

Property Research Sheet

Location ID#(s): 67912

As of: 12/18/2018

Researched By: Jill Morgan

Address: 1521 Ogden Avenue

Current Zoning: B2(S)

Parcel Number(s): 03-01-102-006

1929 Zoning: Not Applicable

Subdivision: Lot 3 of Citizens First National Bank Business Park

1957 Zoning: Not Applicable

Size: 3.153 Acres / 137,345 Sq. Ft.

Comp Plan Designation: Commercial

School District: SD 308 -Oswego School District

ANPI Neighborhood: None

Park District: OPD - Oswegoland Park District

TIF District: N/A

Ward: 9

Historic District: None

Overall Development Name:

Current Land Use

Current Land Use: Vacant Land

AZO Land Use Category:

Zoning Provisions

Setbacks and Other Bulk Standards:

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

Setbacks are typically as follows:

Front Yard Setback: From Arterial - 30 feet; from other 15 feet for buildings 35' or less in height and 20 feet for buildings over 35' in height.

Side Yard Setback: From residential 20 feet for buildings 35' or less in height and 30' for buildings over 35' in height; from other 5 feet.

Exterior Side Yard Setback: From Arterial - 30 feet; from other 15 feet for buildings 35' or less in height and 20 feet for buildings over 35' in height.

Exterior Side Yard Reverse Corner Setback:

Rear Yard Setback: From residential 20 feet for buildings 35' or less in height and 30' for buildings over 35' in height; from other - 8 feet.

Exterior Rear Yard Setback: From Arterial - 30 feet; from other 15 feet for buildings 35' or less in height and 20 feet for buildings over 35' in height.

Setback Exceptions:

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 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: A gasoline service station including a mini-mart and car wash is a permitted use.

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.

Miscellaneous Notes on History

None

Legislative History

The known legislative history for this Property is as follows:

O1995-059 approved on 8/1/1995: AN ORDINANCE PROVIDING FOR THE EXECUTION OF AN ANNEXATION AGREEMENT WITH THE OWNERS OF RECORD OF TERRITORY WHICH MAY BE ANNEXED TO THE CITY OF AURORA AND WHICH IS LOCATED AT THE SOUTH CORNER OF ROUTE 34 AND HAFENRICHTER ROAD

O1995-135 approved on 12/12/1995: AN ORDINANCE ANNEXING CERTAIN PROPERTY BEING VACANT LAND LOCATED AT THE SOUTH CORNER OF ROUTE 34 AND HAFENRICHTER ROAD TO THE CITY OF AURORA PURSUANT TO AN APPROVED ANNEXATION AGREEMENT

O1995-136 approved on 12/12/1995: AN ORDINANCE ESTABLISHING A SPECIAL USE PLANNED DEVELOPMENT, APPROVING A PLAN DESCRIPTION FOR 96 ACRES LOCATED AT THE SOUTH CORNER OF ROUTE 34 AND HAFENRICHTER ROAD, AND APPROVING A PRELIMINARY PLAN AND PLAT PURSUANT TO THE TERMS OF THE PLAN DESCRIPTION

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.

PDFNL2005-010 approved on 3/22/2005: RESOLUTION APPROVING THE FINAL PLAT FOR A 5 LOT SUBDIVISION AND A FINAL PLAN ON LOT 1 FOR A BANK FACILITY LOCATED AT THE SOUTHEAST CORNER OF OGDEN AVENUE AND FARNSWORTH AVENUE IN THE CITY OF AURORA, IL.

R2007-289 approved on 6/12/2007: RESOLUTION PROPOSING THE ESTABLISHMENT OF A SPECIAL SERVICE AREA NUMBER 106 CITIZENS FIRST NATIONAL BANK BUSINESS PARK (KENDALL COUNTY) IN THE CITY OF AURORA AND PROVIDING FOR A PUBLIC HEARING AND OTHER PROCEDURES IN CONNECTION THEREWITH

O2007-086 approved on 7/24/2007: ORDINANCE FOR THE ESTABLISHMENT OF A SPECIAL SERVICE AREA NUMBER 106 CITIZENS FIRST NATIONAL BANK BUSINESS PARK (KENDALL COUNTY) IN THE CITY OF AURORA FOLLOWING NOTICE AND PUBLIC HEARING IN CONNECTION THEREWITH

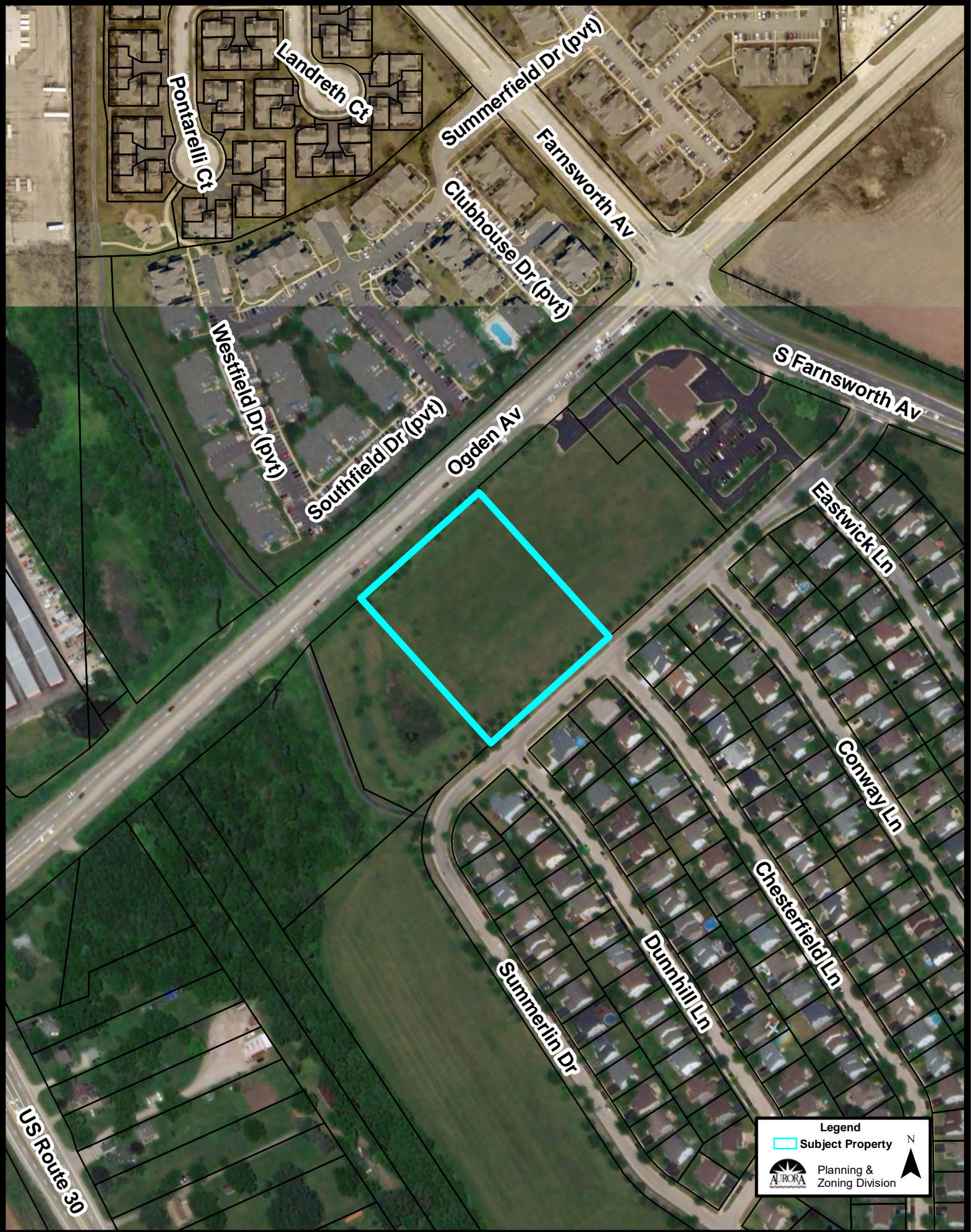
Location Maps Attached:

Aerial Overview

Location Map

Zoning Map


Comprehensive Plan Map



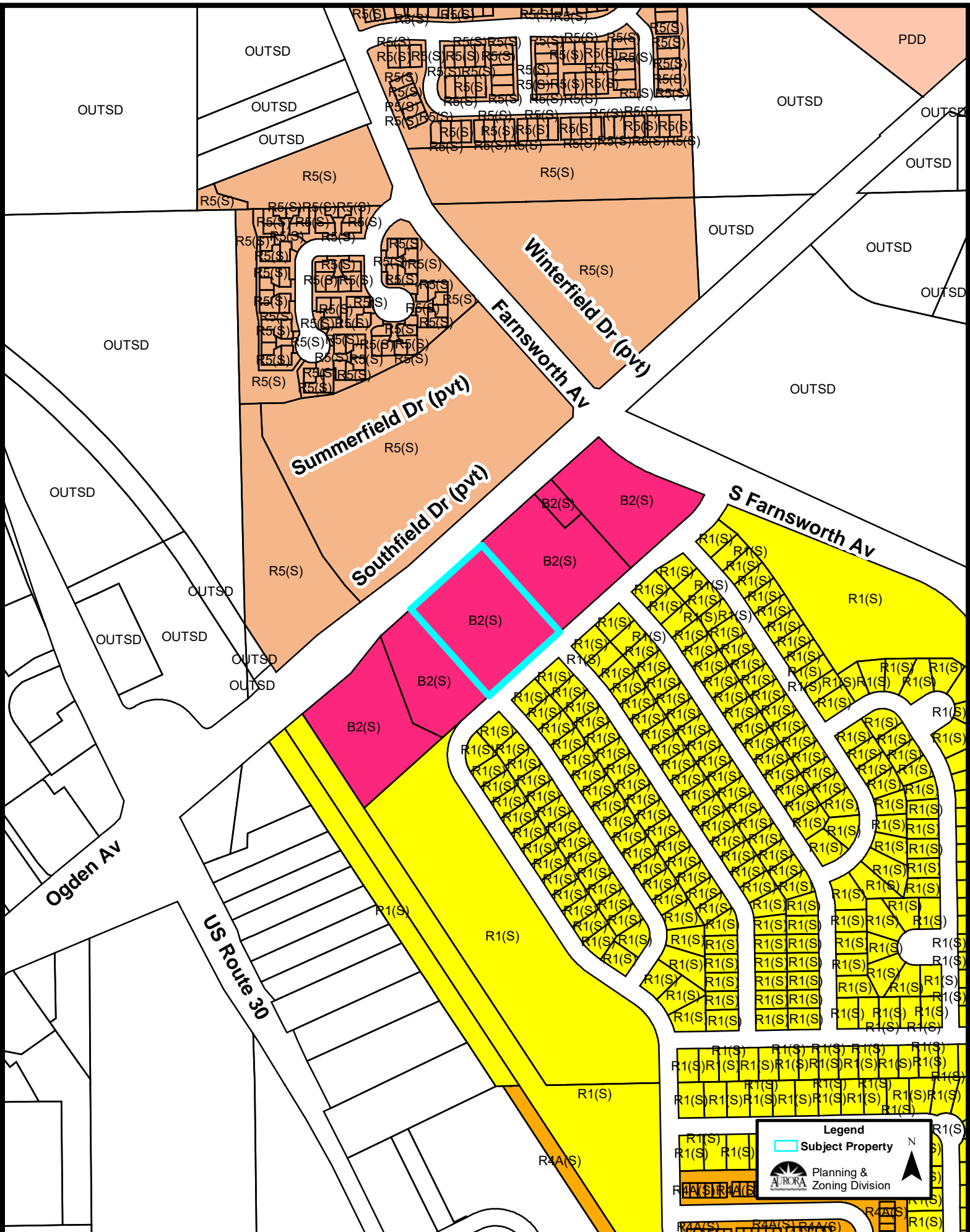
Legend

- Subject Property

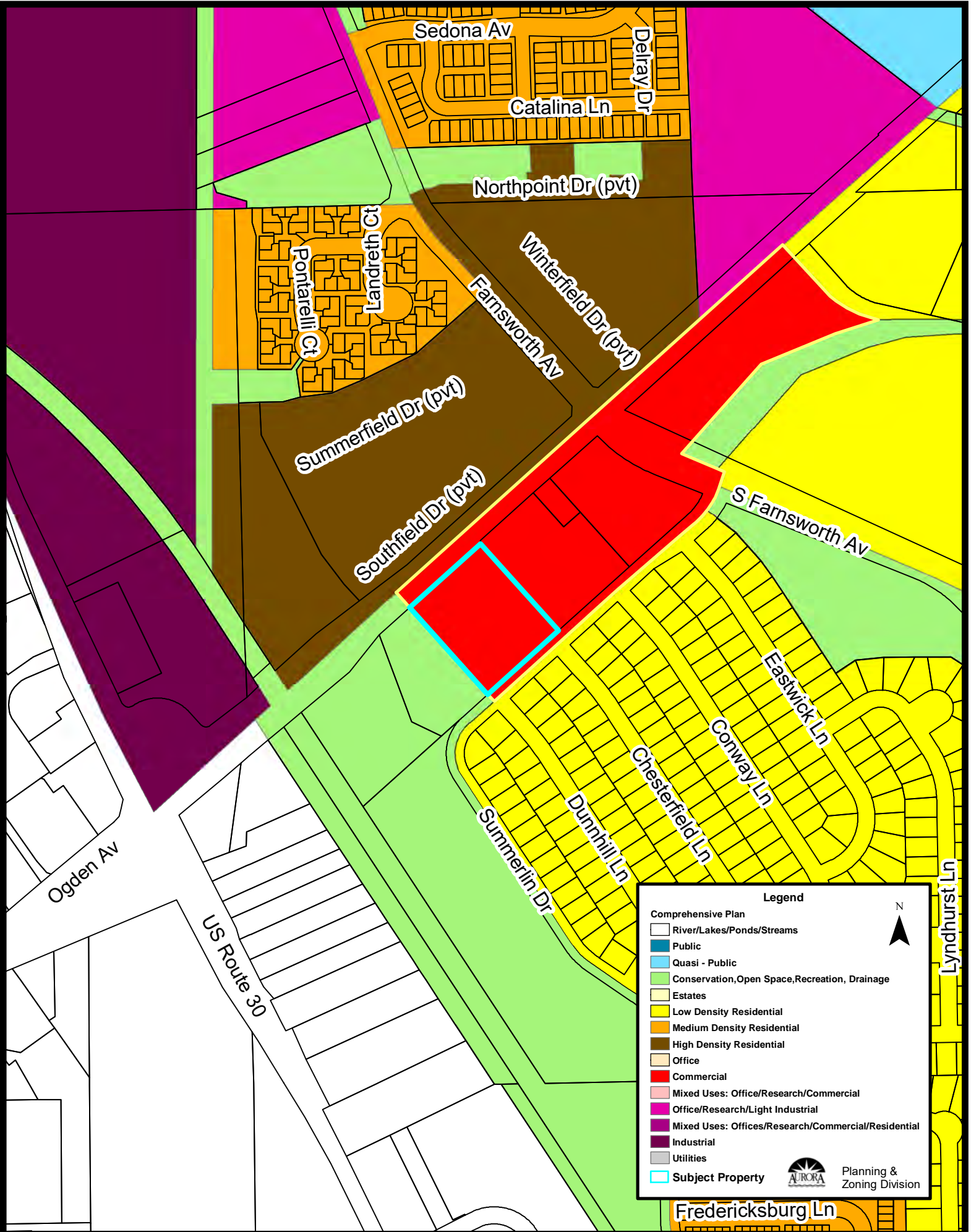
Planning & Zoning Division



Zoning Map (1:5,000):



Comprehensive Plan (1:5,000):



Legend

Comprehensive Plan

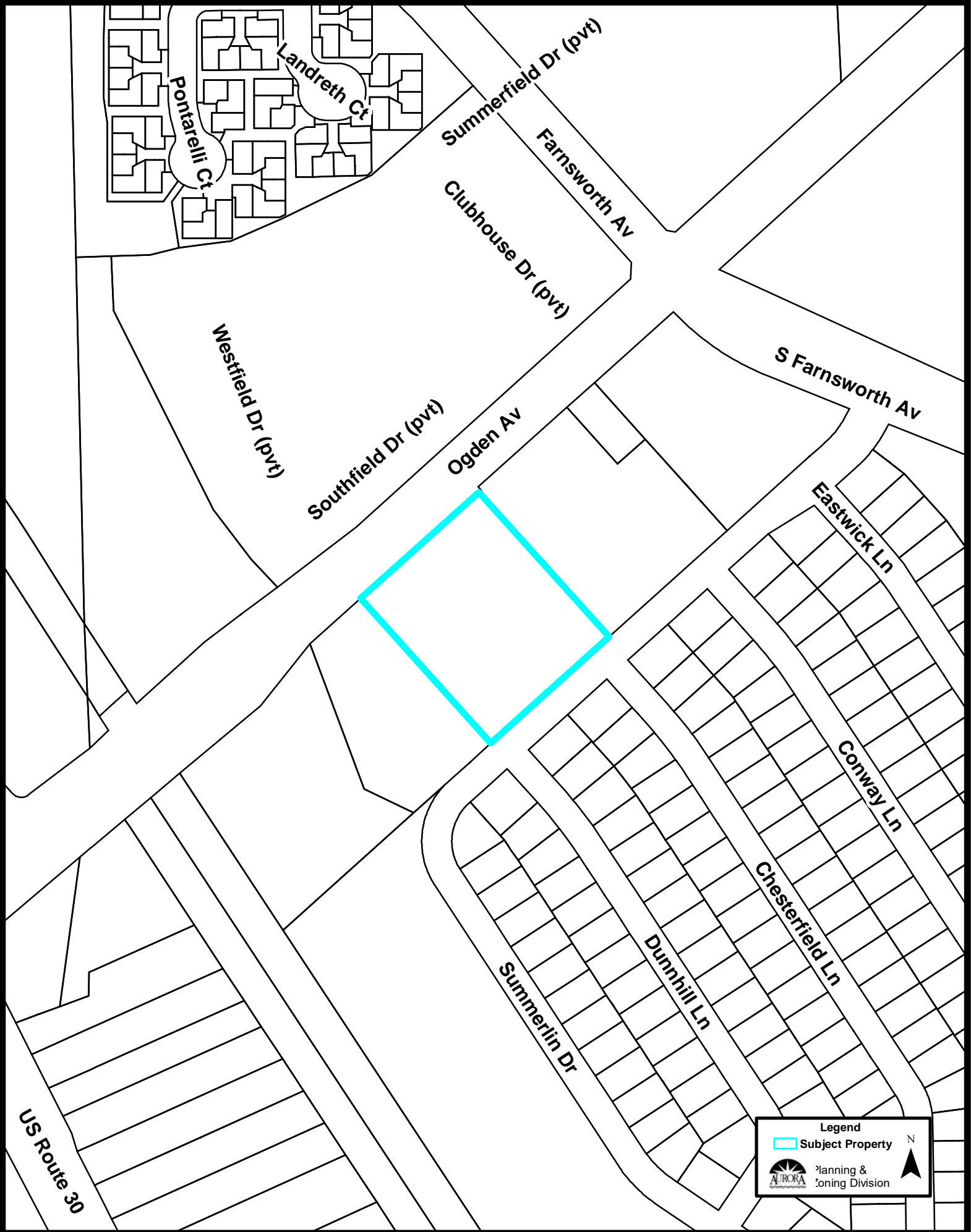
- River/Lakes/Ponds/Streams
- Public
- Quasi - Public
- Conservation, Open Space, Recreation, Drainage
- Estates
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Office
- Commercial
- Mixed Uses: Office/Research/Commercial
- Office/Research/Light Industrial
- Mixed Uses: Offices/Research/Commercial/Residential
- Industrial
- Utilities
- Subject Property

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Planning & Zoning Division

Fredericksburg Ln

Location Map (1:3,000):



Legend

- Subject Property

AURORA Planning & Zoning Division