

## Property Research Sheet

As of: 4/8/2015

**Location ID#: 888893297**

Researched By: Ty McCarthy

Address: 2610 Ogden Ave

Comp Plan Designation: Commercial

Subdivision: Lot 1 of MG Aurora E Res  
Subdivision,

School District: SD 204 - Indian Prairie School  
District

Parcel Number(s): 07-30-407-038

Park District: FVPD - Fox Valley Park District

Size: 1.184548 Acres

Ward: 8

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: Commercial

Total Building Area: 4,084 sq. ft.

Number of Buildings: 1

Number of Stories: 1

Building Built In: 1996

### Zoning Provisions

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#### Setbacks and Other Bulk Standards:

Requirements are pursuant to the Aurora Zoning Ordinance Section(s) 5 and 11.5 of the Fox Valley East Planned Development District.

Setbacks and other bulk standards are typically as follows:

**Front Yard Setback:** 30 feet

**Interior Drive Yard Setback:** 0 feet

**Exterior Side Yard Setback:** 30 feet

**Exterior Side Yard Reverse Corner  
Setback:** 30 feet

#### 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 11.5 of the Fox Valley East Planned Development District.

#### Permitted Uses:

Permitted Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.2, and 11.5 of the Fox Valley East Planned Development District  
Permitted Exceptions:

### Special Uses:

Special Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.3, and 11.5 of the Fox Valley East Planned Development District.

### 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 11.5 of the Fox Valley East Planned Development District.

### **Legislative History**

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The known legislative history for this Property is as follows:

**073-4315 approved on 7/17/1973:**AN ORDINANCE PROVIDING FOR THE ANNEXATION AGREEMENT WITH THE OWNERS OF RECORD OF TERRITORY WHICH MAY BE ANNEXED TO THE CITY OF AURORA

**073-4326 approved on 8/1/1973:** AN ORDINANCE ANNEXING TERRITORY TO THE CITY OF AURORA, ILLINOIS

**073-4330 approved on 8/1/1973:**AN ORDINANCE ESTABLISHING A PLANNED DEVELOPMENT DISTRICT AND APPROVING A PLAN DESCRIPTION

**093-123 approved on 12/7/1993:**AN ORDINANCE PROVIDING FOR THE EXECTUION OF AN AMENDEMNT AND RESTATEMENT OF THE PRINICIPAL ANNEXATION AGREEMENT FOR REGION II OF FOX VALLEY EAST

**093-124 approved on 12/7/1993:**AN ORDINANCE APPROVING A PLAN DESCRIPTION MODIFICATION FOR CERTAIN PORTIONS OF FOX VALLEY EAST REGION II

**R95-471 approved on 10/3/1995:** APPROVING A REVISED PRELIMINARY/FINAL PLAN AND FINAL PLAT FOR M. G. AURORA EAST RESSUBDIVISION AT THE NORTHEAST CORNER OF EOLA AND OGDEN

**096-045 approved on 4/23/1996:**GRANTING A SPECIAL USE PERMIT FOR AN AUTO LAUNDRY AT THE NORTHEAST CORNER OF EOLA AND OGDEN

### **Location Maps Attached:**

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Aerial Overview  
Aerial Map  
Zoning Map  
Comprehensive Plan Map




S Eola Rd

Ogden Av

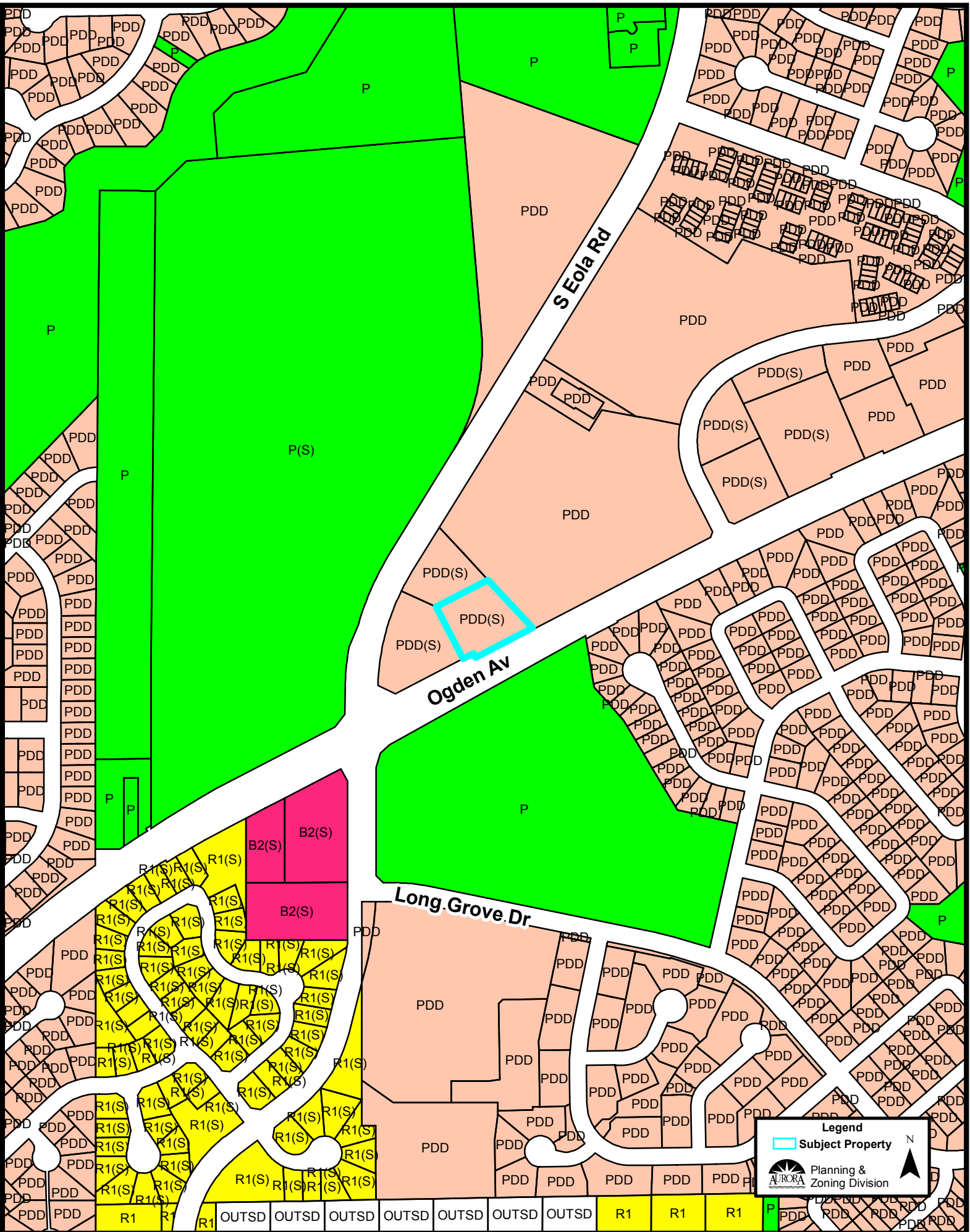
**Legend**  
Subject Property



Planning & Zoning Division



# Zoning Plan (1:5,000):

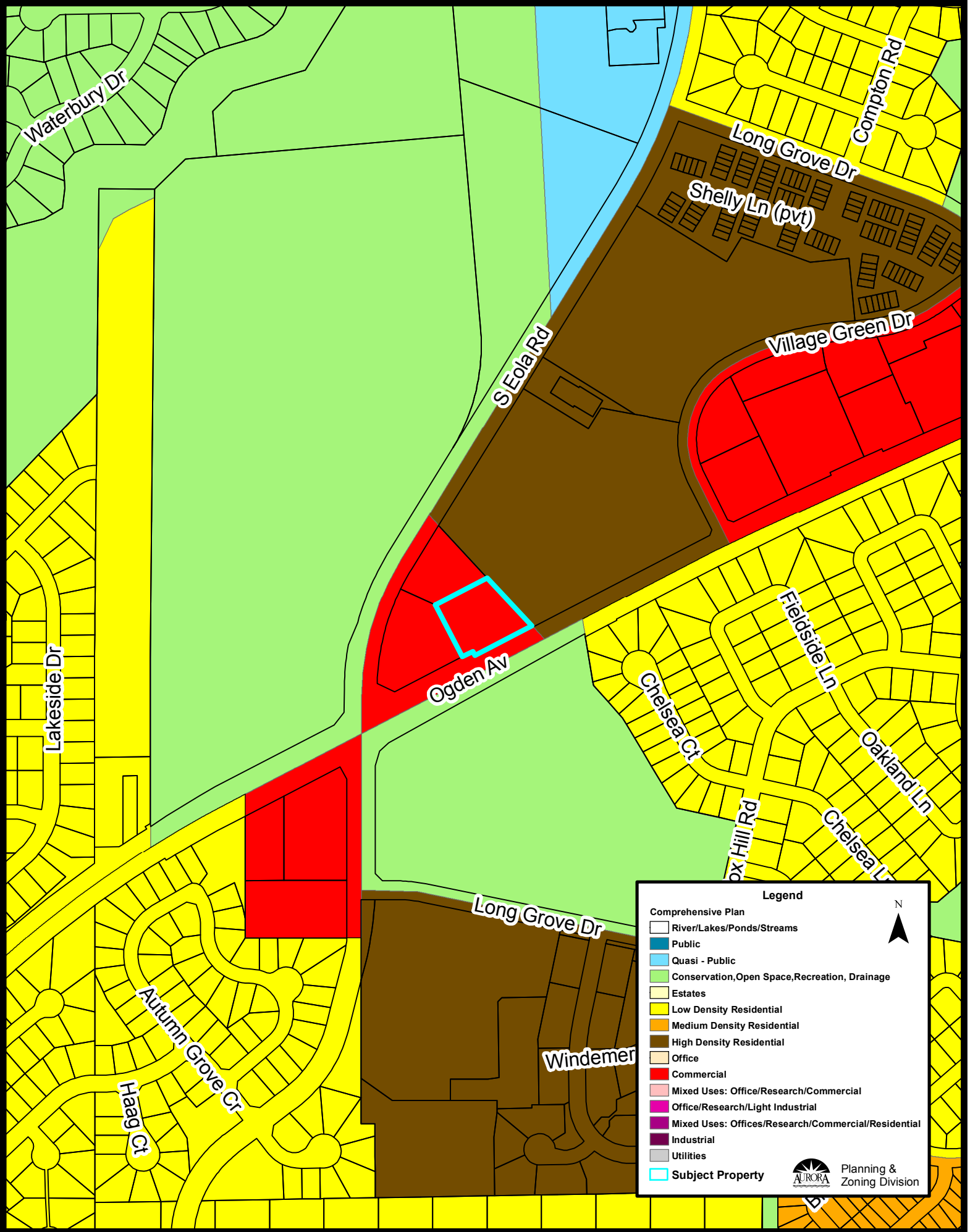


**Legend**

- Subject Property

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AURORA

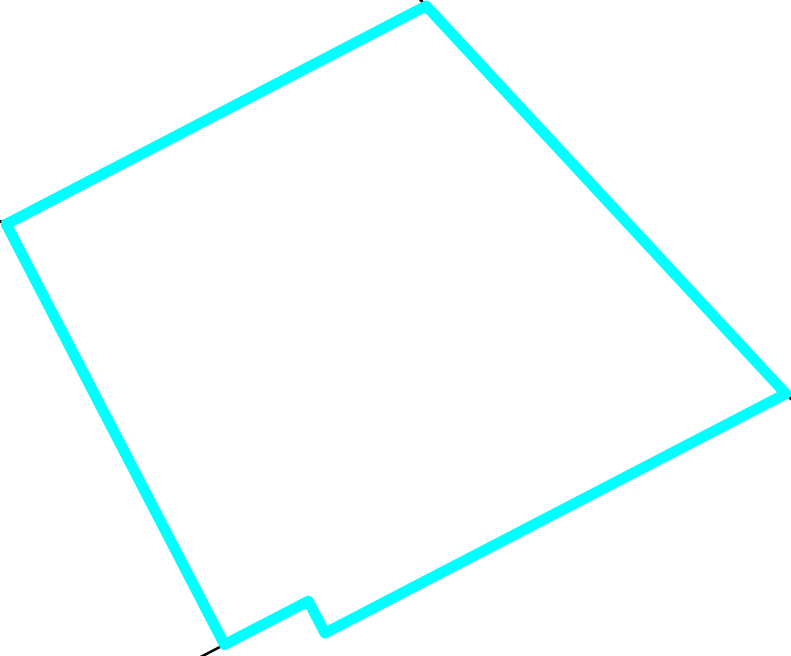
Comprehensive Plan (1:5,000):




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


**S Eola Rd**


**Ogden Av**



**Legend**

 Subject Property

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