

Property Research Sheet

Location ID#: 68171

As of: 11/9/2015

Researched By: Ty McCarthy

Address: 4100 Ogden Ave

Comp Plan Designation: Commercial

Subdivision: Lot 200 of Fox Valley
Medical/Business Campus

School District: SD 204 - Indian Prairie School
District

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

Park District: FVPD - Fox Valley Park District

Size: 1.666773 Acres

Ward: 10

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: Vacant Land/Open Space/Parking Lot

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:

O73-4315 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

O73-4326 approved on 8/1/1973: AN ORDINANCE ANNEXING TERRITORY TO THE CITY OF AURORA, ILLINOIS

O73-4330 approved on 8/1/1973: AN ORDINANCE ESTABLISHING A PLANNED DEVELOPMENT DISTRICT AND APPROVING A PLAN DESCRIPTION

PD94-32 approved on 8/8/1994: APPROVING THE FINAL PLAT FOR THE FOX VALLEY MEDICAL/BUSINESS CAMPUS

PDFNL02-026 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.

PDFNL08-023 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

Location Maps Attached:

Aerial Overview
Location Map
Zoning Map
Comprehensive Plan Map

Property Research Sheet

Location ID#: 68170

As of: 11/9/2015

Researched By: Ty McCarthy

Address: 4000 Ogden Ave

Comp Plan Designation: Commercial

Subdivision: Lot 100 of Fox Valley
Medical/Business Campus

School District: SD 204 - Indian Prairie School
District

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

Park District: FVPD - Fox Valley Park District

Size: 1.982494 Acres

Ward: 10

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: Quasi-Public:
Hospital/Medical Clinic

Building Built In: 1985

Number of Buildings: 1

Total Building Area: 8,315 sq. ft.

Number of Stories: 1

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O73-4330 approved on 8/1/1973: AN ORDINANCE ESTABLISHING A PLANNED DEVELOPMENT DISTRICT AND APPROVING A PLAN DESCRIPTION

PCR85-020 approved on 5/22/1985: FOX VALLEY EAST, REGION I, WAIVER OF FINAL PLAN REQUIREMENT

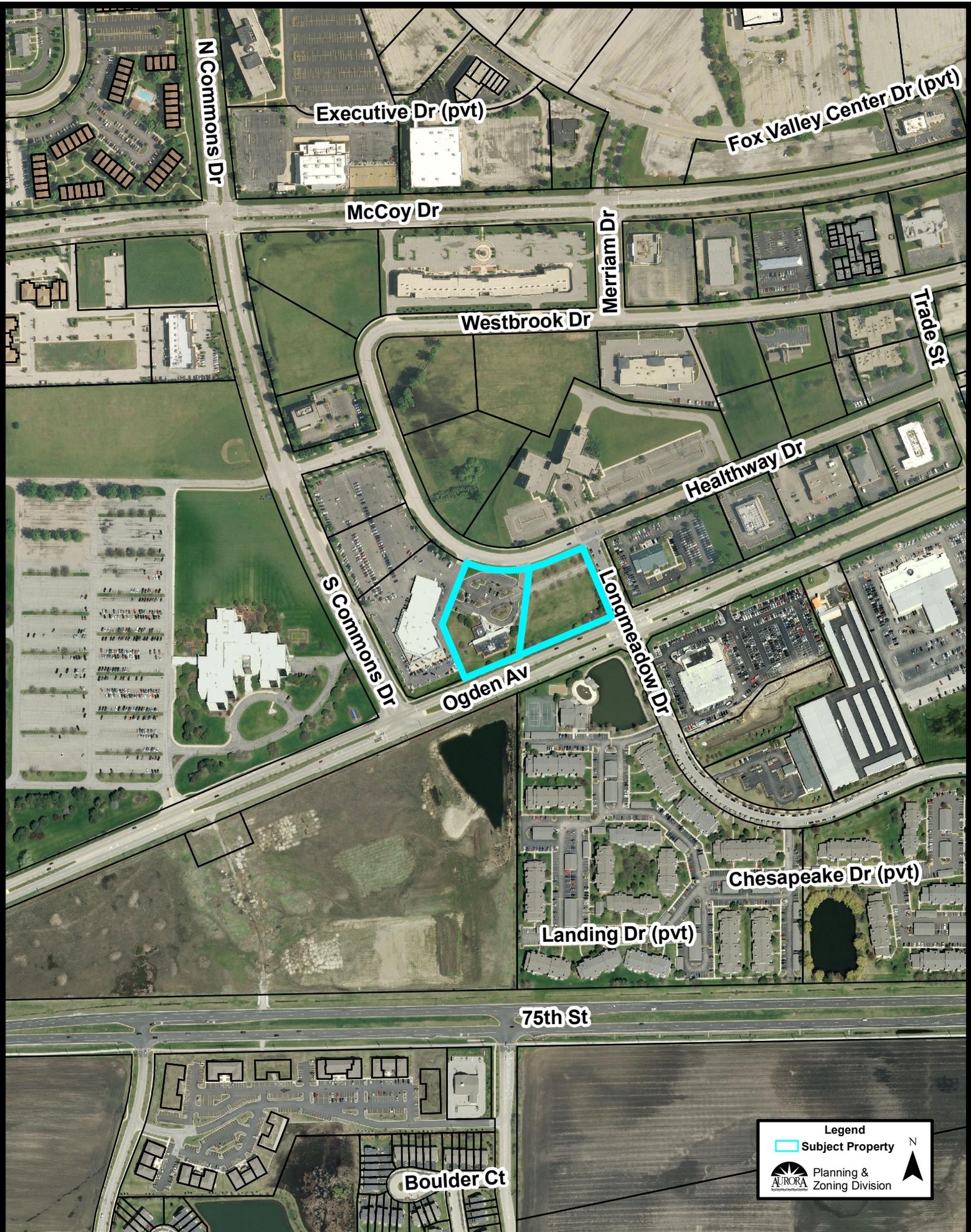
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Location Maps Attached:

Aerial Overview
Location Map
Zoning Map
Comprehensive Plan Map

Aerial Photo (1:5,000):



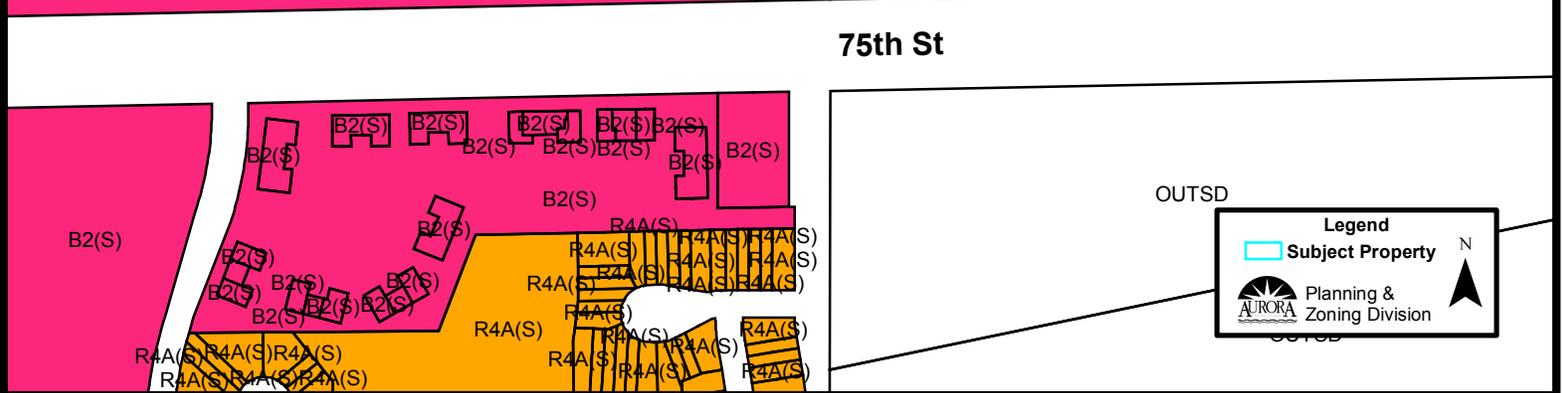
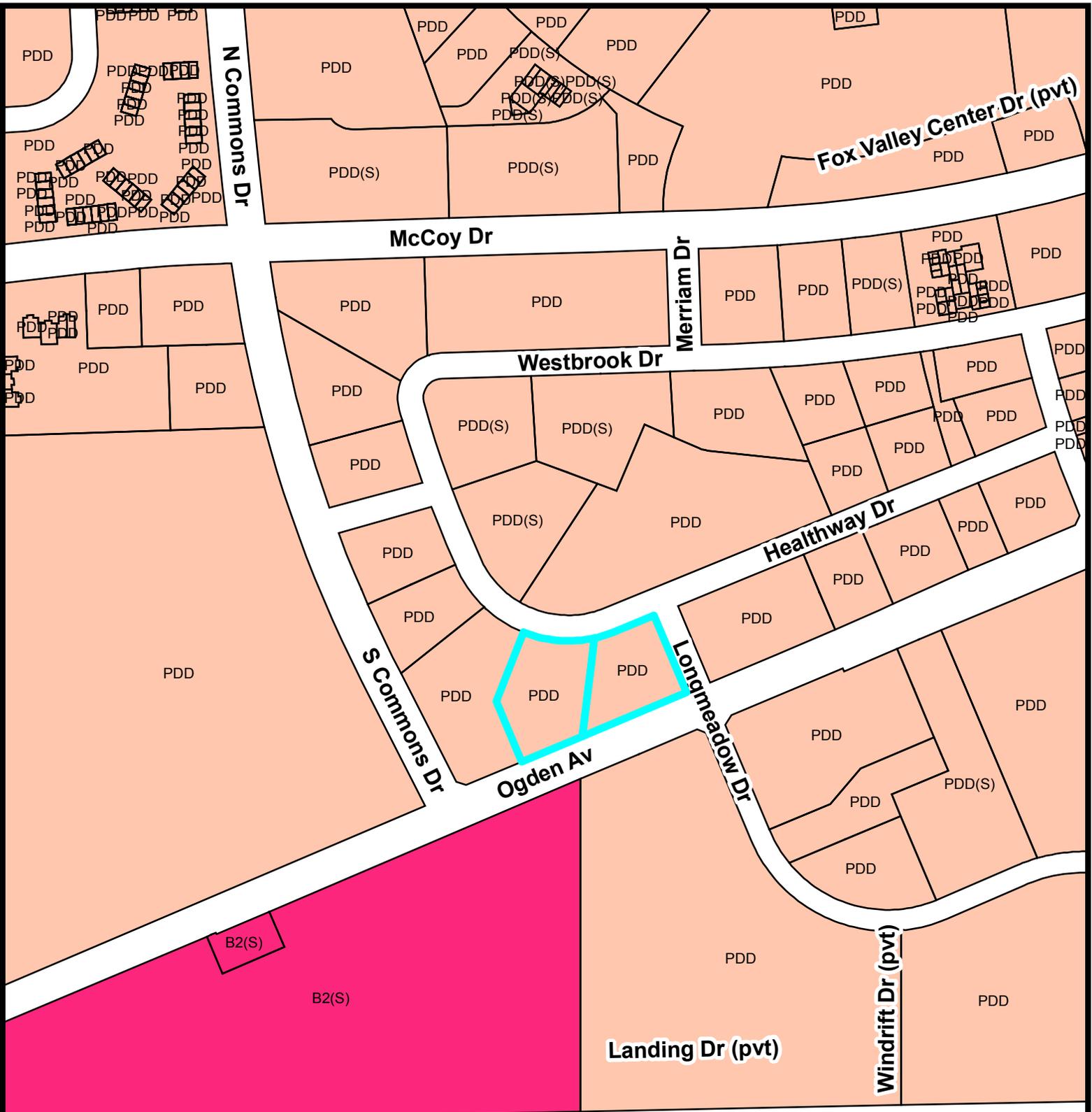
Legend

- Subject Property

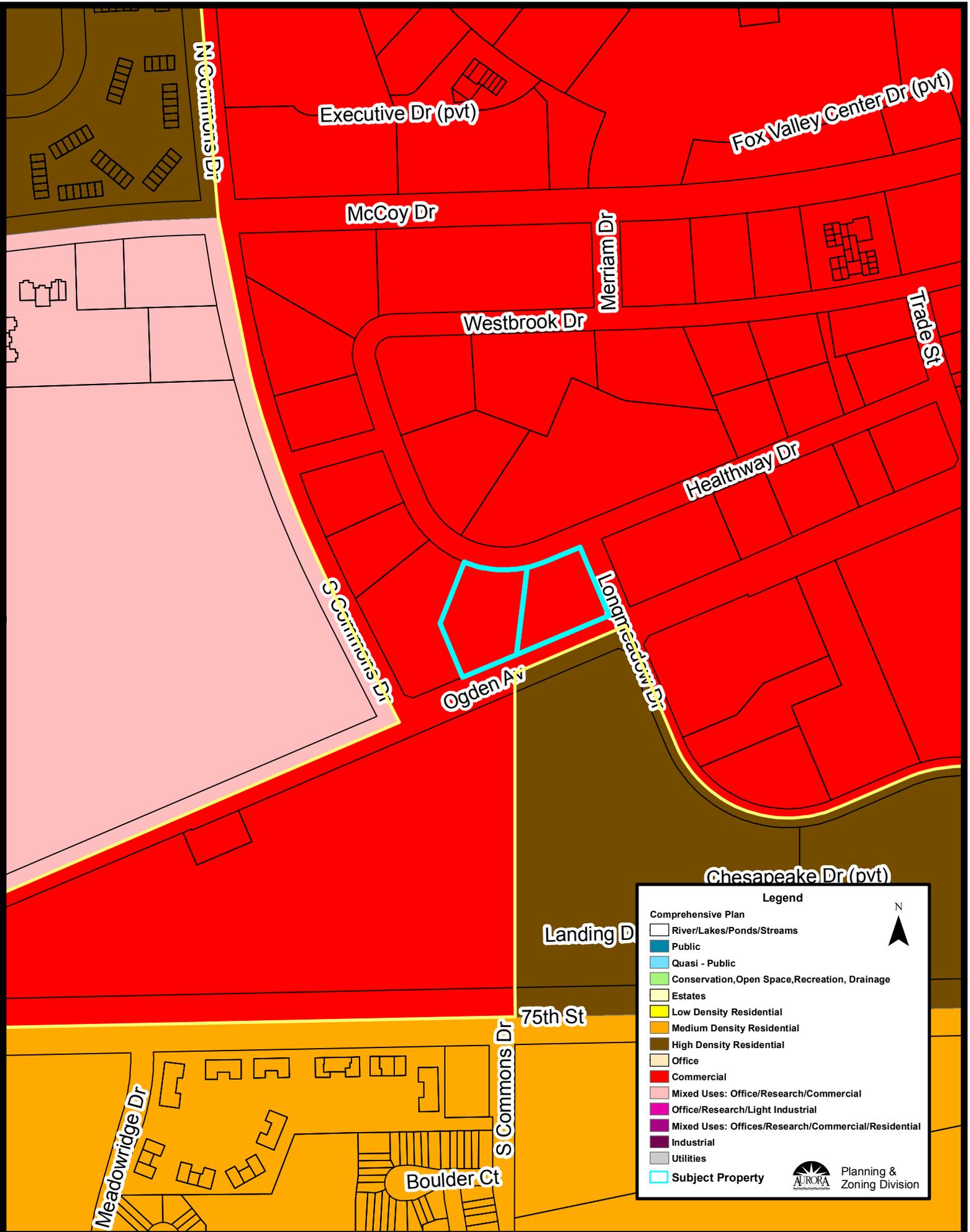
Planning & Zoning Division



Zoning Plan (1:5,000):



Comprehensive Plan (1:5,000):



Legend

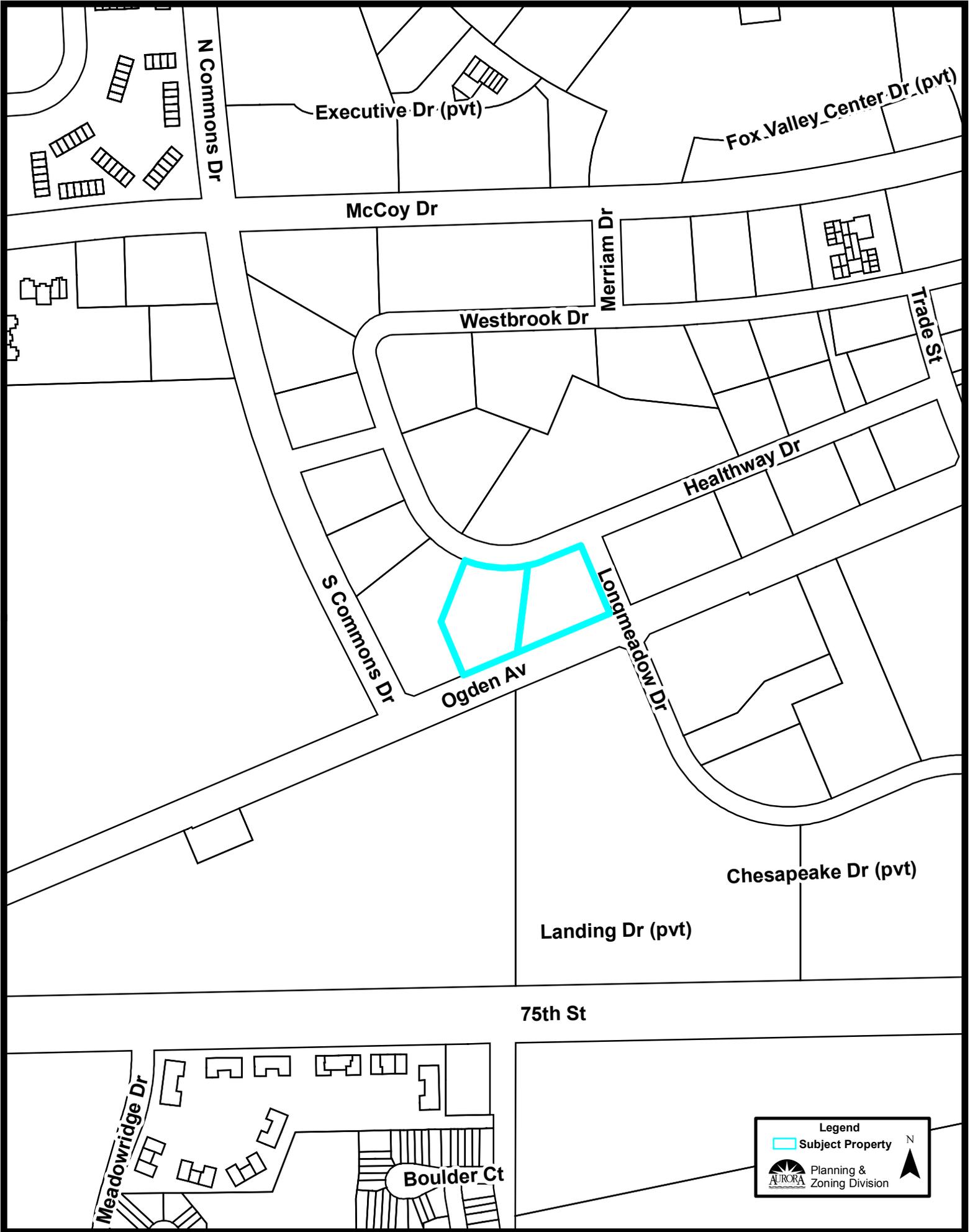
Comprehensive Plan

- 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

N
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 Planning & Zoning Division

Location Map (1:5,000):



Legend

- Subject Property

 Planning & Zoning Division

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