

# Property Research Sheet

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

As of: 3/21/2021

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: R-5(S) Multiple-Family Dwelling, R-5A(S) Midrise Multiple Family Dwelling, B-2(S) General Retail District, and OS-1(S) Conservation, Open Space and Drainage with a Special Use Planned Development

Historic District: None

ANPI Neighborhood: None

TIF District: N/A

1929 Zoning: Not Applicable

Overall Development Name: Ocean Atlantic Woodland Corporation

1957 Zoning: Not Applicable

Comp Plan Designation: Commercial

## 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:

**Ogden Avenue and 75<sup>th</sup> Street and Commons Drive Setback:** 30 feet

**Interior Side Yard Setback:** 5 feet.

**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.

**Minimum Lot Width and Area:** None.

**Maximum Lot Coverage:** None.

**Maximum Structure Height:** None.

**Floor Area Ratio:** None.

### 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 Plan Description.

### Special Uses:

Special Uses are pursuant to the Plan Description

### Limited But Permitted Uses:

Limited but Permitted Uses are pursuant to the Plan Description

## **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

**O2019-049 approved on 8/13/2019:** AN ORDINANCE ESTABLISHING A SPECIAL USE PLANNED DEVELOPMENT, APPROVING THE MELODY TOWN CENTER PLAN DESCRIPTION AND AMENDING ORDINANCE NUMBER 3100, BEING THE AURORA ZONING ORDINANCE AND THE ZONING MAP ATTACHED THERETO, TO AN UNDERLYING ZONING OF R-5(S) MULTIPLE-FAMILY DWELLING, R-5A(S) MIDRISE MULTIPLE FAMILY DWELLING, B-2(S) GENERAL RETAIL DISTRICT, AND OS-1(S) CONSERVATION, OPEN SPACE AND DRAINAGE WITH A SPECIAL USE PLANNED DEVELOPMENT FOR THE PROPERTY LOCATED AT EAST OF THE INTERSECTION OF OGDEN AVENUE AND 75TH STREET

**R2019-245 approved on 8/13/2019:** A RESOLUTION APPROVING A PRELIMINARY PLAT FOR MELODY TOWN CENTER SUBDIVISION BEING VACANT LAND LOCATED AT EAST OF THE INTERSECTION OF OGDEN AVENUE AND 75TH STREET

**R2019-246 approved on 8/13/2019:** A RESOLUTION APPROVING A PRELIMINARY PLAN FOR MELODY TOWN CENTER SUBDIVISION BEING VACANT LAND LOCATED AT EAST OF THE INTERSECTION OF OGDEN AVENUE AND 75TH STREET

**O2019-068 approved on 10/8/2019:** AN ORDINANCE CALLING FOR A PUBLIC HEARING AND A JOINT REVIEW BOARD MEETING TO CONSIDER THE DESIGNATION OF A REDEVELOPMENT PROJECT AREA AND THE APPROVAL OF A REDEVELOPMENT PLAN AND PROJECT FOR THE CITY OF AURORA: 75TH STREET OGDEN AVENUE TAX INCREMENT FINANCING DISTRICT

**O2020-002 approved on 1/28/2020:** AN ORDINANCE DESIGNATING THE CITY OF AURORA'S 75TH STREET AND OGDEN AVENUE TAX INCREMENT FINANCING DISTRICT, REDEVELOPMENT PROJECT AREA.

**O2020-003 approved on 1/28/2020:** AN ORDINANCE APPROVING THE CITY OF AURORA'S 75TH STREET AND OGDEN AVENUE TAX INCREMENT FINANCING DISTRICT, REDEVELOPMENT PROJECT AREA, REDEVELOPMENT PLAN AND PROJECT.

**O2020-004 approved on 1/28/2020:** AN ORDINANCE ADOPTING THE CITY OF AURORA'S 75TH STREET AND OGDEN AVENUE TAX INCREMENT FINANCING DISTRICT.

**Location Maps Attached:**

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Aerial Overview

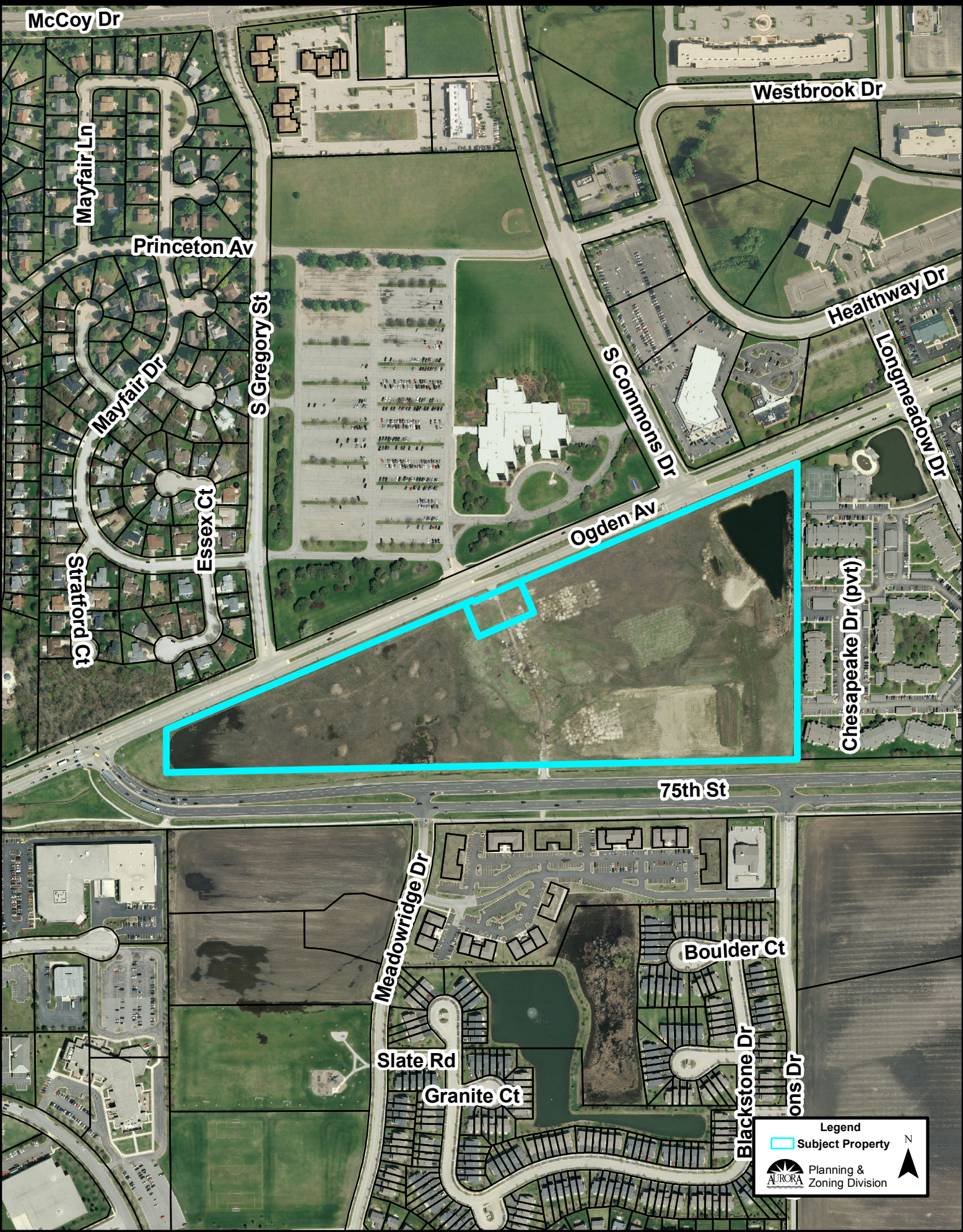
Location Map

Zoning Map

Comprehensive Plan Map

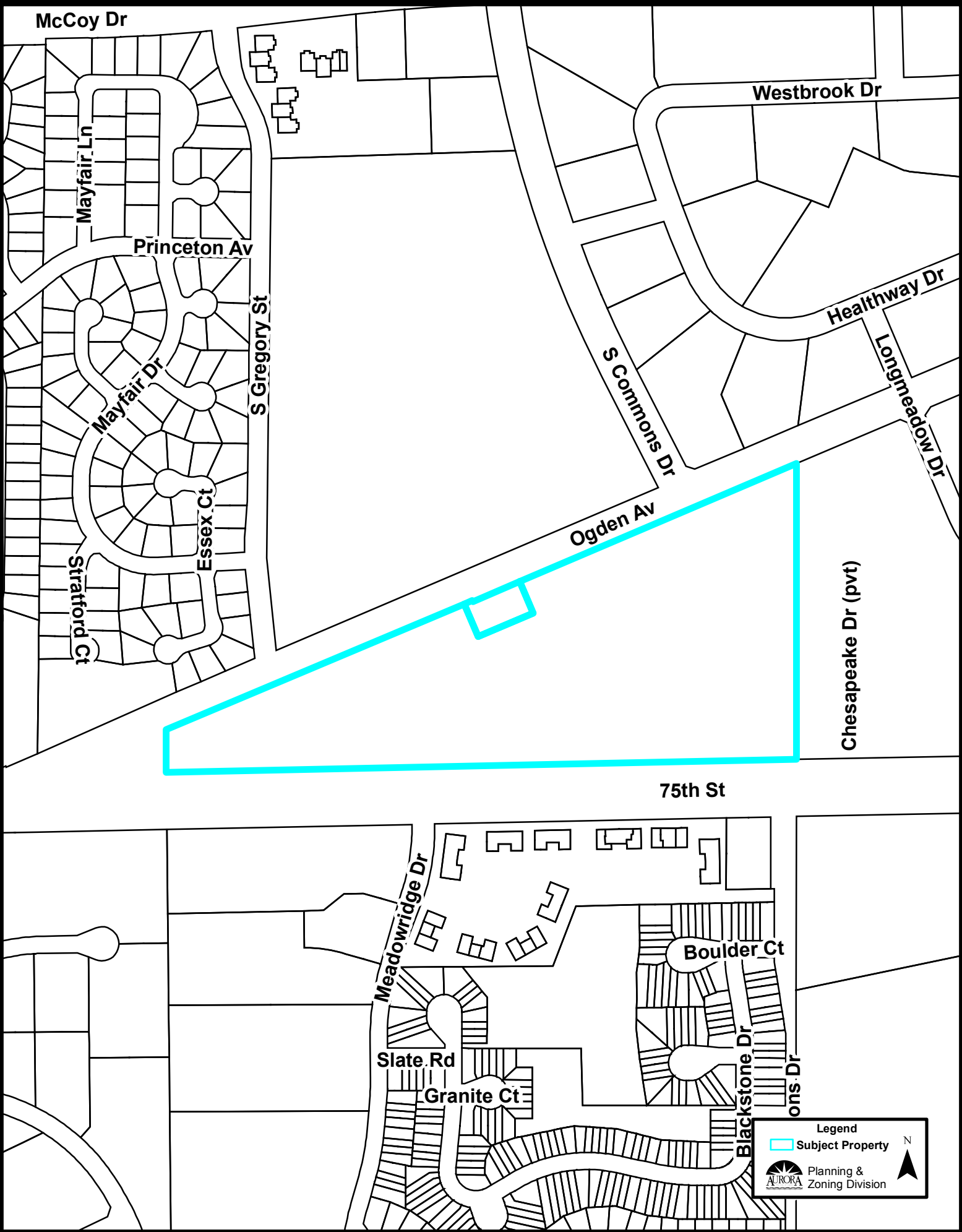


Aerial Photo (1:5,000):

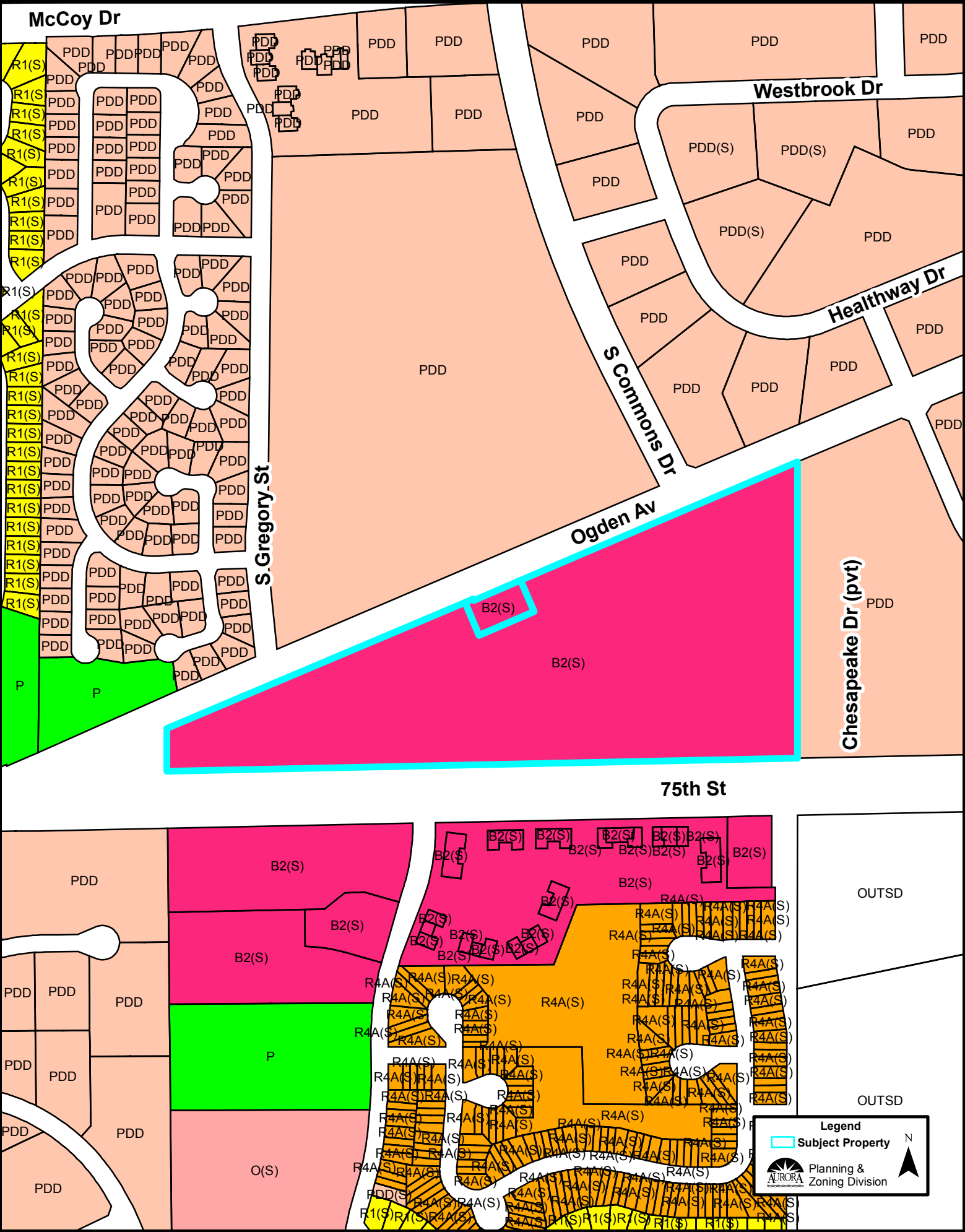




Location Map (1:5,000):



Zoning Plan (1:5,000):



Comprehensive Plan (1:5,000):

