

# Property Research Sheet

**Location ID#(s): 56555-56556**

As of: 10/29/2014

Researched By: Tracey Vacek

Address: 75th Street and Ogden Avenue

School District: SD 204 - Indian Prairie School District

Parcel Number(s): 07-28-101-007; 07-28-101-008

Park District: FVPD - Fox Valley Park District

Size: 30.08 Acres

Ward: 10

Current Zoning: B-2(S) General Retail Special Use  
Planned Development

Historic District: None

1929 Zoning: Not Applicable

ANPI Neighborhood: None

1957 Zoning: Not Applicable

TIF District: N/A

Comp Plan Designation: Commercial

Overall Development Name: Ocean Atlantic  
Woodland Corporation

## Current Land Use

Current Land Use: Vacant Land

## Zoning Provisions

### Setbacks and Other Bulk Standards:

Requirements are pursuant to the Aurora Zoning Ordinance Section(s) 5 and Section 8.3.

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 Side Yard Reverse Corner Setback:**

**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:**

**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.

### 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: Gasoline Service Station including a mini-mart and car wash

### 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:

**O1998-086 approved on 9/22/1998:**PROVIDING FOR THE EXECUTION OF AN ANNEXATION AGREEMENT PROVIDING FOR R-1(S), R-4A(S), AND B-2(S) ZONING WITH THE OWNERS OF RECORD OF TERRITORY WHICH MAY BE ANNEXED TO THE CITY OF AURORA AND WHICH IS LOCATED NORTH OF THE MEADOWLAKES AND CHICORY PLACE SUBDI

**O1998-106 approved on 11/24/1998:** ANNEXING CERTAIN PROPERTY BEING VACANT LAND LOCATED NORTH OF THE MEADOWLAKES AND CHICORY PLACE SUBDIVISIONS AND SOUTH OF ROUTE 34 IN NAPERVILLE TOWNSHIP, DUPAGE COUNTY, PURSUANT TO AN APPROVED ANNEXATION AGREEMENT (OCEAN ATLANTIC WOODLAND CORPORATION)

**O1998-113 approved on 12/8/1998:**ESTABLISHING A SPECIAL USE PLANNED DEVELOPMENT, APPROVING A PLAN DESCRIPTION FOR 143 ACRES LOCATED NORTH OF THE CHICORY PLACE AND MEADOWLAKES SUBDIVISIONS AND SOUTH OF ROUTE 34, AND APPROVING A PRELIMINARY PLAN AND PLAT PURSUANT TO THE TERMS OF THE PLAN D

**R2005-522 approved on 12/13/2005:**RESOLUTION APPROVING A PRELIMINARY PLAT AND PLAN FOR PROPERTY LOCATED AT 75TH STREET AND OGDEN AVENUE

**PDFNL2006-022 approved on 5/25/2006:**RESOLUTION APPROVING THE FINAL PLAT AND PLAN ON 30.16 ACRES FOR A COMMERCIAL RETAIL CENTER OF FOUNTIAN POINTE SUBDIVISION BEING VACANT LAND LOCATED 75TH STREET AND OGDEN AVENUE IN THE CITY OF AURORA, ILLINOIS

**R2013-060 approved on 3/12/2013:** RESOLUTION INITIATING A PUBLIC HEARING TO CONSIDER THE REVISIONS TO AURORA'S COMPREHENSIVE PLAN FOR OBVIOUS CHANGES THROUGHOUT THE CITY OF AURORA

**O2013-015 approved on 4/9/2013:**ORDINANCE APPROVING OBVIOUS CHANGES TO AURORA'S COMPREHENSIVE PLAN FOR 13 AREAS LOCATED THROUGHOUT THE CITY OF AURORA

### Location Maps Attached:

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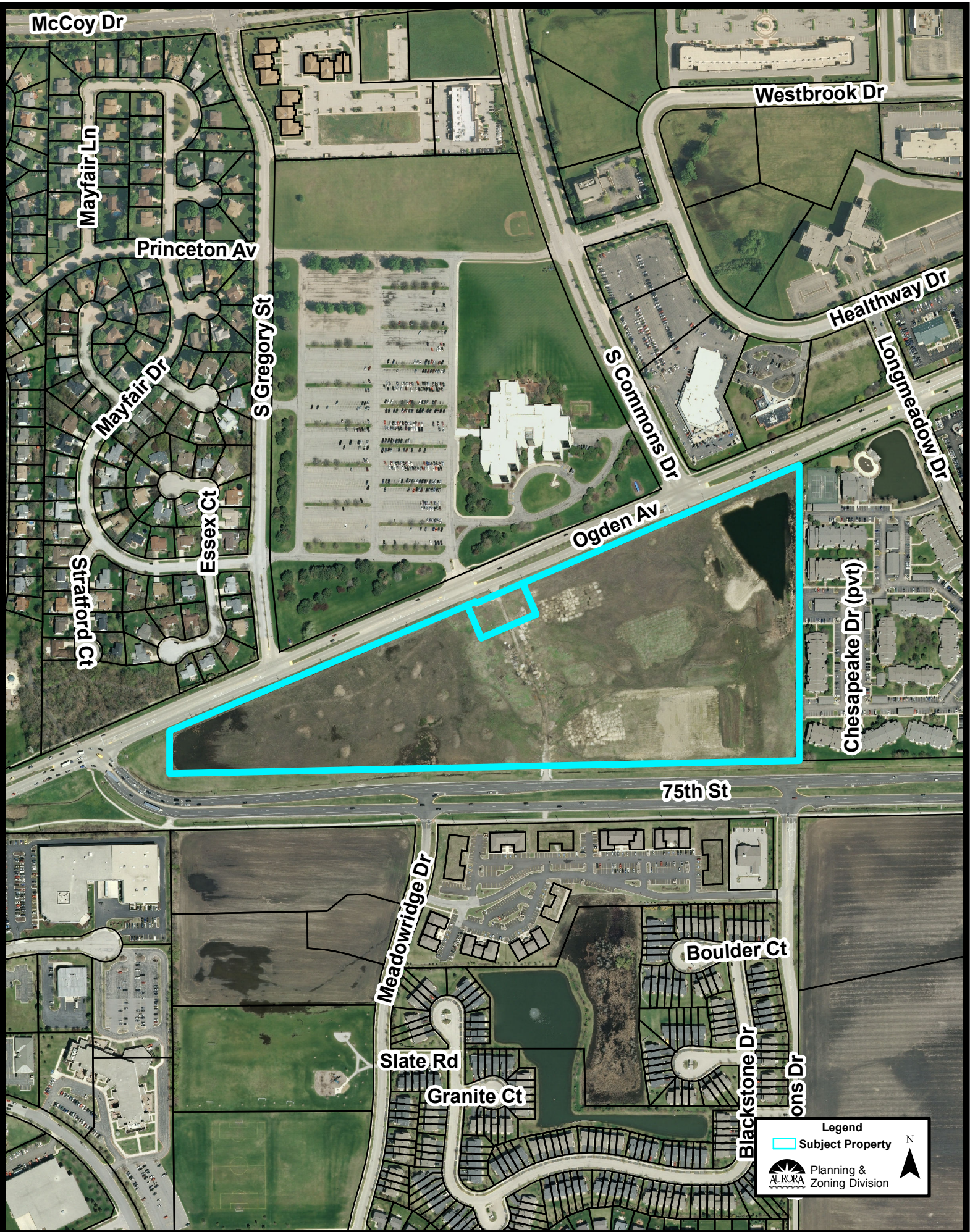
Aerial Overview

Location Map

Zoning Map

Comprehensive Plan Map





McCoy Dr

Westbrook Dr

Mayfair Ln

Princeton Av

Mayfair Dr

S Gregory St

S Commons Dr

Healthway Dr

Longmeadow Dr

Ogden Av

Stratford Ct

Essex Ct

Chesapeake Dr (pvt)

75th St

Meadowridge Dr

Boulder Ct

Slate Rd

Granite Ct

Blackstone Dr

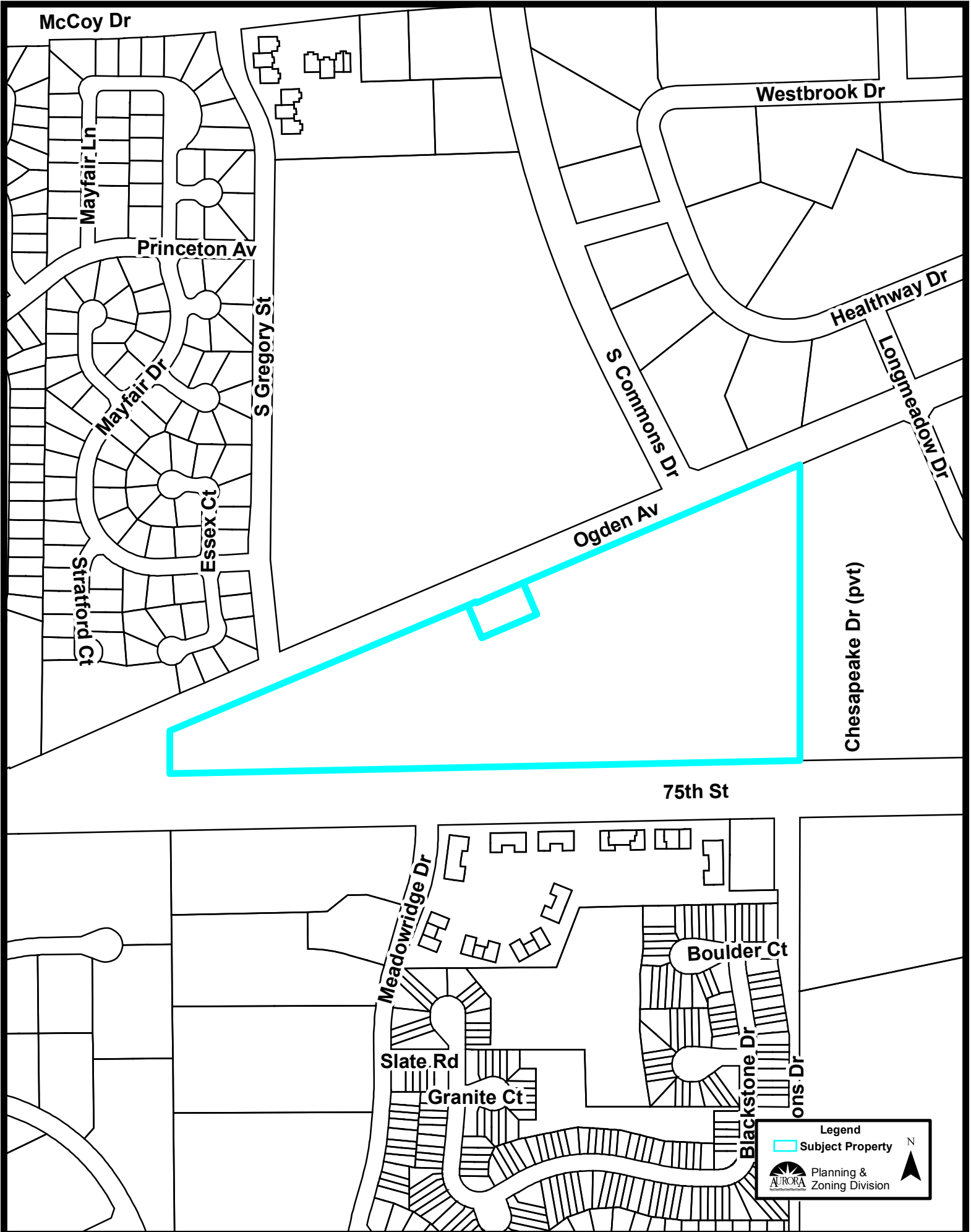
ons Dr

Legend  
Subject Property  
AURORA Planning & Zoning Division





Location Map (1:5,000):



McCoy Dr

Mayfair Ln

Princeton Av

Mayfair Dr

Stratford Ct

Essex Ct

S Gregory St

Westbrook Dr

Healthway Dr

Longmeadow Dr

S Commons Dr

Ogden Av

Chesapeake Dr (pvt)

75th St

Meadowridge Dr

Slate Rd

Granite Ct

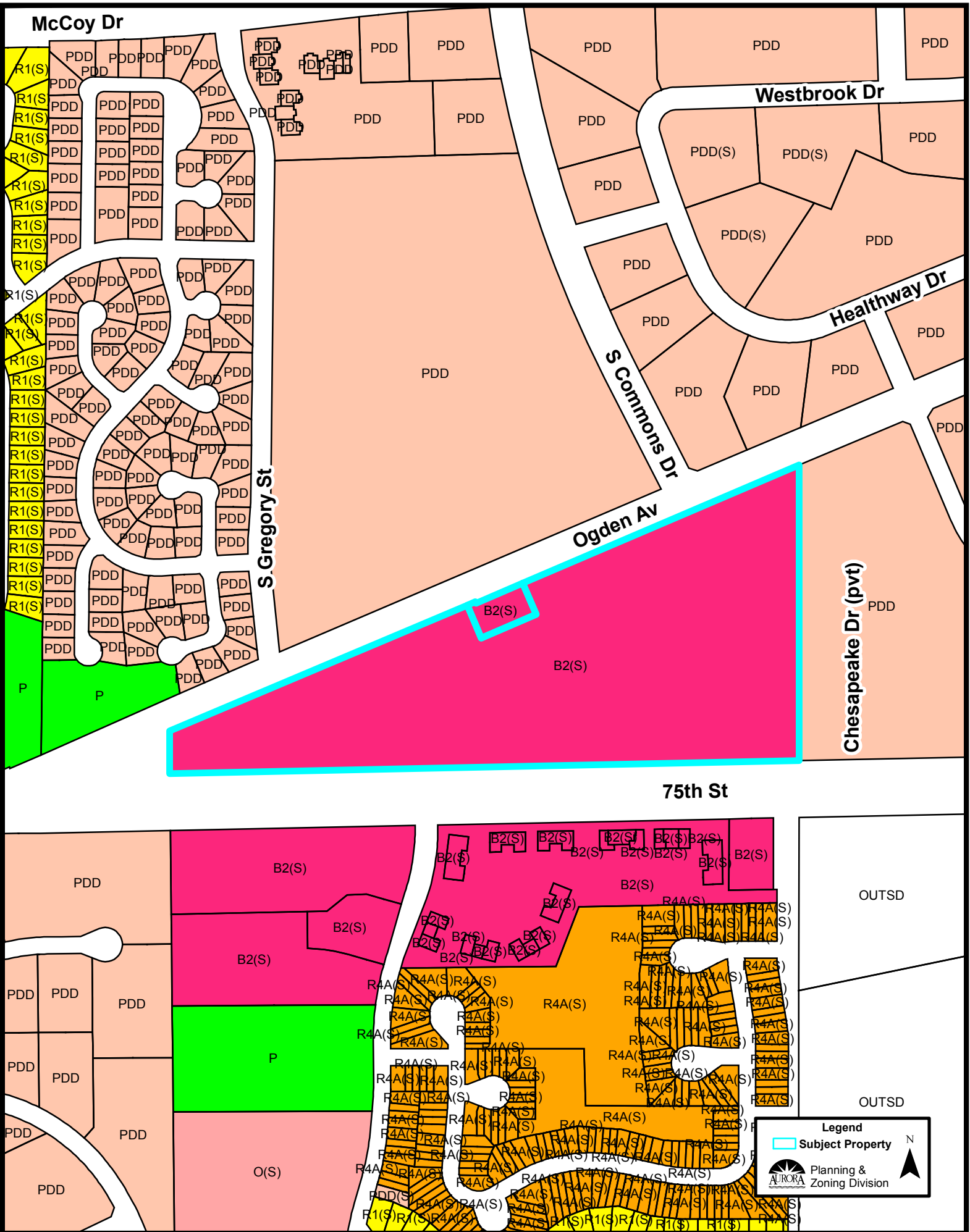
Boulder Ct

Blackstone Dr

ons Dr

Legend  
Subject Property  
AURORA Planning & Zoning Division  
N

Zoning Plan (1:5,000):



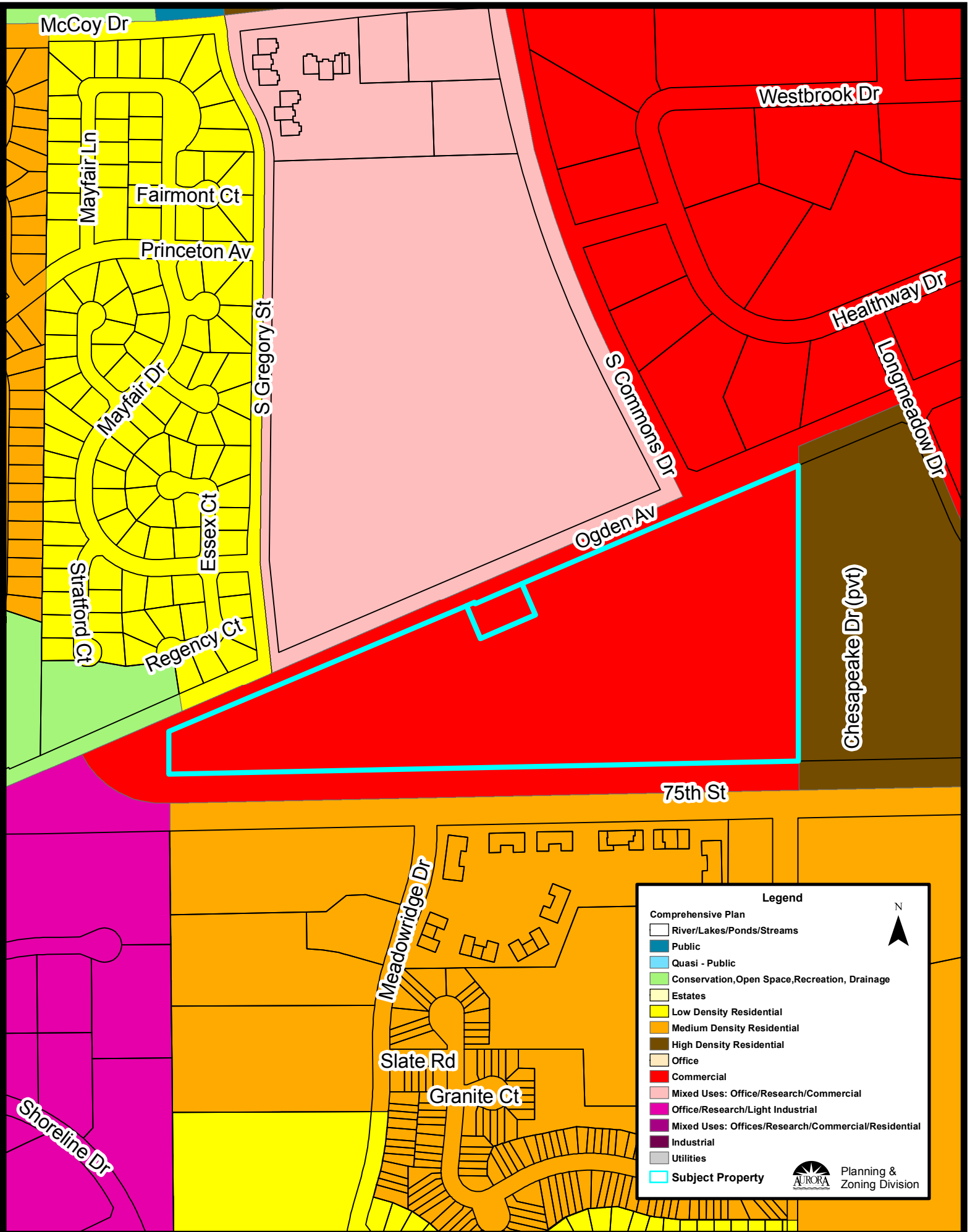
**Legend**

- Subject Property

Planning & Zoning Division



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

N  
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