

# Property Research Sheet

**Location ID#(s): 62343-62344**

As of: 1/31/2020

Researched By: Steve Broadwell

Address: 7 EOLA RD BARN

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

Parcel Number(s): 07-20-103-047, 07-20-103-048

Comp Plan Designation: Commercial

Size: 6.74 Acres / 293,594 Sq. Ft.

School District: SD 204 - Indian Prairie School District

Park District: FVPD - Fox Valley Park District

Ward: 10

## Current Land Use

Current Land Use: Commercial

## 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: Additional uses: Agricultural uses; existing residential use; petting zoo; pumpkin patch; corn maze; farmstand sale of fruits and vegetables (need not be grown on

premises); storage and sale of landscaping materials (including, but not limited to plants, mulch and pavers); storage and sale of firewood; sale of Christmas trees

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**

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The known legislative history for this Property is as follows:

**O2003-068 approved on 6/10/2003:** AN ORDINANCE APPROVING REVISIONS TO AURORA'S COMPREHENSIVE PLAN FOR PROPERTY LOCATED NORTH OF NEW YORK STREET, WEST OF THE EJ&E RAILROAD, AND SOUTH OF LIBERTY STREET.

**O2004-160 approved on 12/14/2004:** AN ORDINANCE PROVIDING FOR THE EXECUTION OF AN ANNEXATION AGREEMENT PROVIDING FOR B-2(S) GENERAL RETAIL 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 SOUTHWEST

**O2004-161 approved on 12/14/2004:** AN ORDINANCE ANNEXING CERTAIN PROPERTY LOCATED SOUTHWEST CORNER OF WEBER DRIVE AND EOLA ROAD TO THE CITY OF AURORA, ILLINOIS PURSUANT TO AN APPROVED ANNEXATION AGREEMENT.

**Location Maps Attached:**

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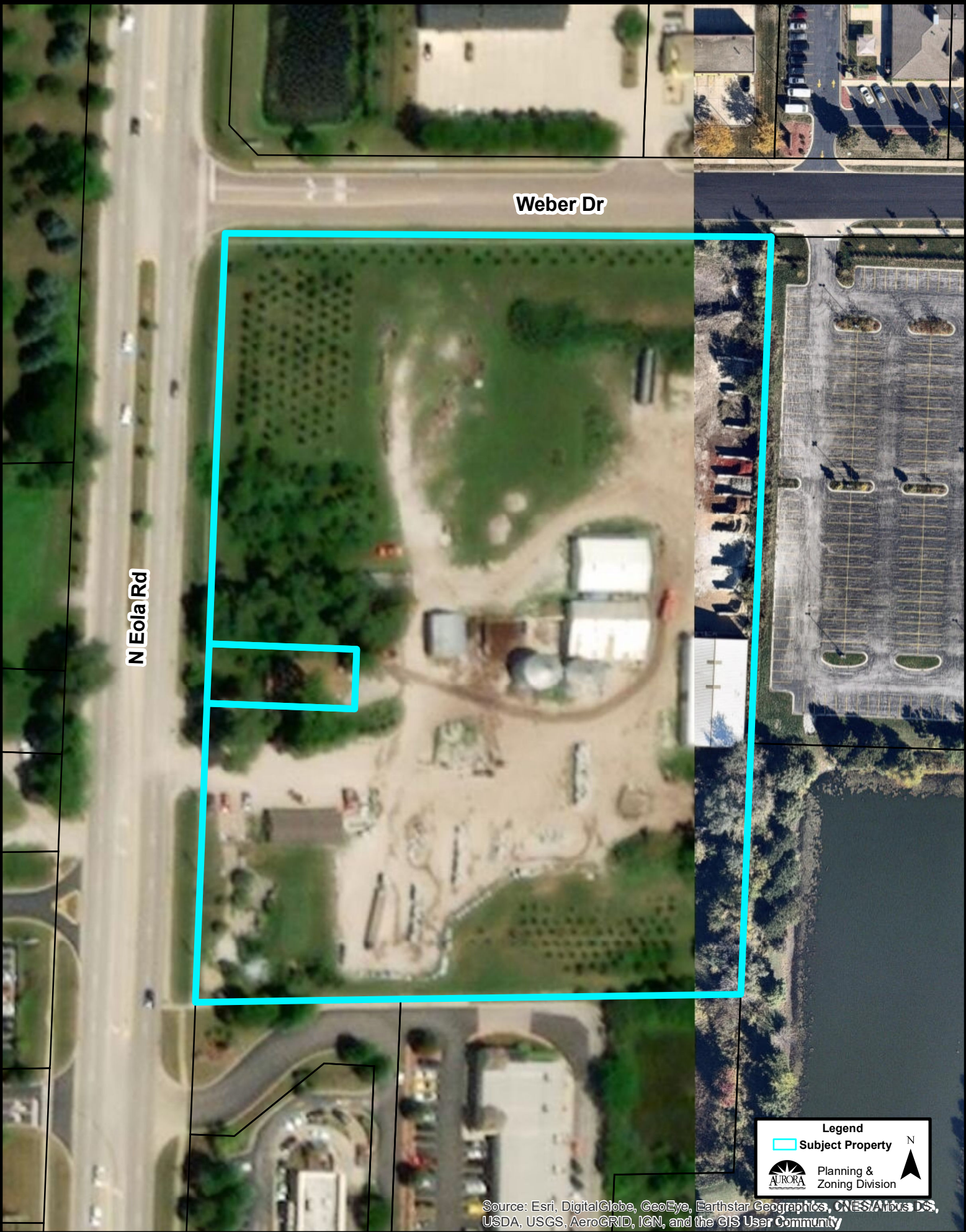
Aerial Overview

Location Map


Zoning Map


Comprehensive Plan Map


Aerial Photo (1:5,000):



**Legend**

 Subject Property

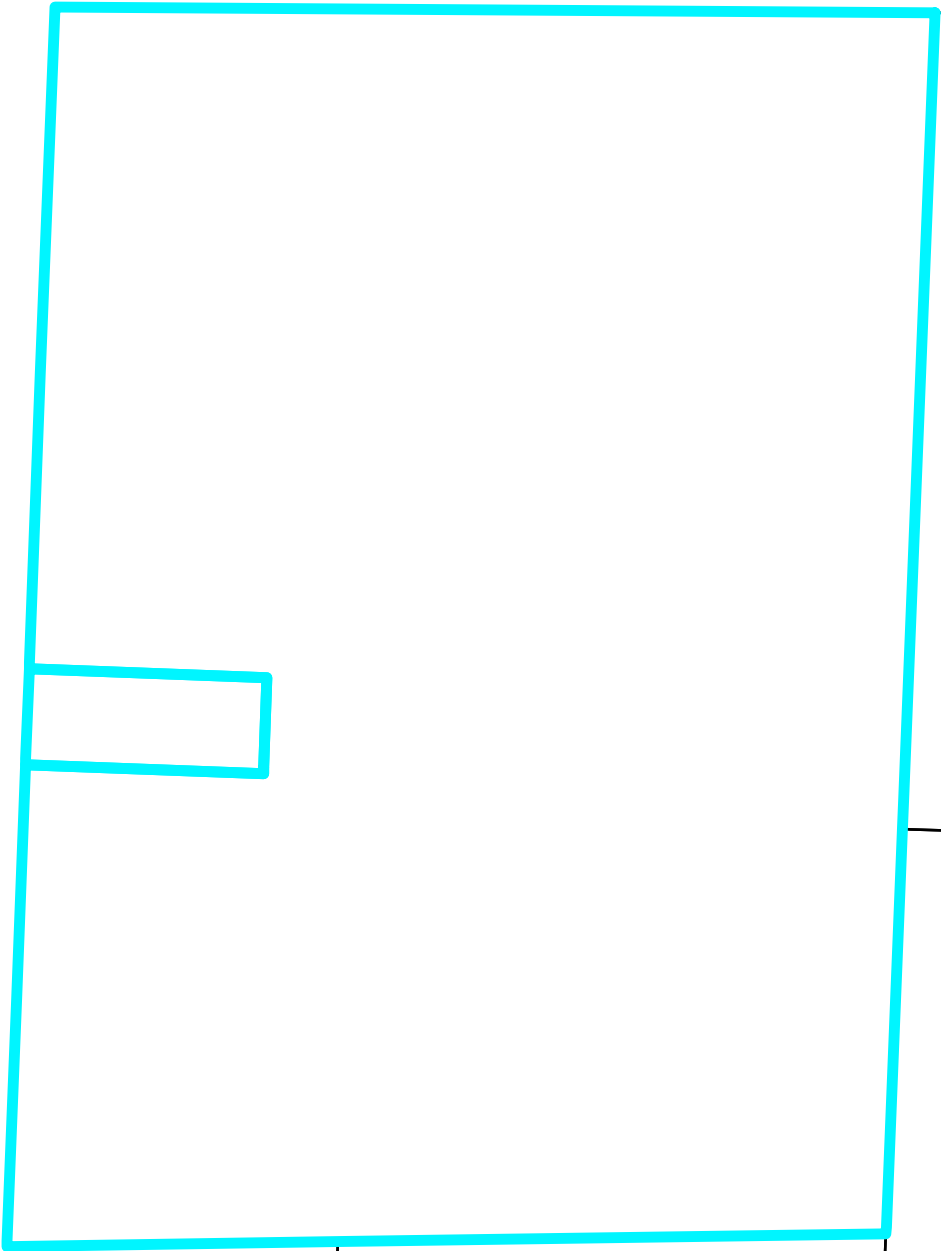
 Planning & Zoning Division



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

N Eola Rd

Weber Dr



Legend

 Subject Property

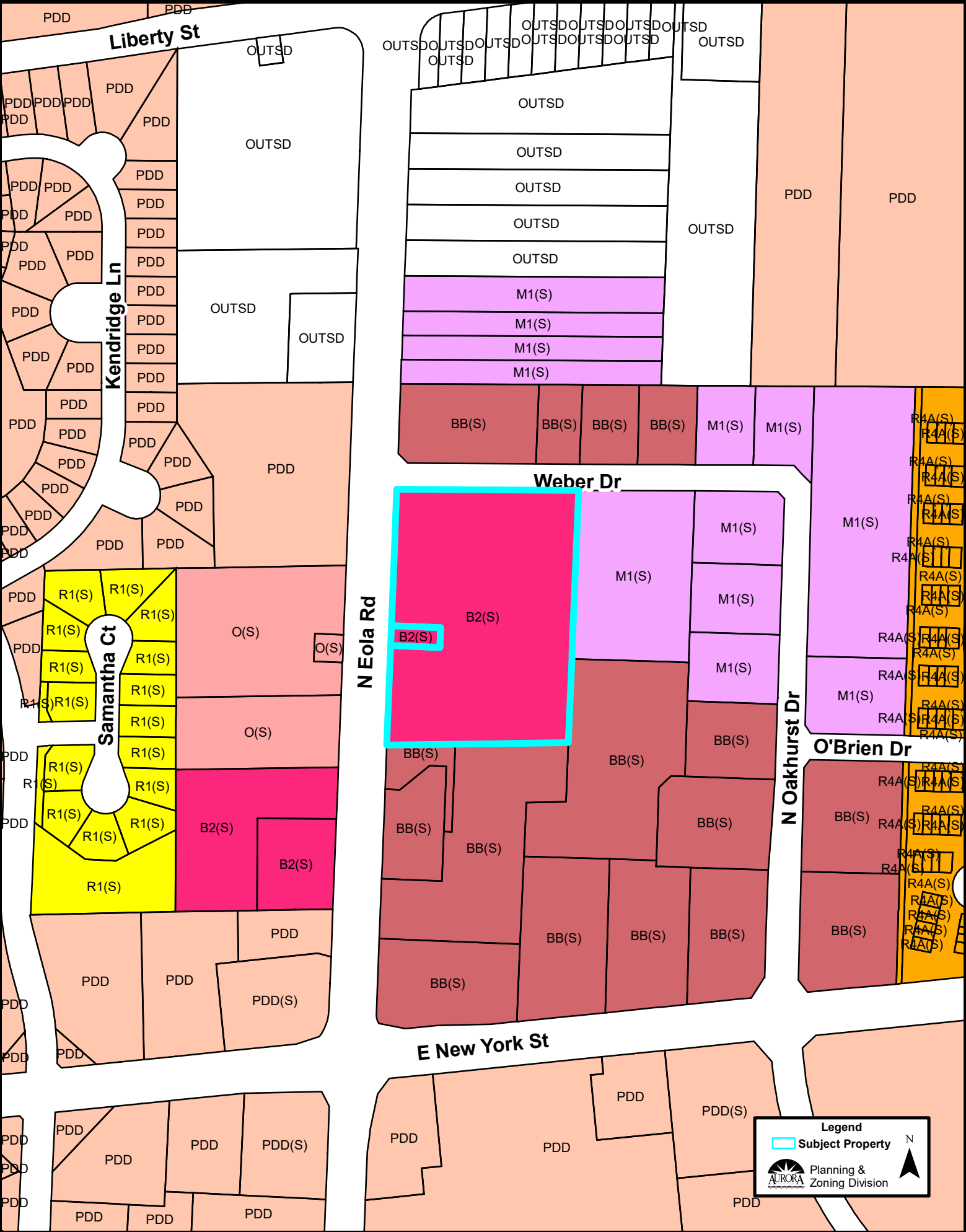
 Planning & Zoning Division

N





Zoning Map (1:5,000):



Comprehensive Plan (1:5,000):

