

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

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

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

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:

Aerial Overview
Aerial Map
Zoning Map
Comprehensive Plan Map


Aerial Photo (1:1,000):




S Eola Rd

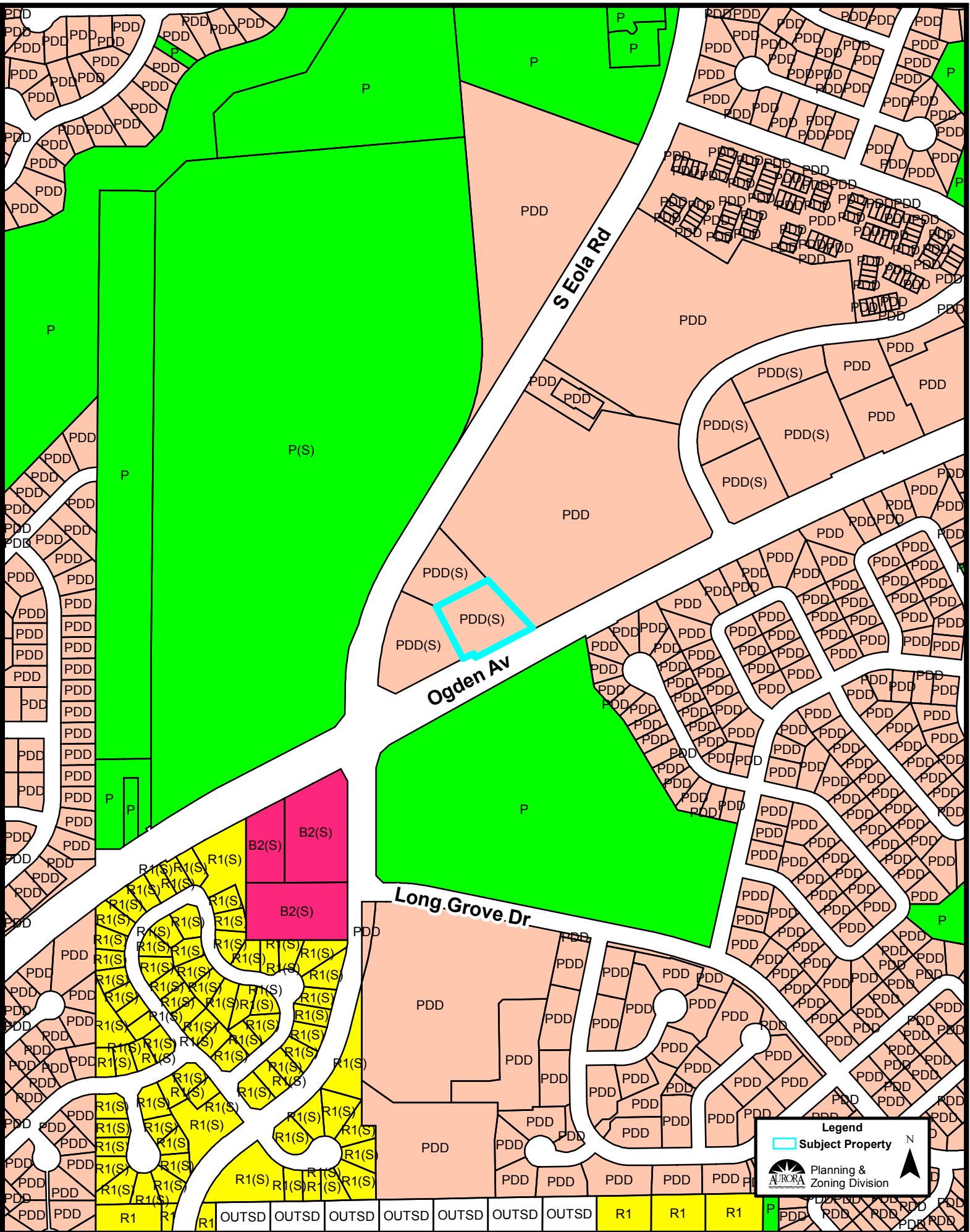
Ogden Av

Legend
[Cyan Outline] Subject Property

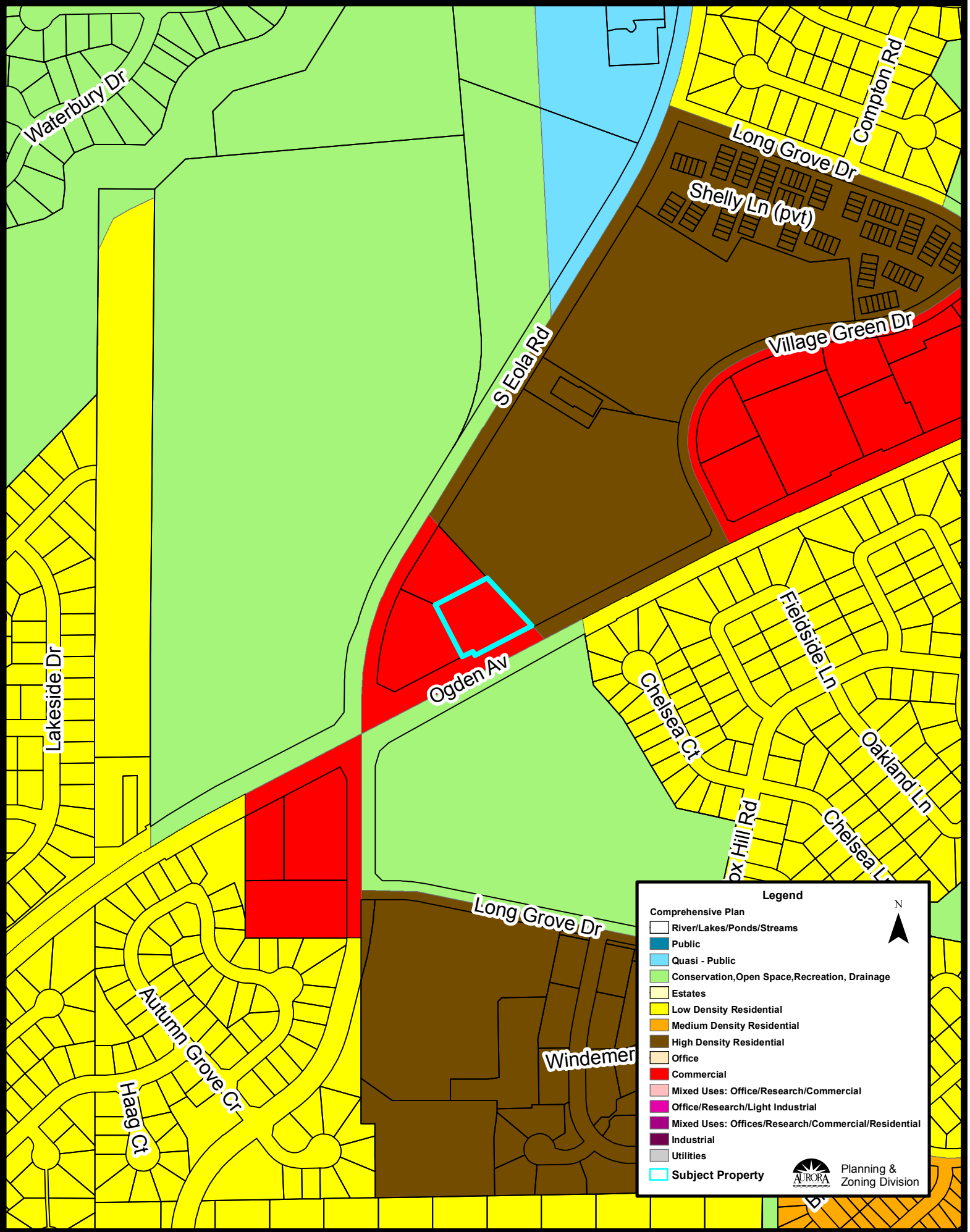
 Planning & Zoning Division

N 

Zoning Plan (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

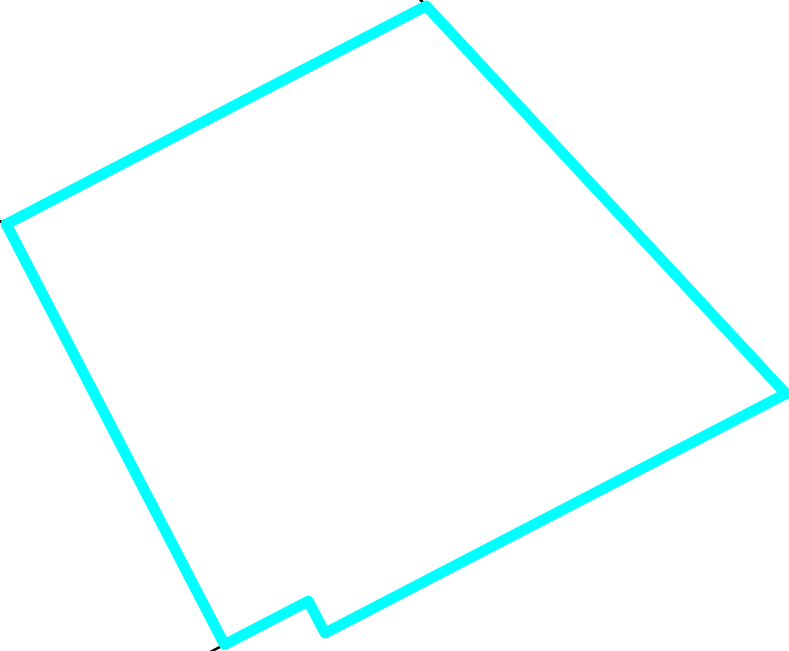
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Planning & Zoning Division


Location Map (1:5,000):


S Eola Rd


Ogden Av



Legend

 Subject Property

 N

 Planning & Zoning Division