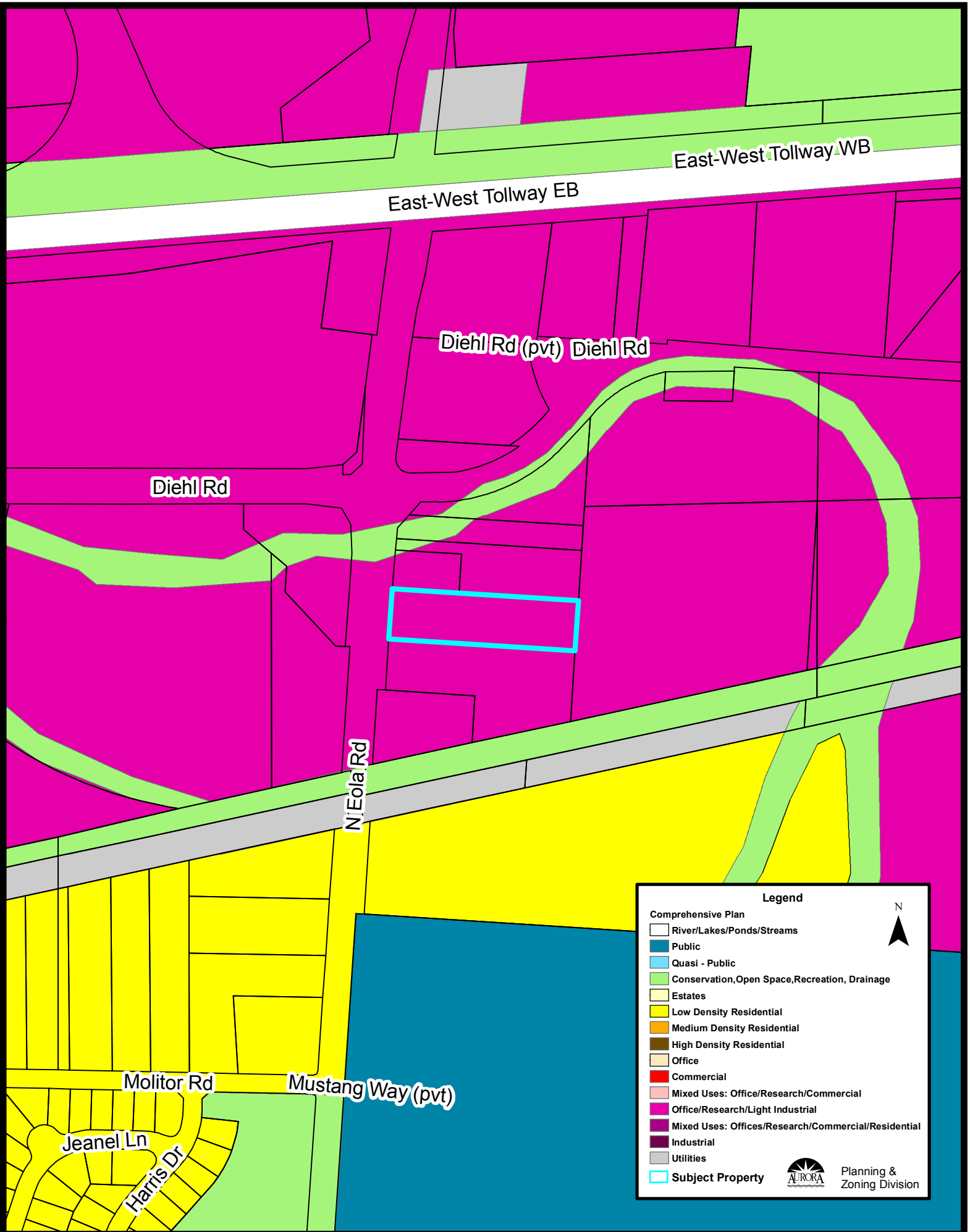
**Legend**

-  Subject Property

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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

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