

Property Research Sheet

Location ID#(s): 68170-68171

As of: 7/27/2016

Researched By: Jill Hall

Address: 4000 Ogden Ave, 4100 Ogden Ave

Current Zoning: PDD

Parcel Number(s): 07-28-207-004, 07-28-207-005

1929 Zoning: Not Applicable

Size: 3.65 Acres

1957 Zoning: Not Applicable

School District: SD 204 - Indian Prairie School District

Comp Plan Designation: Commercial

Park District: FVPD - Fox Valley Park District

ANPI Neighborhood: None

Ward: 10

TIF District: N/A

Historic District: None

Overall Development Name:

Current Land Use

Current Land Use: Quasi-Public: Hospital/Medical Clinic

Number of Stories: 1

AZO Land Use Category: Health and human services (6300)

Parking Spaces: 40

Number of Buildings: 1

Non-Residential Area:

Building Built In: 1985

Total Dwelling Units:

Total Building Area: 8,315 sq. ft.

Residential Rental: 0 / License:

Zoning Provisions

Setbacks and Other Bulk Standards:

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

Setbacks are typically as follows:

Front Yard Setback: 30 Feet

Interior Side Yard Setback: 15 Feet

Rear Yard Setback: 15 Feet

Exterior Side Yard Setback: 15 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 .

Permitted Uses:

Permitted Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.2 and Permitted Exceptions:

Special Uses:

Special Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.3 and .

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 .

Miscellaneous Notes on History

Legislative History

The known legislative history for this Property is as follows:

O1973-4315 approved on 7/17/1973:ORDINANCE PROVIDING FOR THE ANNEXATION AGREEMENT WITH THE OWNERS OF RECORD OF TERRITORY WHICH MAY BE ANNEXED TO THE CITY OF AURORA

O1973-4319 approved on 7/27/2013:AN ORDINANCE ANNEXING TERRITORY TO THE CITY OF AURORA, ILLINOIS

O1973-4323 approved on :AN ORDINANCE ESTABLISHING A PLANNED DEVELOPMENT DISTRICT AND APPROVING A PLAN DESCRIPTION

O1973-4325 approved on 8/1/1973:AN ORDINANCE REPEALING AN ORDINANCE ANNEXING TERRITORY TO THE CITY OF AURORA, ILLINOIS

O1973-4326 approved on 8/1/1973: AN ORDINANCE ANNEXING TERRITORY TO THE CITY OF AURORA, ILLINOIS

O1973-4330 approved on 8/1/1973:AN ORDINANCE ESTABLISHING A PLANNED DEVELOPMENT DISTRICT AND APPROVING A PLAN DESCRIPTION

R1983-1585 approved on 4/19/1983:FOX VALLEY EAST REGION I PRELIMINARY PLAN NO. 13, REVISION NO. 1

R1984-1979 approved on 2/21/1984:FOX VALLEY EAST-REGION I SUBDIVISION PLAT UNIT NO. 11

PCR1984-002 approved on 7/11/1984: FOX VALLEY EAST-REGION I FINAL PLAN NO. 13-A

PCR1985-020 approved on 6/12/1985: FOX VALLEY EAST, REGION I WAIVER OF FINAL PLAN REQUIREMENT

R1987-3576 approved on 9/15/1987: RESOLUTION APPROVING A REVISED PRELIMINARY PLAN FOR THE COPLEY MEDICAL CENTER AT FOX VALLEY

R1987-3578 approved on 9/15/1987: RESOLUTION APPROVING THE FINAL PLAT REVISION FOR THE COPLEY MEDICAL CENTER AT FOX VALLEY

O1993-059 approved on 7/27/1993:AUTHORIZING AN EXTENSION OF THE FOX VALLEY EAST PRINCIPAL ANNEXATION AGREEMENT (AURORA VENTURE)

O1993-123 approved on 12/7/1993:AN ORDINANCE PROVIDING FOR THE EXECUTION OF AN AMENDMENT AND REINSTATEMENT OF THE PRINCIPAL ANNEXATION AGREEMENT FOR REGION II OF FOX VALLEY EAST

O1993-124 approved on 12/7/1993:AN ORDINANCE APPROVING A PLAN DESCRIPTION MODIFICATION FOR CERTAIN PORTIONS OF FOX VALLEY EAST REGION II

PDFNL1994-032 approved on 8/8/1994: RESOLUTION APPROVING THE FINAL PLAT FOR THE FOX VALLEY MEDICAL/BUSINESS CAMPUS

PDFNL2002-026 approved on 5/16/2002:RESOLUTION APPROVING THE FINAL PLAT FOR THE RESUBDIVISION OF LOT 21 OF THE FOX VALLEY MEDICAL CAMPUS SUBDIVISION, BEING VACANT LAND LOCATED AT 4000 OGDEN AVENUE IN THE CITY OF AURORA, IL.

PDFNL2008-023 approved on 10/16/2008:RESOLUTION APPROVING THE FINAL PLAN ON LOT 200 IN THE REPLAT OF LOT 21 OF THE FOX VALLEY MEDICAL BUSINESS CAMPUS FOR AN OFFICE BUILDING USE LOCATED 4100 OGDEN AVENUE

O2016-062 approved on :09/13/2016: AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR A VEHICLE/CAR DEALERSHIP, ENTIRELY USED (2811) USE ASSOCIATED WITH A VEHICLE RENTAL (2840) USE ON THE PROPERTY LOCATED AT 4000 AND 41000 OGDEN

R2016-272 approved on 09/13/16 : A RESOLUTION APPROVING A PRELININARY PLAN AND PLAT FOR LOT 100 AND 200 OF FOX VALLEY MEDIAL/BUSINESS CAMPUS SUBDIVISION LOCATED AT 4000 AND 41000 OGDEN AVENUE

Location Maps Attached:

Aerial Overview

Location Map

Zoning Map

Comprehensive Plan Map