

# Property Research Sheet

**Location ID#(s): 80220**

As of: 8/25/2017

Researched By: Steve Broadwell

Address: Vacant

Current Zoning: PDD Planned Development District

Parcel Number(s): 01-06-410-097

Comp Plan Designation: Commercial

Subdivision: Lot 2 of Eola Crossing

Size: 1.06 Acres / 46,174 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

AZO Land Use Category: Parking Facilities, Non-Residential (4170)

## 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.

**Miscellaneous Notes on History**

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Formerly Eola Crossings Lot 1

**Legislative History**

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The known legislative history for this Property is as follows:

**01997-143 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.

**01998-020 approved on 2/24/1998:** AN ORDINANCE ANNEXING CERTAIN PROPERTY BEING VACANT LAND LOCATED NORTH AND SOUTH OF HAFENRICHTER, EAST OF EOLA, IN WHEATLAND TOWNSHIP, ILLINOIS 60504 TO THE CITY OF AURORA PURSUANT TO AN APPROVED ANNEXATION AGREEMENT.

**01998-021 approved on 2/24/1998:** AN ORDINANCE 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.

**R1999-337 approved on 8/10/1999:** RESOLUTION RECEIVING AND ACCEPTING DEDICATION OF ROADWAY RIGHT OF WAY FOR HAFENRICHTER ROAD, EAST OF EOLA ROAD IN THE CITY OF AURORA, ILLINOIS.

**R2001-182 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.

**PDFNL2001-056 approved on 8/30/2001:** A 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.

**PDFNL2001-057 approved on 8/30/2001:** RESOLUTION APPROVING THE FINAL PLAN ON LOT 1 OF THE EOLA CROSSING SUBDIVISION FOR AN AUTOMOTIVE SERVICE STATION USE LOCATED AT THE SOUTHEAST CORNER OF HAFENRICHTER ROAD AND EOLA ROAD.

**R2001-643 approved on 12/18/2001:** RESOLUTION ACCEPTING DEDICATION OF AN EASEMENT FOR EOLA ROAD ACROSS THE COMMONWELTH EDISON RIGHT-OF-WAY AT EOLA ROAD NORTH OF THE FUTURE 95TH STREET EXTENTION.

**R2002-210 approved on 5/28/2002:** RESOLUTION AUTHORIZING EXECUTION OF A ROADWAY CONSTRUCTION FINANCING AGREEMENT FOR EOLA ROAD IMPROVEMENTS FROM HAFENRICHTER SOUTH TO PROPOSED 95TH STREET IN WILL COUNTY ILLINOIS.

**R2002-291 approved on 6/25/2002:** RESOLUTION AMENDING A ROADWAY CONSTRUCTION FINANCING AGREEMENT FOR EOLA ROAD IMPROVEMENTS FROM HAFENRICHTER SOUTH TO PROPOSED 95TH STREET IN WILL COUNTY ILLINOIS.

**O2002-111 approved on 10/22/2002:** AN ORDINANCE APPROVING REVISIONS TO AURORA'S COMPREHENSIVE PLAN FOR PROPERTY LOCATED GENERALLY SOUTH OF 87TH STREET; WEST OF THE EJ&E RAILROAD; EAST OF ILLINOIS ROUTE 30; AND NORTH OF 111TH STREET.

**O2014-062 approved on 11/4/2014:** AN ORDINANCE GRANTING A SPECIAL USE PERMIT WITH A FINAL PLAN FOR A RESTAURANT WITH A DRIVE-THRU ON THE PROPERTY LOCATED AT 2230 S. EOLA ROAD, AURORA, ILLINOIS, 60503

**R2014-298 approved on 11/18/2014:** RESOLUTION APPROVING THE FINAL PLAT FOR LOT 1 OF EOLA CROSSING SUBDIVISION, BEING VACANT LAND LOCATED AT 2230 S. EOLA ROAD, AURORA, ILLINOIS 60503

**Location Maps Attached:**

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Aerial Overview

Location Map

Zoning Map

Comprehensive Plan Map

Aerial Photo (1:1,000):



Hafenrichter Rd

Hafenrichter Rd.

S Eola Rd

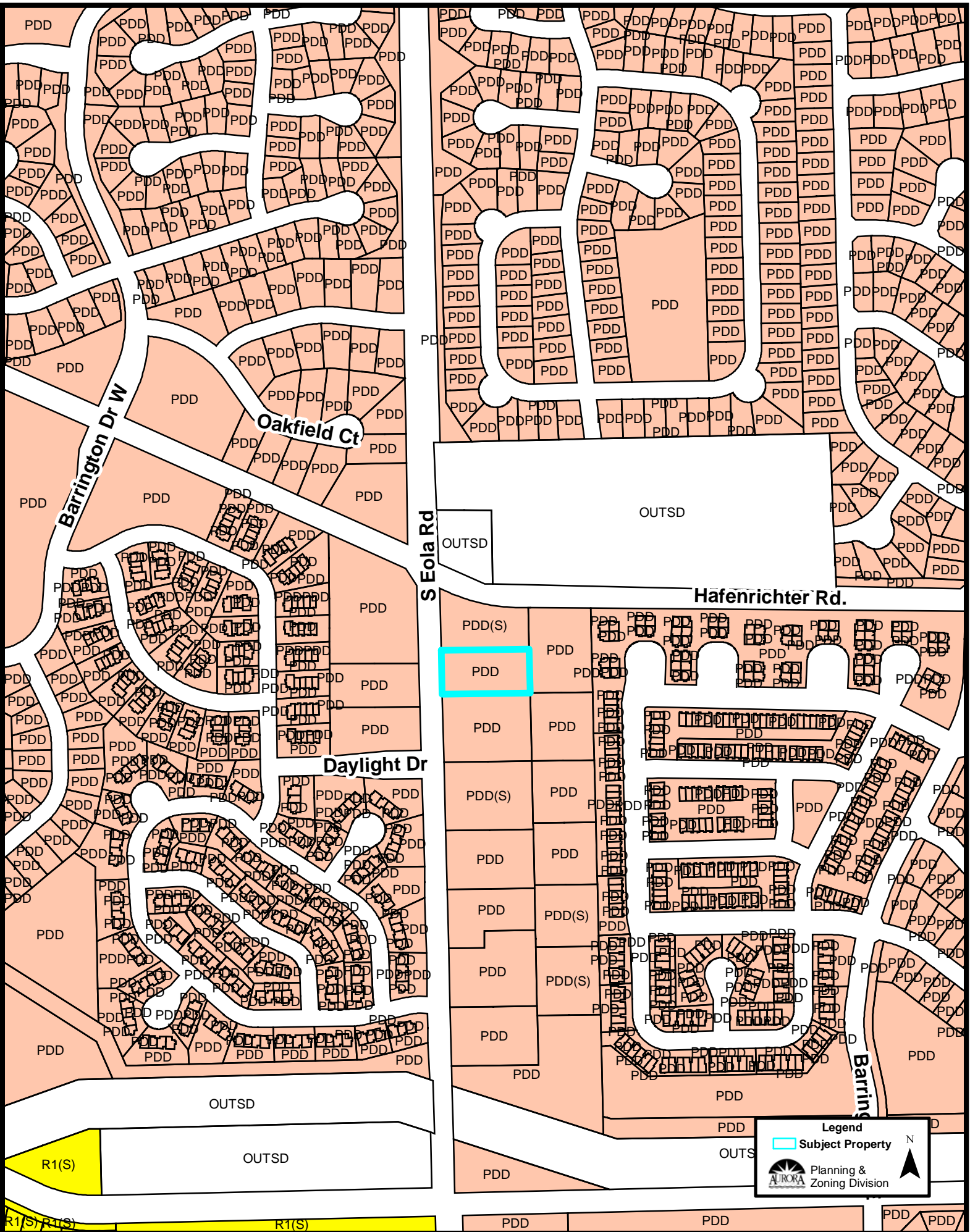
**Legend**  
Subject Property



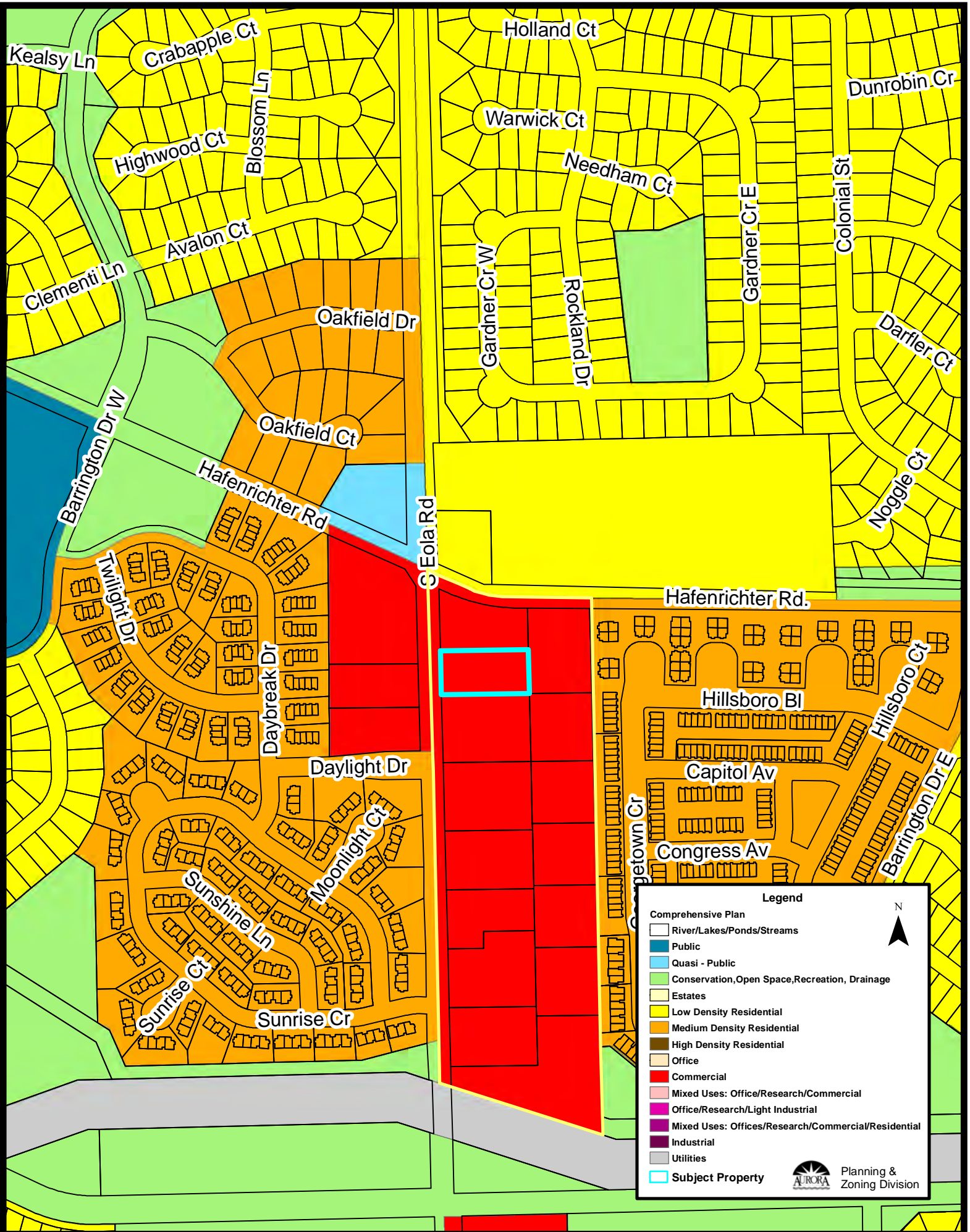
Planning & Zoning Division



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



Comprehensive Plan (1:5,000):



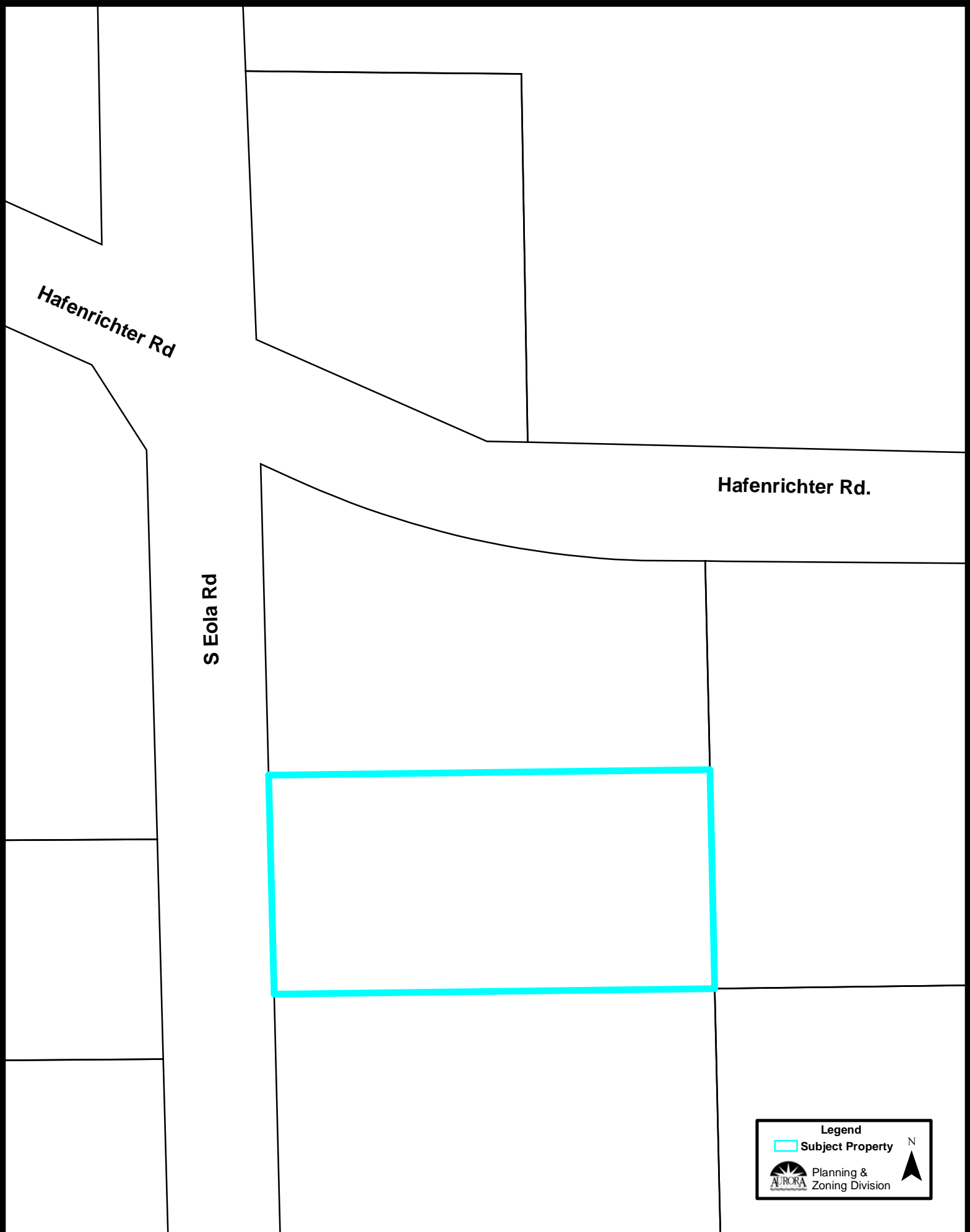
**Legend**

- 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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Location Map (1:1,000):



**Legend**

-  Subject Property

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