

Property Research Sheet

Location ID#: 60508

As of: 4/15/2015

Researched By: Ty McCarthy

Address: 2300 S Eola Rd

Comp Plan Designation: Commercial

Subdivision: Lot 3A-4 of Eola Crossing,

School District: SD 308 -Oswego School District

Parcel Number(s): 01-06-410-056

Park District: FVPD - Fox Valley Park District

Size: 1.695941 Acres

Ward: 9

Current Zoning: PDD Business District-General Retail

Historic District: None

1929 Zoning: Not Applicable

ANPI Neighborhood: None

1957 Zoning: Not Applicable

TIF District: N/A

Current Land Use

Current Land Use: Commercial

Building Built In: 2005

Number of Buildings: 1

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 and other bulk standards are typically as follows:

Front Yard Setback: 25 feet

Minimum Lot Width and Area: None

Interior Side Yard Setback: 20 feet

Maximum Lot Coverage: None

Interior Drive Yard Setback: None

Minimum Primary Structure Size: None

Exterior Side Yard Setback: 20 feet

Minimum Dwelling Unit Size: None

Exterior Side Yard Reverse Corner Setback: 20 feet

Exterior Rear Yard Setback: 40 feet

Rear Yard Setback: 60 feet

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.

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:

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:

098-020 approved on 2/24/1998: ANNEXING CERTAIN PROPERTY BEING VACANT LAND LOCATED NORTH AND SOUTH OF HAFENRICHTER, EAST OF EOLA, IN WHEATLAND TOWNSHIP TO THE CITY OF AURORA PURSUANT TO AN APPROVED ANNEXATION AGREEMENT

098-021 approved on 2/24/1998: ESTABLISHING A SPECIAL USE PLANNED DEVELOPMENT, APPROVING A PLAN DESCRIPTION FOR 220 ACRES LOCATED NORTH AND SOUTH OF HAFENRICHTER, EAST OF EOLA, AND APPROVING A PRELIMINARY PLAN AND PLAT PURSUANT TO THE TERMS OF THE PLAN DESCRIPTION

R01-048 approved on 2/13/2001: A RESOLUTION INITIATING THE PUBLIC HEARING PROCESS TO CONSIDER A REVISION TO AURORA'S COMPREHENSIVE PLAN MODIFYING THE LAND USE AND ROADWAY DESIGNATIONS FOR THE PROPERTY GENERALLY LOCATED SOUTH OF 87TH STREET; WEST OF THE EJ&E RAILROAD; EAST OF ILLINOIS ROUTE 30; AND NORTH OF WOLFS ROAD.

R01-182 approved on 4/24/2001: A RESOLUTION APPROVING A PRELIMINARY PLAT AND PLAN FOR PROPERTY LOCATED ON THE EAST SIDE OF EOLA ROAD BETWEEN HAFENRICHTER ROAD AND 95TH STREET.

PDFNL01-056 approved on 8/30/2001: RESOLUTION APPROVING THE FINAL PLAT AND PLAN FOR THE EOLA CROSSING SUBDIVISION BEING VACANT LAND LOCATED AT THE SOUTHEAST CORNER OF HAFENRICHTER ROAD AND EOLA ROAD IN THE CITY OF AURORA, IL.

PDFNL02-064 approved on 12/12/2002: RESOLUTION APPROVING THE FINAL PLAT OF RESUBDIVISION FOR LOT 3 OF THE EOLA CROSSING SUBDIVISION, BEING VACANT LAND

LOCATED AT THE SOUTHEAST CORNER OF EOLA ROAD AND HAFENRICHTER ROAD IN THE CITY OF AURORA, IL.

PDFNL03-006 approved on 2/13/2003:RESOLUTION APPROVING THE PLAT OF RESUBDIVISION FOR LOT 3A OF THE EOLA CROSSING SUBDIVISION, BEING VACANT LAND LOCATED AT THE SOUTHEAST CORNER OF HAFENRICHTER ROAD AND EOLA ROAD IN THE CITY OF AURORA, IL.

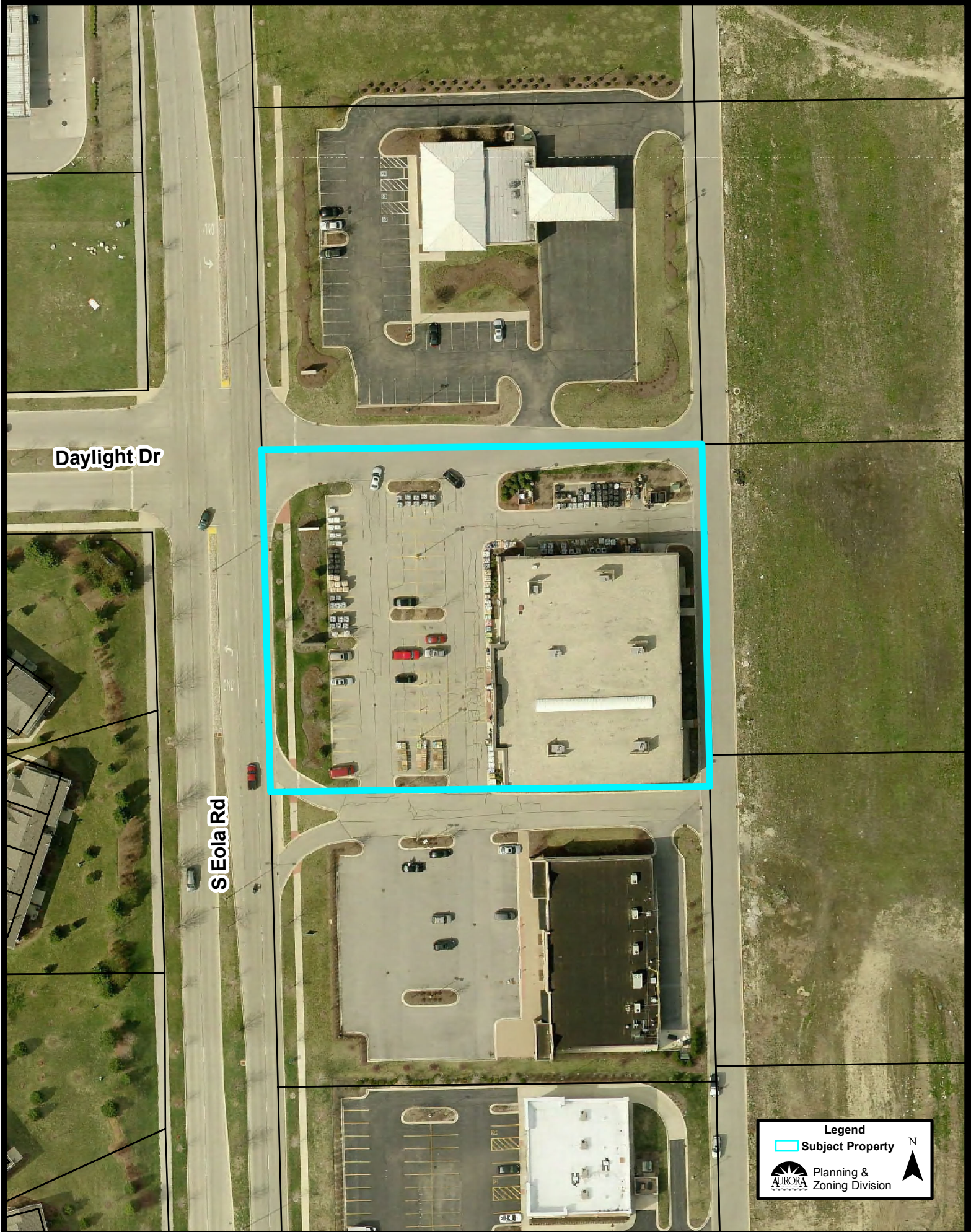
PDFNL03-040 approved on 8/14/2003:RESOLUTION APPROVING THE FINAL PLAT FOR THE THIRD RESUBDIVISION OF THE EOLA CROSSING SUBDIVISION LOCATED EAST OF EOLA ROAD AND SOUTH OF HAFENRICHTER ROAD IN THE CITY OF AURORA, IL.

PDFNL04-019 approved on 7/15/2004:RESOLUTION APPROVING THE FINAL PLAN ON LOT 3A-4 OF THE EOLA CROSSING SUBDIVISION FOR A COMMERCIAL USE LOCATED NEAR THE SOUTHEAST CORNER OF EOLA AND HAFENRICHTER.

Location Maps Attached:

Aerial Overview
Aerial Map
Zoning Map
Comprehensive Plan Map


Aerial Photo (1:1,000):




Daylight Dr

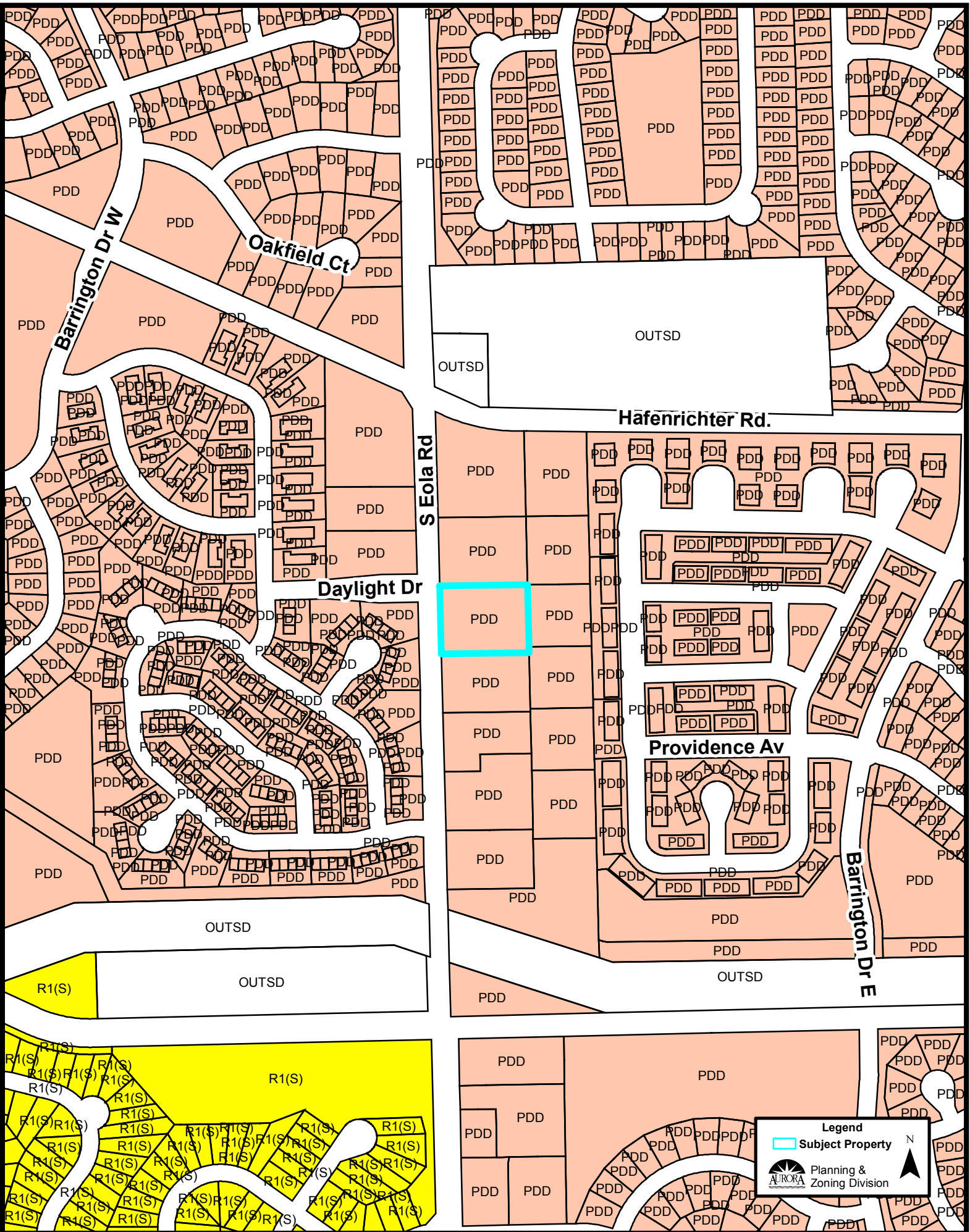
S Eola Rd

Legend
[Cyan Box] Subject Property

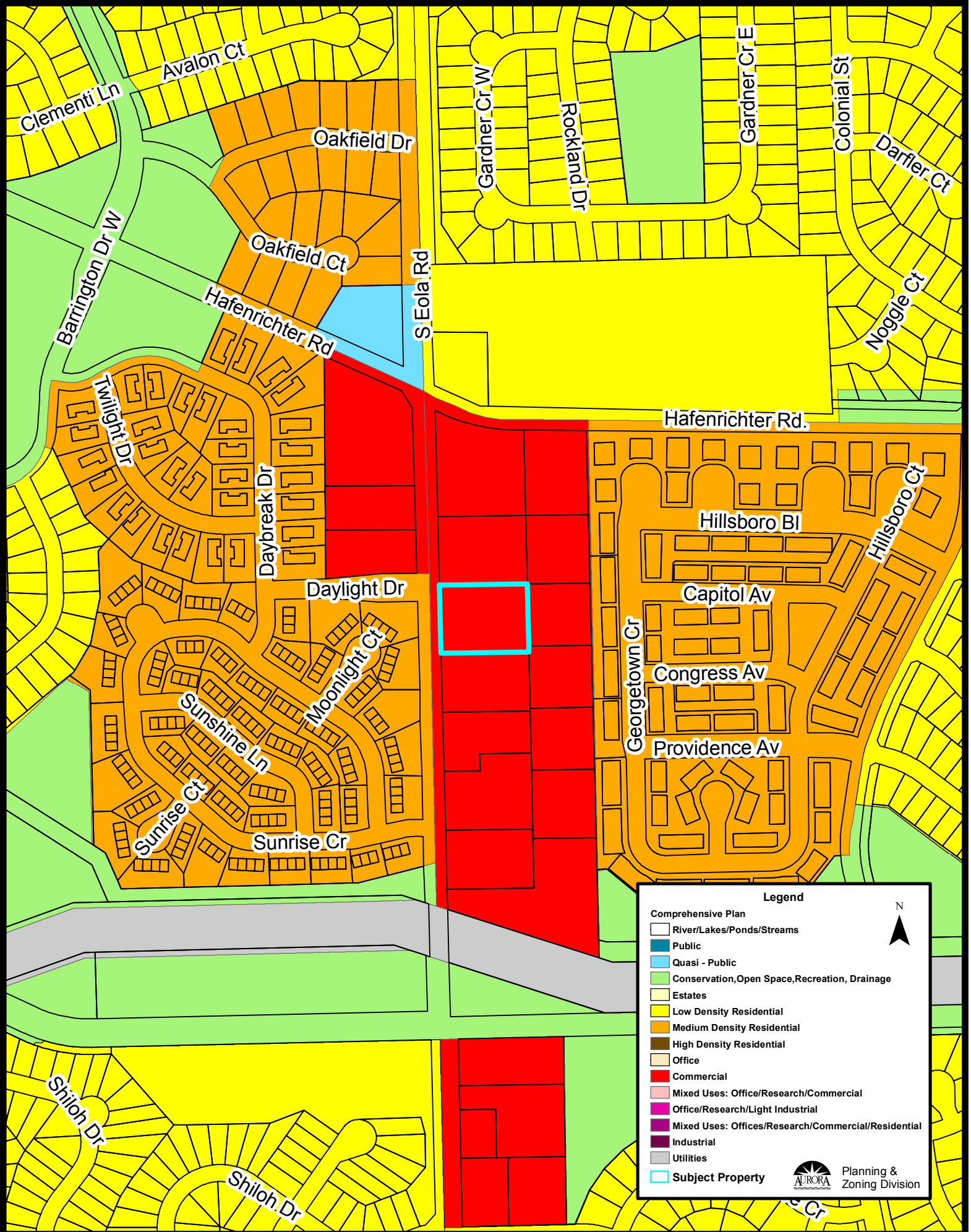


 Planning & Zoning Division

Zoning Plan (1:5,000):



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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Planning & Zoning Division

Location Map (1:5,000):

