

Property Research Sheet

Location ID#(s): 54023-54024

As of: 9/16/2016

Researched By: Jill Hall

Address: South West corner of Birch Lane and Elder Drive

Current Zoning: R-5(S) Multiple Family Dwelling

Parcel Number(s): 15-07-476-015, 15-07-476-016, 15-07-476-017

1929 Zoning: Not Applicable

1957 Zoning: Not Applicable

Subdivision: Lot 2 of Townhomes Of Foxcroft Unit One

Comp Plan Designation: Low Density Residential

ANPI Neighborhood: None

Size: 0.13 Acres / 5,663 Sq. Ft.

TIF District: N/A

School District: SD 129 - West Aurora School District

Historic District: None

Park District: FVPD - Fox Valley Park District

Ward: 5

Overall Development Name: Foxcroft Townhomes

Current Land Use

Current Land Use: Vacant Land/Open Space AZO Land Use Category: 1130 Multi Family

Zoning Provisions

Setbacks and Other Bulk Standards:

Requirements are pursuant to the Aurora Zoning Ordinance Section(s) 5 and Section 7.10.

Setbacks are typically as follows:

Front Yard Setback: Not less than 25 feet for buildings fronting upon a right of way dedicated to the City regardless of the height of the building. Not less than 22 feet from the back of the curb or edge of road paving for building fronting upon a right of way not dedicated to the City regardless of the height of the building. Or the minimum property standards of the federal housing administration

Side Yard Setback: 10 feet to 30 feet based on building height

Exterior Side Yard Setback: 10 feet **Exterior Side Yard Reverse Corner Setback:** 10 feet or 50% of the exterior front setback required per the adjacent lots, whichever is greater.

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:

Minimum Lot Width and Area: All structures or buildings containing 3 or more dwelling units

shall be located on lots which provide the following minimum lot area per dwelling:

- a. Units wh 3 or more bedrooms: 3,000 sf
- b. Units with 2 bedroms: 2,000 sf
- c. Units wit 1 bedroom or efficiency: 1,500 sf

Maximum Lot Coverage: 40%
Maximum Structure Height: Typically 45 feet

Floor Area Ratio: 1.0
Minimum Primary Structure Size: None
Minimum Dwelling Unit Size: One story: 650 sq ft
Two Story: 900 sq ft
Three Story: 1200 sq ft
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 7.10.

Permitted Uses:

Permitted Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.2 and Section 7.10 Permitted Exceptions: Any party wall building or condominium shall not contain more than 10 dwellings.

Special Uses:

Special Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.3 and Section 7.10.

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 7.10.

Miscellaneous Notes on History

Each singular lot is NOT individually buildable, but as a whole the three vacant lot can be built upon. A new building must be separated from the existing complex to the south by a fire wall. Each new unit would also need to be separated by a firewall and the firewall would need to be on the property line. The Fire Code requires that a building/unit cannot be located across property lines.

Legislative History

The known legislative history for this Property is as follows:

01971-4176 approved on 4/6/1971: AN ORDINANCE APPROVING ANNEXATION AGREEMENT

01971-4177 approved on 4/6/1971: AN ORDINANCE ANNEXING TO THE CITY OF AURORA CERTAIN LAND LYING IN THOSE PARTS OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, KANE COUNTY, ILLINOIS.

01971-4178 approved on 4/6/1971: BE IT OBTAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF AURORA, KANE COUNTY, ILLINOIS, AS FOLLOWS

01971-4179 approved on 4/6/1971: BE IT OBTAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF AURORA, KANE COUNTY, ILLINOIS, AS FOLLOWS

01976-4522 approved on 4/6/1976: ORDINANCE PROVIDING FOR THE EXECUTION OF AMENDMENT NUMBER 1 TO ANNEXATION AGREEMENT DATED APRIL 6, 1971, BETWEEN HOFFMAN-ROSNER CORPORATION, AND OTHER OWNERS, AND THE CITY OF AURORA, ILLINOIS.

01976-4523 approved on 4/6/1976: AN ORDINANCE PROVIDING FOR THE EXECUTION OF EXTENSION AND AMENDMENT NUMBER 2 TO ANNEXATION AGREEMENT DATED APRIL 6, 1971, BETWEEN HOFFMAN ROSNER CORPORATION AND OTHER OWNERS, AND THE CITY OF AURORA, ILLINOIS.

O1977-4660 approved on 10/4/1977: ORDINANCE PROVIDING FOR THE EXECUTION OF EXTENSION AND AMENDMENT NUMBER 3 TO ANNEXATION AGREEMENT DATED APRIL 6, 1971, BETWEEN HOFFMAN ROSNER CORPORATION AND OTHER OWNERS, AND THE CITY OF AURORA, ILLINOIS.

O1978-4708 approved on 5/9/1978: PROVIDING FOR THE EXECUTION OF EXTENSION AND AMENDMENT NUMBER 4 TO ANNEXATION AGREEMENT DATED APRIL 6, 1971, BETWEEN HOFFMAN ROSNER CORPORATION AND OTHER OWNERS, AND THE CITY OF AURORA, ILLINOIS.

Location Maps Attached:

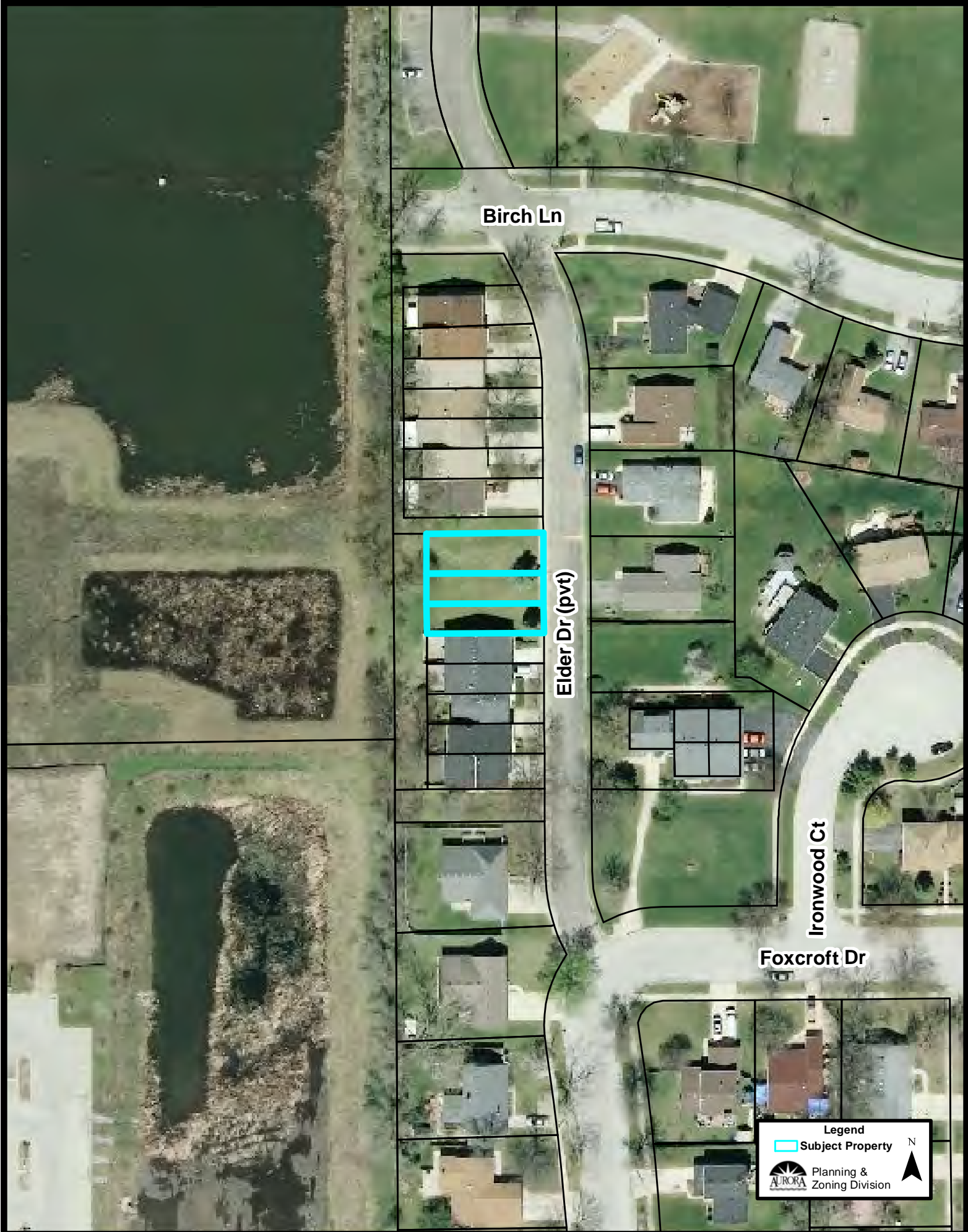
Aerial Overview

Location Map

Zoning Map

Comprehensive Plan Map

Aerial Photo (1:1,000):




Birch Ln


Elder Dr (pvt)


Ironwood Ct

Foxcroft Dr

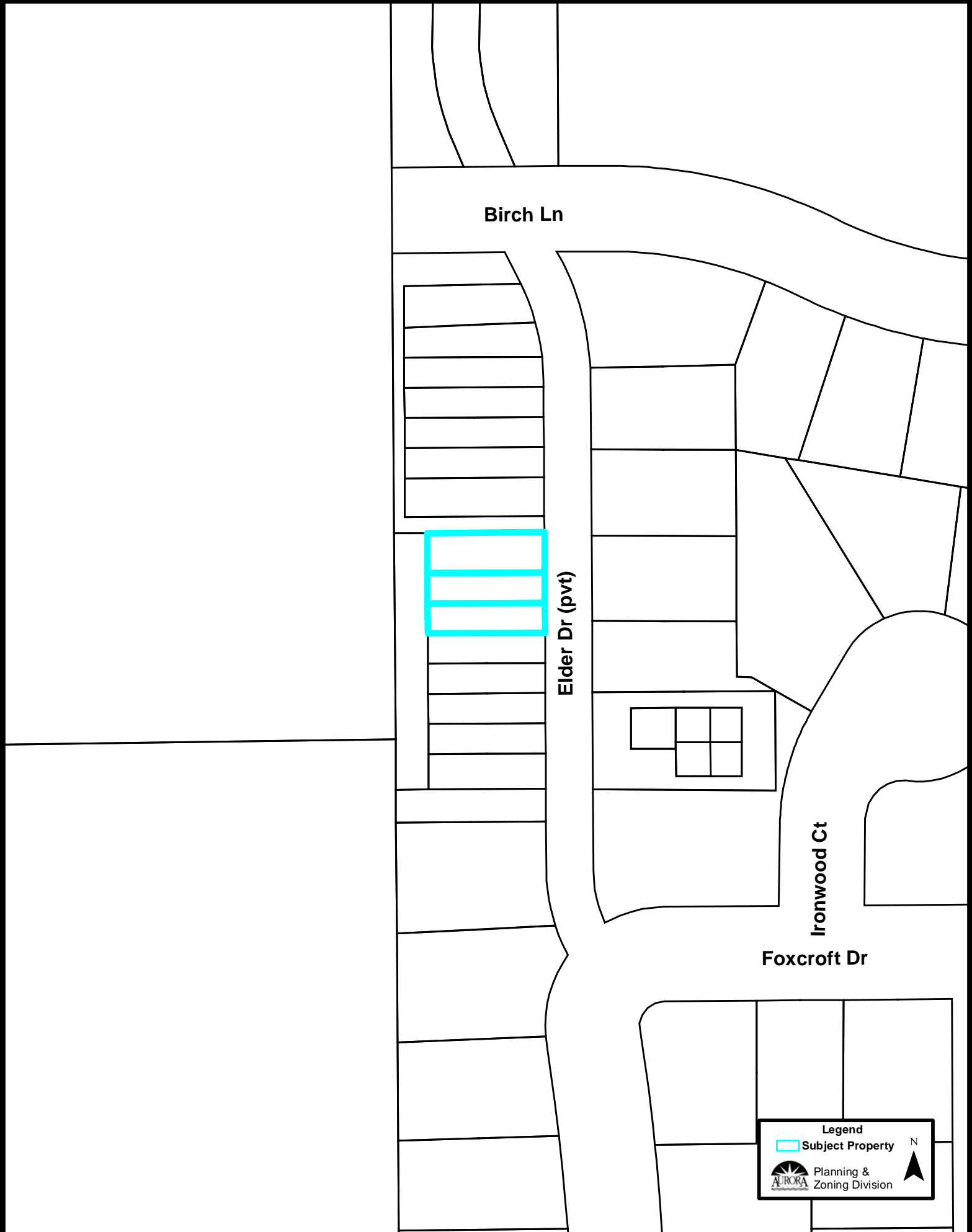
Legend

 Subject Property

 Planning & Zoning Division

N 

Location Map (1:1,000):




Birch Ln


Elder Dr (pvt)


Ironwood Ct

Foxcroft Dr

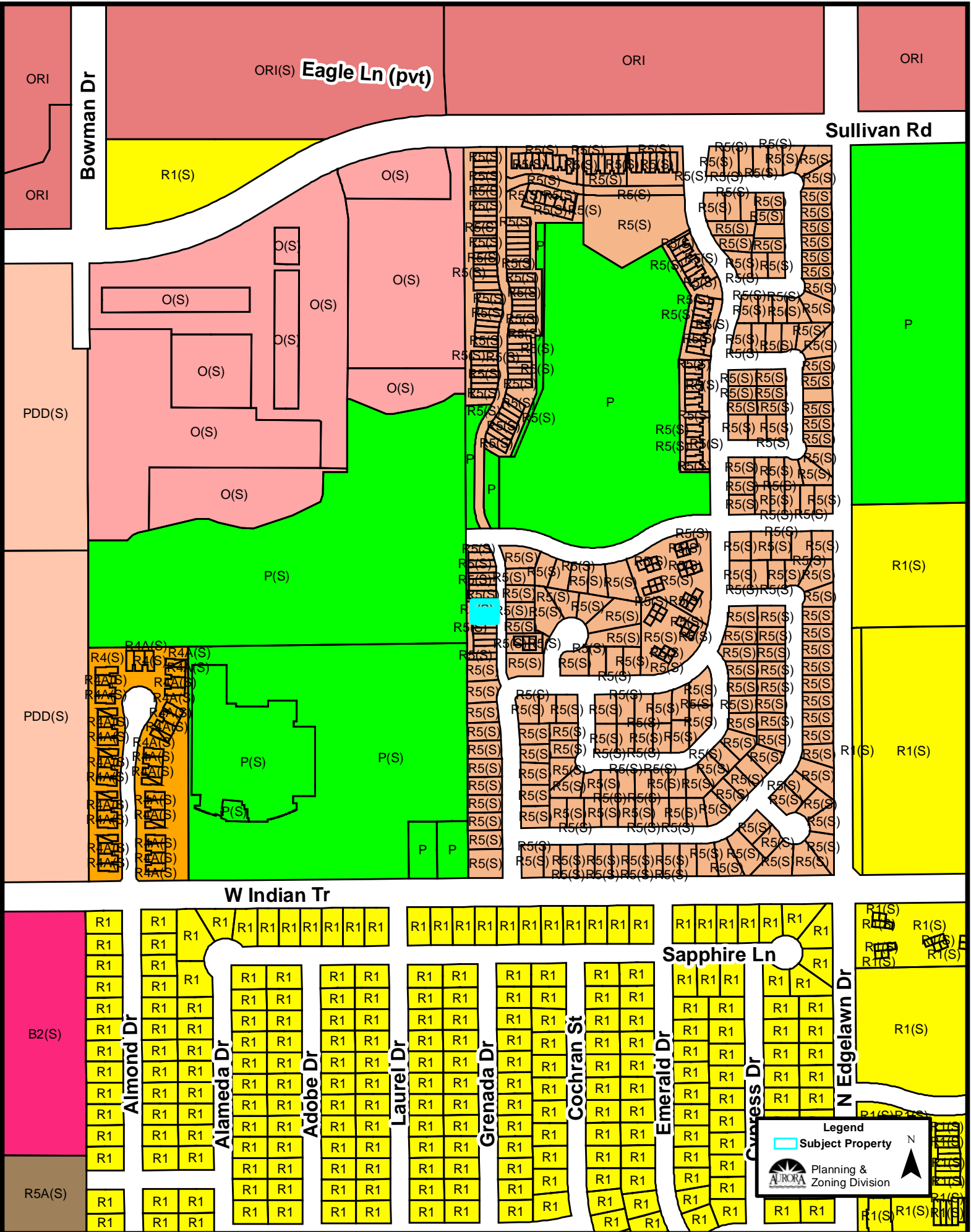
Legend

-  Subject Property

 Planning & Zoning Division

 N

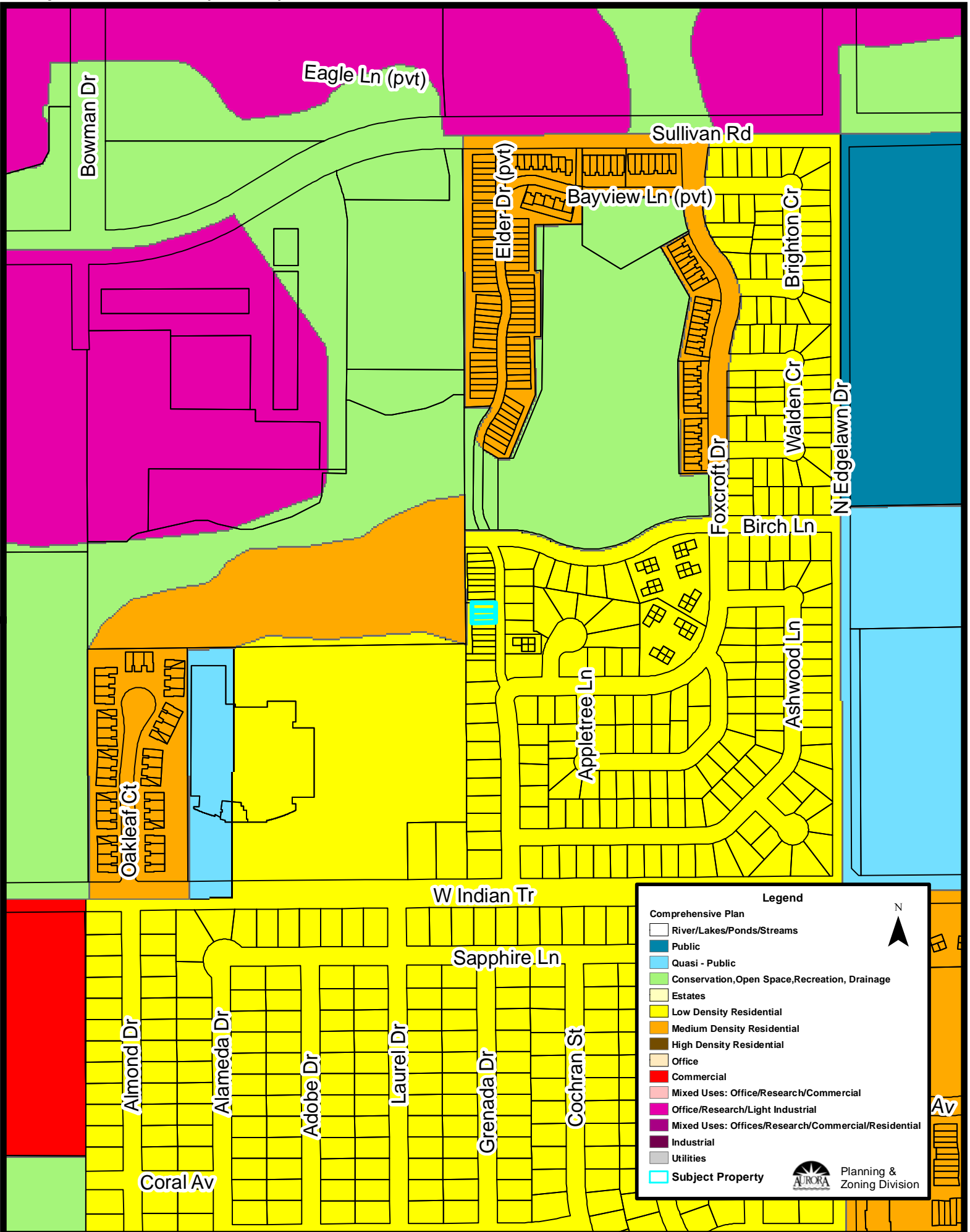
Zoning Map (1:5,000):



Legend

- Subject Property
- Planning & Zoning Division

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
 Planning & Zoning Division