

## Property Research Sheet

Location ID#: 60511

As of: 10/21/2015

Researched By: Ty McCarthy

Address: 2360 S Eola Road

Comp Plan Designation: Commercial

Subdivision: Lot 3A3 of Eola Crossing

School District: SD 308 -Oswego School District

Parcel Number(s): 01-06-410-061

Park District: FVPD - Fox Valley Park District

Size: 1.106238 Acres

Ward: 9

Current Zoning: PDD Planned Development District

Historic District: None

1929 Zoning: Not Applicable

ANPI Neighborhood: None

1957 Zoning: Not Applicable

TIF District: N/A

### Current Land Use

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Current Land Use: Vacant Land/Open Space

### Zoning Provisions

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#### 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:** From Tollway - 75 feet; from Arterial - 30 feet; from other - 15 feet to 20 feet based on building height.

**Interior Side Yard Setback:** From Fox River - 30 Feet; from residential 20 feet to 30 feet based on building height; from other 5 feet.

**Interior Drive Yard Setback:** 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 Rear 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.

**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.

**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 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

### 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**

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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

**R01-182 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.

**002-111 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.

**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.

**PDFNL08-004 approved on 3/13/2008:** RESOLUTION APPROVING THE FINAL PLAN ON LOT 4 OF THE EOLA CROSSING SUBDIVISION FOR A DAYCARE CENTER USE LOCATED AT 2390 S. EOLA ROAD, AURORA, ILLINIOIS

**Location Maps Attached:**

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Aerial Overview  
Location Map  
Zoning Map  
Comprehensive Plan Map

## Property Research Sheet

Location ID#: 58047

As of: 10/21/2015

Researched By: Ty McCarthy

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Comp Plan Designation: Commercial

Subdivision: Lot 4 of Eola Crossing

School District: SD 308 -Oswego School District

Parcel Number(s): 01-06-410-040

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Ward: 9

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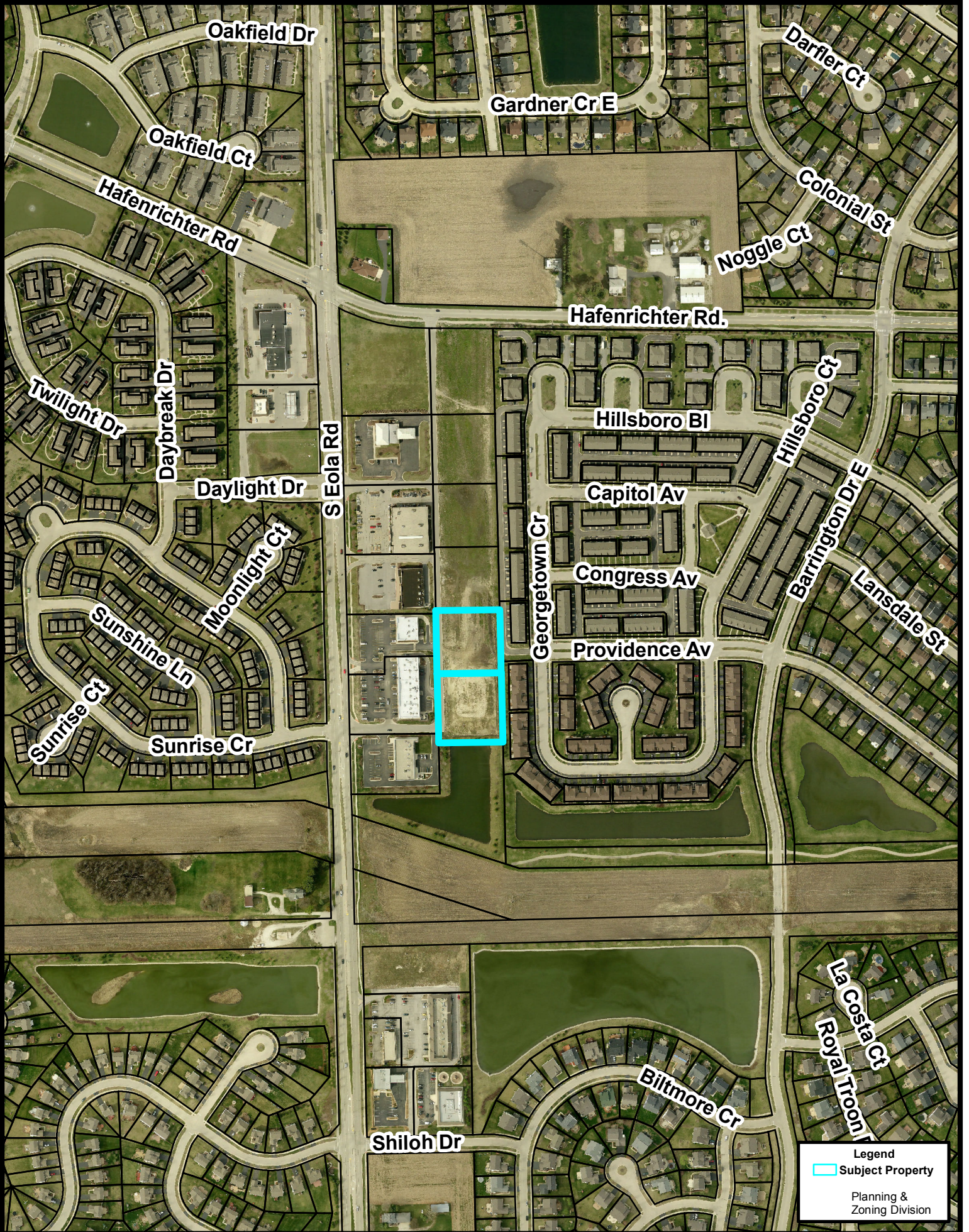
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**Location Maps Attached:**

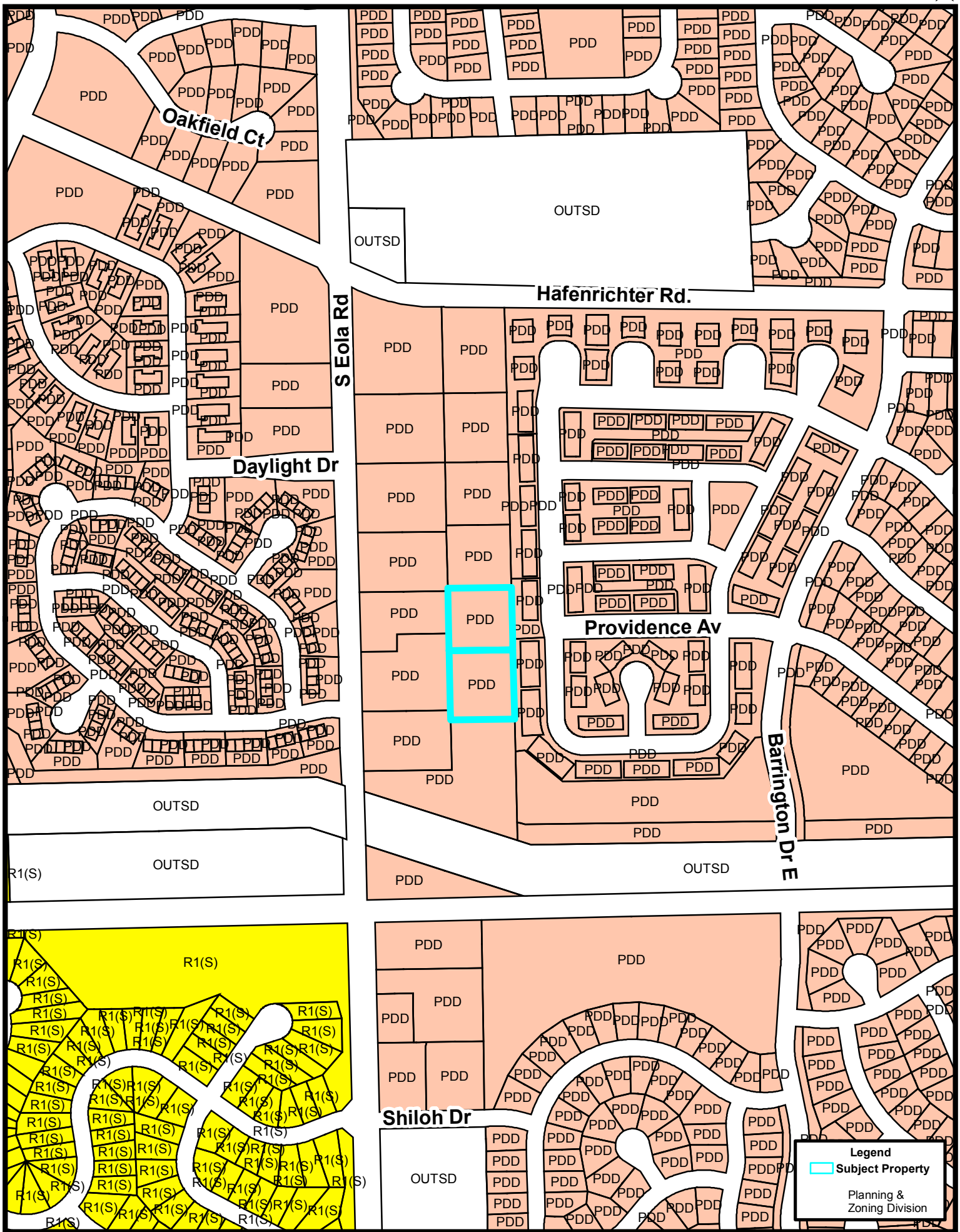
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Aerial Overview  
Location Map  
Zoning Map  
Comprehensive Plan Map

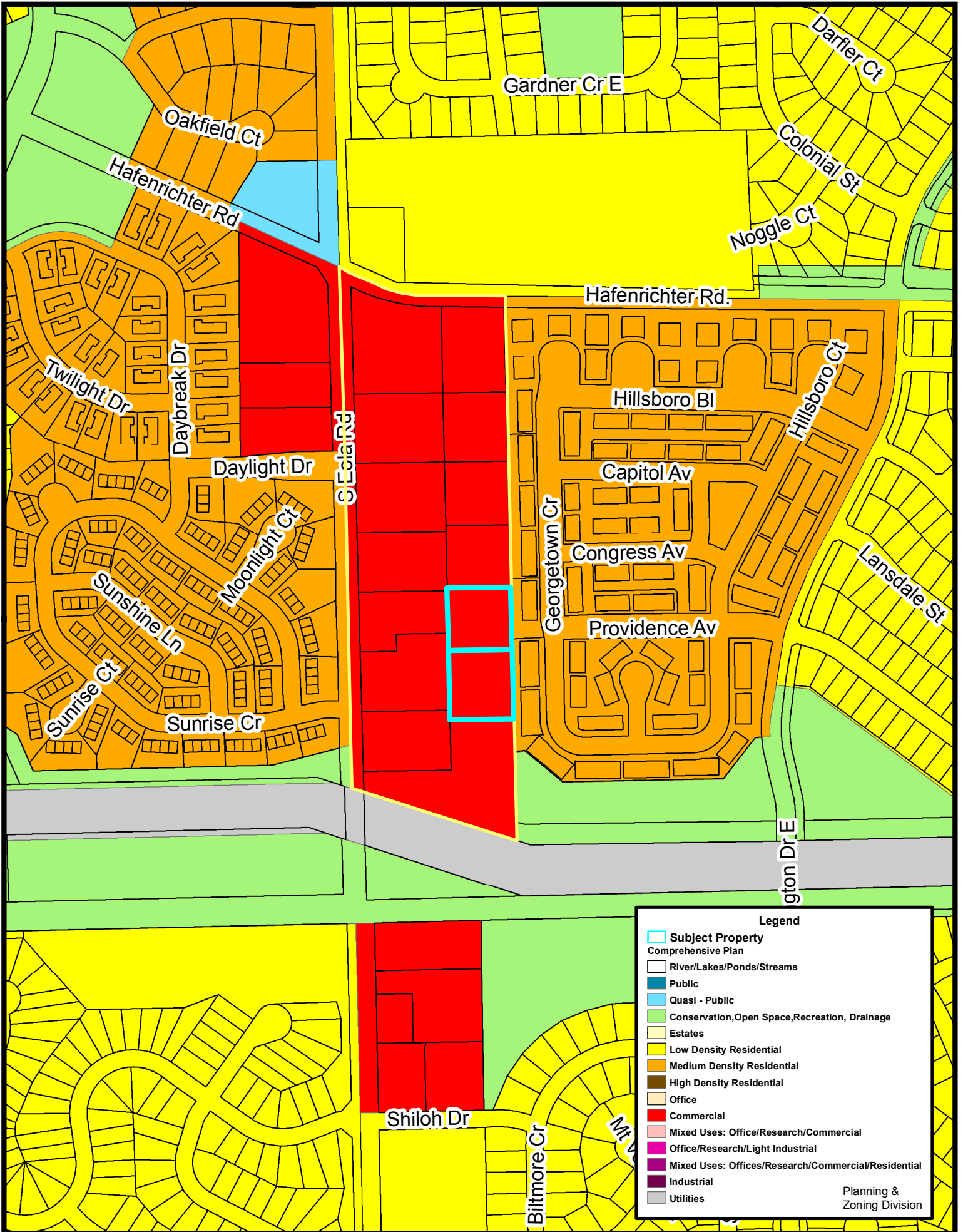


Legend  
Subject Property  
Planning & Zoning Division

# Zoning Plan (1:5,000):







**Legend**

- Subject Property
- 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

Planning &  
Zoning Division

Location Map (1:5,000):

