

Property Research Sheet

Location ID#(s): 11782-11783

As of: 8/23/2018

Researched By: Steve Broadwell

Address: 1281 NANTUCKET RD

Current Zoning: R-5A Midrise Multiple Family Dwelling District

Parcel Number(s): 15-09-376-001, 15-09-377-006, 15-09-376-002, 15-09-377-005, 15-09-378-003, 15-09-378-002, 15-09-377-002, 15-09-378-007, 15-09-377-004, 15-09-378-006, 15-09-378-005, 15-09-378-004, 15-09-377-008, 15-09-377-007

Comp Plan Designation: High Density Residential

Subdivision: of Heritage Green

Size: 7.976 Acres / 347,435 Sq. Ft.

School District: SD 129 - West Aurora School District

Park District: FVPD - Fox Valley Park District

Ward: 6

Current Land Use

Current Land Use: Residential: Multiple Family

AZO Land Use Category: Multi-Family Dwelling (1140)

Number of Buildings: 14

Parking Spaces: 302

Building Built In: 1969

Total Dwelling Units: 250

Total Building Area:

Residential Rental: 0 / License:

Number of Stories: 3

Zoning Provisions

Setbacks and Other Bulk Standards:

Requirements are pursuant to the Aurora Zoning Ordinance Section(s) 5 and 7.11.

Setbacks are typically as follows:

Front Yard Setback: 25 feet. The setback for structures exceeding 25 feet in height shall be increased 1 foot for each 2 feet or fraction thereof by which the structure's height exceeds 25 feet. In no case shall an exterior front setback of more than 40 feet be required.

Side Yard Setback: 10 feet. The setback for structures exceeding 25 feet in height shall be increased 1 foot for each 2 feet or fraction thereof by which the structure's height exceeds 25 feet. In no case shall an interior side setback of more than 30 feet be required.

Exterior Side Yard Setback: 10 feet, or 50% of the exterior front setback required on the adjacent

lots to the exterior side, whichever is greater.
Exterior Side Yard Reverse Corner Setback:

Rear Yard Setback: 30 feet
Exterior Rear Yard Setback: 30 feet

Setback Exceptions:
Interior Drive Yard Setback:

Other bulk standards are typically as follows:

Building Separations: An accessory building shall be located no closer than 20 feet to the principal building.

Minimum Lot Width and Area: 75 feet; 10,000 sq. ft.; pursuant to 7.11-5.5

Maximum Lot Coverage: 40%

Maximum Structure Height: Principal building: 75 feet; Accessory building: 25 feet; Structures: 75 feet

Floor Area Ratio: Buildings - 2.0; Dwelling Units - no less than 480 sq. ft.

Minimum Primary Structure Size:

Minimum Dwelling Unit Size:

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 7.11.

Permitted Uses:

Permitted Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.2 and 7.11 Permitted Exceptions:

Special Uses:

Special Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.3 and 7.11.

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 7.11.

Legislative History

The known legislative history for this Property is as follows:

O1964-3549 approved on 3/16/1964: AN ORDINANCE ANNEXING CERTAIN TERRITORY TO THE CITY OF AURORA, COUNTY OF KANE, STATE OF ILLINOIS

O1967-3816 approved on 3/20/1967: AN ORDINANCE AMENDING ORDINANCE NUMBER 3100 BEING THE AURORA ZONING ORDINANCE AND THE ZONING MAP ATTACHED THERETO

R2000-496 approved on 10/24/2000: CHANGING NANTUCKET, HUNTINGTON AND COVENTRY FROM TWO-WAY TO ONE-WAY

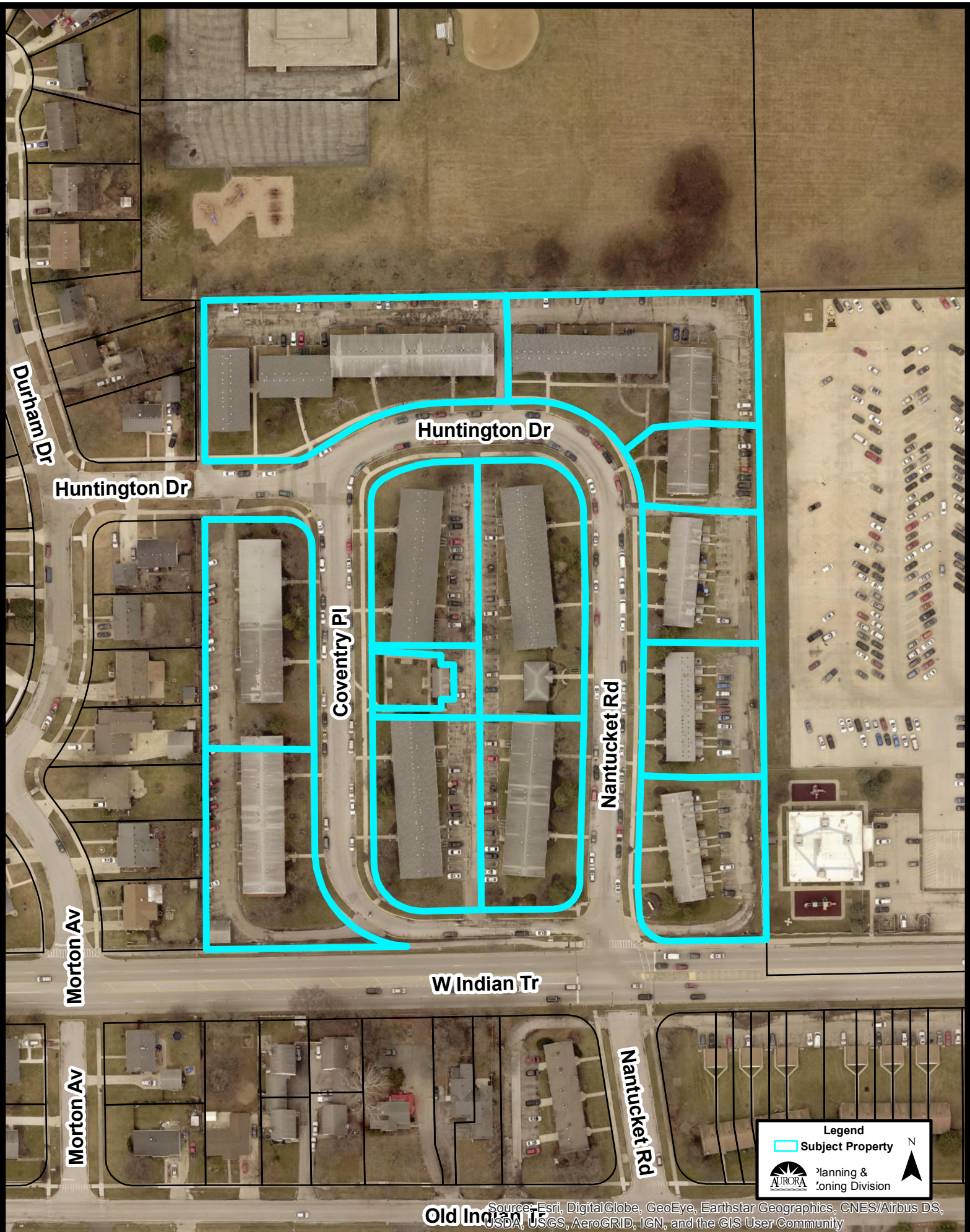
Location Maps Attached:

Aerial Overview

Location Map

Zoning Map

Comprehensive Plan Map



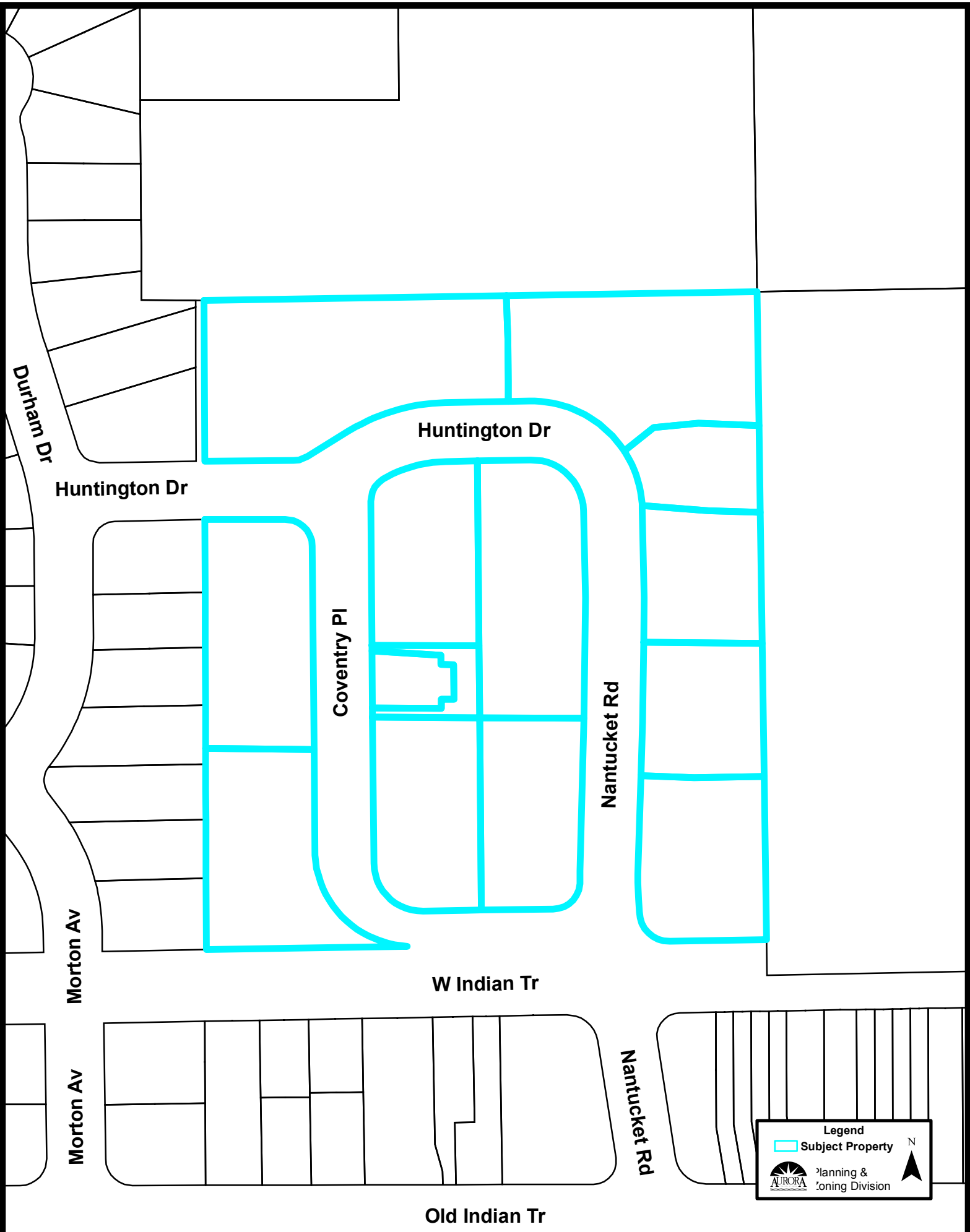
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- Subject Property

Planning & Zoning Division



Aerial Photo (1:5,000):



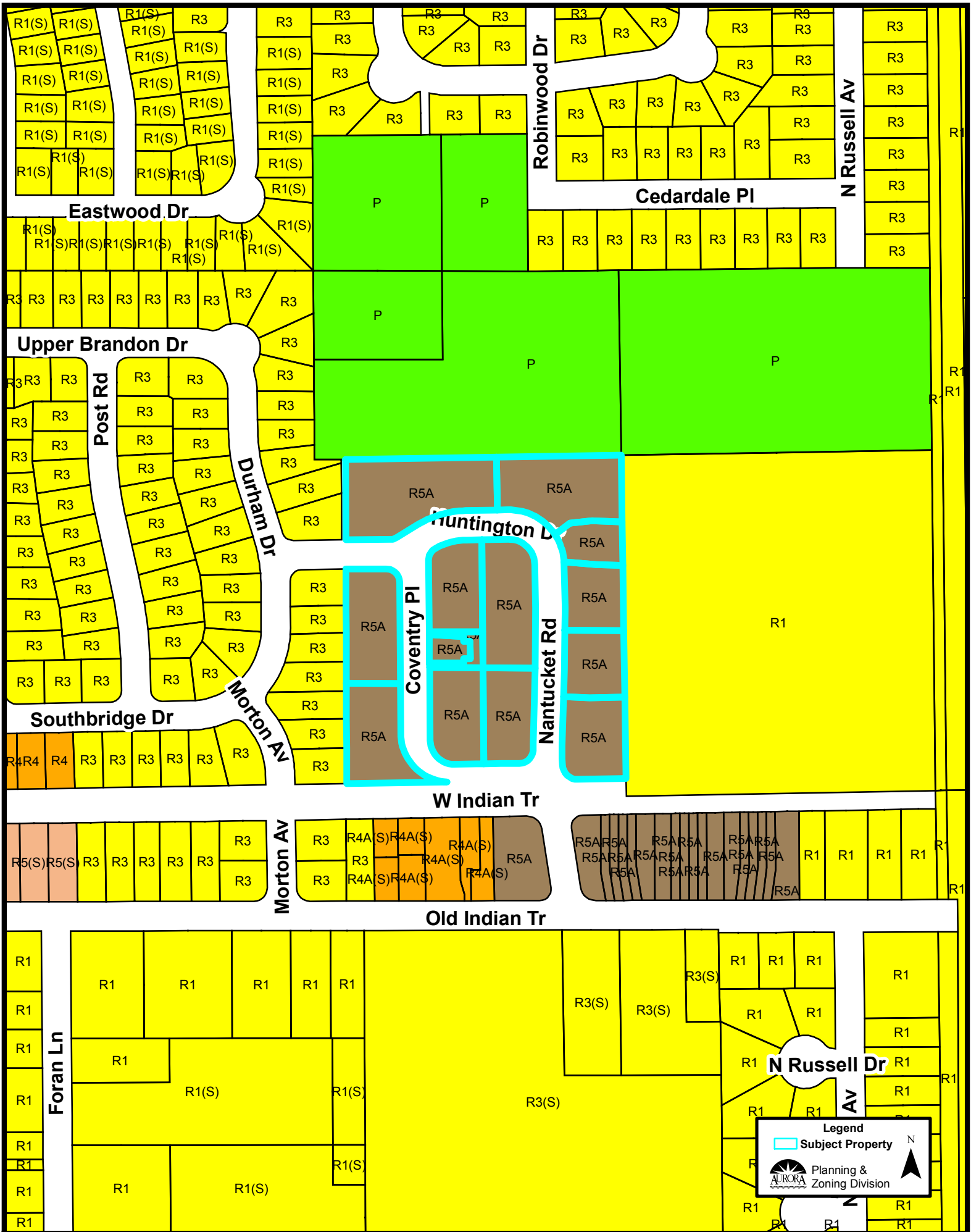
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-  Subject Property

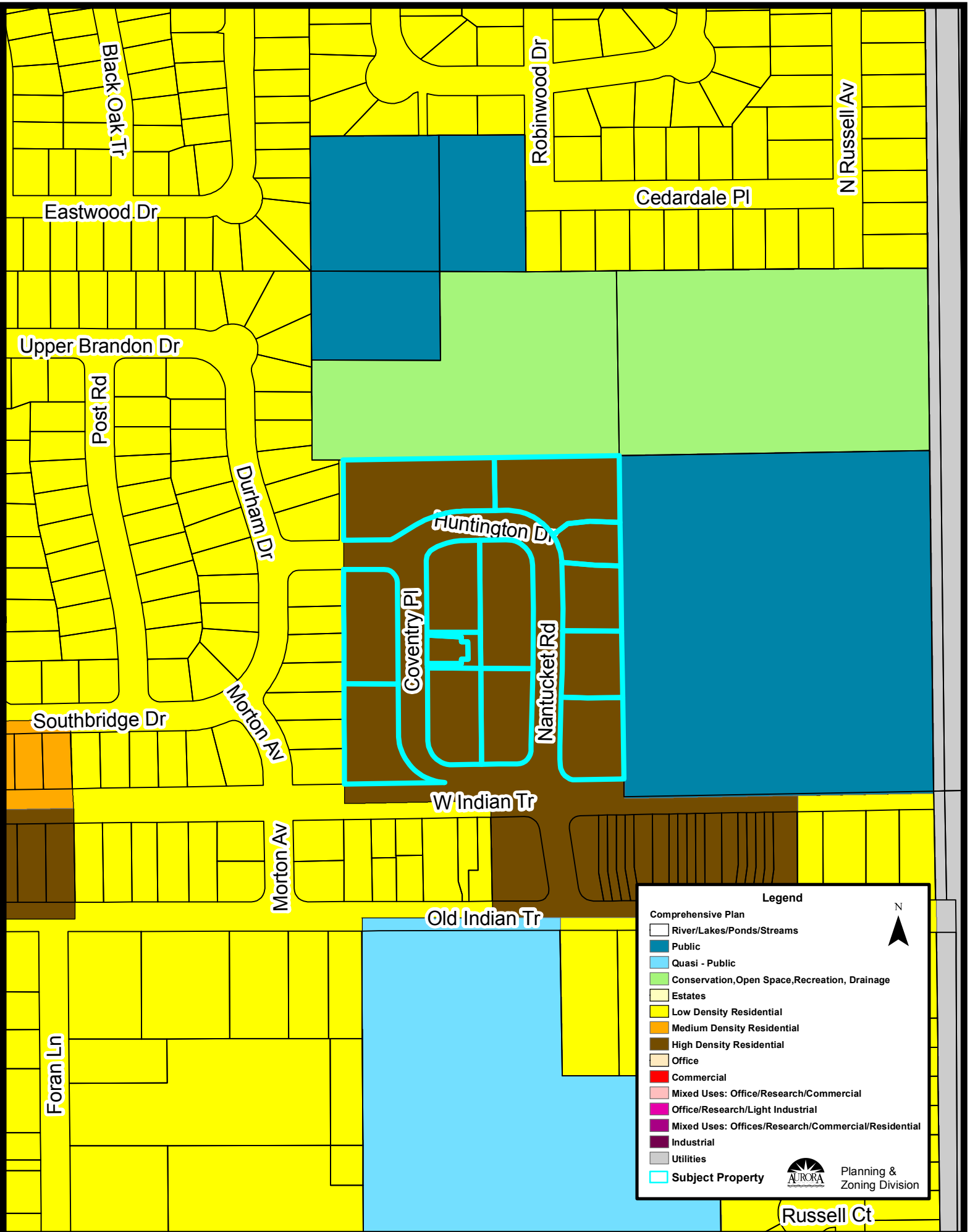
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Zoning Map (1:5,000):



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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Russell Ct