

Property Research Sheet

Location ID#: 25796

As of: 6/16/2015

Researched By: Ty McCarthy

Address: 971 Old Indian Trail

Comp Plan Designation: High Density Residential

Subdivision: Lot 75 of Heritage, Unit 2

School District: SD 129 - West Aurora School District

Parcel Number(s): 15-16-101-027

Park District: FVPD - Fox Valley Park District

Size: 0.258172 Acres

Ward: 6

Current Zoning: R-5 Multiple-Family Dwelling 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: Residential: Multiple Family

Total Building Area: 4,860 sq. ft.

Number of Buildings: 1

Number of Stories: 3

Building Built In: 1972

Zoning Provisions

Setbacks and Other Bulk Standards:

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

Setbacks and other bulk standards are typically as follows:

Front Yard Setback: 25 feet to 40 feet based on building height

Minimum Lot Width and Area: 7.10

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

Maximum Lot Coverage: 40%

Maximum Structure Height: Typically 45 feet

Exterior Side Yard Setback: 10 feet

Floor Area Ratio: 1.0

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

Minimum Primary Structure Size: None

Exterior Rear Yard Setback: 30 feet

Minimum Dwelling Unit Size: 480 sq ft

Rear Yard 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 7.10.

Permitted Uses:

Permitted Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.2, and 7.10

Special Uses:

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

Legislative History

The known legislative history for this Property is as follows:

O68-3939 approved on 5/7/1968:ANNEXATION O68-3939

O70-4132 approved on 8/25/1970: AN ORDINANCE AMENDING ORDINANCE NUMBER 3100, BEING THE AURORA ZONING ORDINANCE AND THE ZONING MAP ATTACHED THERETO

O70-4148 approved on 11/24/1970: AN ORDINANCE AMENDING ORDINANCE NUMBER 3100, BEING THE AURORA ZONING ORDINANCE AND THE ZONING MAP ATTACHED THERETO

Location Maps Attached:

Aerial Overview
Aerial Map
Zoning Map
Comprehensive Plan Map

Property Research Sheet

Location ID#: 34983

As of: 6/16/2015

Researched By: Ty McCarthy

Address: 951 Old Indian Trail

Comp Plan Designation: High Density Residential

Subdivision: Lot 74 of Heritage, Unit 2

School District: SD 129 - West Aurora School District

Parcel Number(s): 15-16-101-026

Park District: FVPD - Fox Valley Park District

Size: 0.258201 Acres

Ward: 6

Current Zoning: R-5 Multiple-Family Dwelling 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: Residential: Multiple Family

Total Building Area: 4,860 sq. ft.

Number of Buildings: 1

Number of Stories: 3

Building Built In: 1972

Zoning Provisions

Setbacks and Other Bulk Standards:

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Minimum Lot Width and Area: 7.10

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

Maximum Lot Coverage: 40%

Exterior Side Yard Setback: 10 feet

Maximum Structure Height: Typically 45 feet

Exterior Side Yard Reverse Corner

Floor Area Ratio: 1.0

Setback: 10 feet or 50% of the exterior front setback required pm the adjacent lots, whichever is greater.

Minimum Primary Structure Size: None

Exterior Rear Yard Setback: 30 feet

Minimum Dwelling Unit Size: 480 sq ft

Rear Yard 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 7.10.

Permitted Uses:

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070-4148 APPROVED ON 11/24/1970: AN ORDINANCE AMENDING ORDINANCE NUMBER 3100, BEING THE AURORA ZONING ORDINANCE AND THE ZONING MAP ATTACHED THERETO

Location Maps Attached:

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Comprehensive Plan Map

Property Research Sheet

Location ID#: 35695

As of: 6/16/2015

Researched By: Ty McCarthy

Address: 981 Old Indian Trail

Comp Plan Designation: High Density Residential

Subdivision: Lot 77 of Heritage, Unit 2

School District: SD 129 - West Aurora School District

Parcel Number(s): 15-16-101-029

Park District: FVPD - Fox Valley Park District

Size: 0.256435 Acres

Ward: 6

Current Zoning: R-5 Multiple-Family Dwelling 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: Residential: Multiple Family

Total Building Area: 4,860 sq. ft.

Number of Buildings: 1

Number of Stories: 3

Building Built In: 1972

Zoning Provisions

Setbacks and Other Bulk Standards:

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Maximum Lot Coverage: 40%

Maximum Structure Height: Typically 45 feet

Exterior Side Yard Setback: 10 feet

Floor Area Ratio: 1.0

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

Minimum Primary Structure Size: None

Minimum Dwelling Unit Size: 480 sq ft

Exterior Rear Yard Setback: 30 feet

Rear Yard Setback: 30 feet

Parking and Loading:

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Permitted Uses:

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Limited But Permitted Uses:

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Location Maps Attached:

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Property Research Sheet

Location ID#: 70814

As of: 6/16/2015

Researched By: Ty McCarthy

Address: 941 Old Indian Trail

Comp Plan Designation: High Density Residential

Subdivision: Lot 72 of Heritage, Unit 2

School District: SD 129 - West Aurora School District

Parcel Number(s): 15-16-101-024

Park District: FVPD - Fox Valley Park District

Size: 0.261863 Acres

Ward: 6

Current Zoning: R-5 Multiple-Family Dwelling 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: Residential: Multiple Family

Total Building Area: 4,860 sq. ft.

Number of Buildings: 1

Number of Stories: 3

Building Built In: 1972

Zoning Provisions

Setbacks and Other Bulk Standards:

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

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Maximum Lot Coverage: 40%

Maximum Structure Height: Typically 45 feet

Exterior Side Yard Setback: 10 feet

Floor Area Ratio: 1.0

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

Minimum Primary Structure Size: None

Minimum Dwelling Unit Size: 480 sq ft

Exterior Rear Yard Setback: 30 feet

Rear Yard Setback: 30 feet

Setback Exceptions:

Parking and Loading:

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Permitted Uses:

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Special Uses:

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Limited But Permitted Uses:

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Location Maps Attached:

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Comprehensive Plan Map

Property Research Sheet

Location ID#: 70815

As of: 6/16/2015

Researched By: Ty McCarthy

Address: 941 Old Indian Trail

Comp Plan Designation: High Density Residential

Subdivision: Lot 73 of Heritage, Unit 2

School District: SD 129 - West Aurora School District

Parcel Number(s): 15-16-101-025

Park District: FVPD - Fox Valley Park District

Size: 0.259901 Acres

Ward: 6

Current Zoning: R-5 Multiple-Family Dwelling 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: Residential: Multiple Family

Total Building Area: 4,860 sq. ft.

Number of Buildings: 1

Number of Stories: 3

Building Built In: 1972

Zoning Provisions

Setbacks and Other Bulk Standards:

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

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Maximum Lot Coverage: 40%

Exterior Side Yard Setback: 10 feet

Maximum Structure Height: Typically 45 feet

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

Floor Area Ratio: 1.0

Exterior Rear Yard Setback: 30 feet

Minimum Primary Structure Size: None

Rear Yard Setback: 30 feet

Minimum Dwelling Unit Size: 480 sq ft

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 7.10.

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Location Maps Attached:

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Comprehensive Plan Map

Property Research Sheet

Location ID#: 70816

As of: 6/16/2015

Researched By: Ty McCarthy

Address: 971 Old Indian Trail

Comp Plan Designation: High Density Residential

Subdivision: Lot 76 of Heritage, Unit 2

School District: SD 129 - West Aurora School District

Parcel Number(s): 15-16-101-028

Park District: FVPD - Fox Valley Park District

Size: 0.257305 Acres

Current Zoning: R-5 Multiple-Family Dwelling District

Ward: 6

1929 Zoning: Not Applicable

Historic District: None

1957 Zoning: Not Applicable

ANPI Neighborhood: None

TIF District: N/A

Current Land Use

Current Land Use: Residential: Multiple Family

Total Building Area: 4,860 sq. ft.

Number of Buildings: 1

Number of Stories: 3

Building Built In: 1972

Zoning Provisions

Setbacks and Other Bulk Standards:

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Exterior Side Yard Setback: 10 feet

Maximum Structure Height: Typically 45 feet

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

Floor Area Ratio: 1.0

Exterior Rear Yard Setback: 30 feet

Minimum Primary Structure Size: None

Rear Yard Setback: 30 feet

Minimum Dwelling Unit Size: 480 sq ft

Parking and Loading:

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Limited But Permitted Uses:

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Legislative History

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068-3939 approved on 5/7/1968:ANNEXATION O68-3939

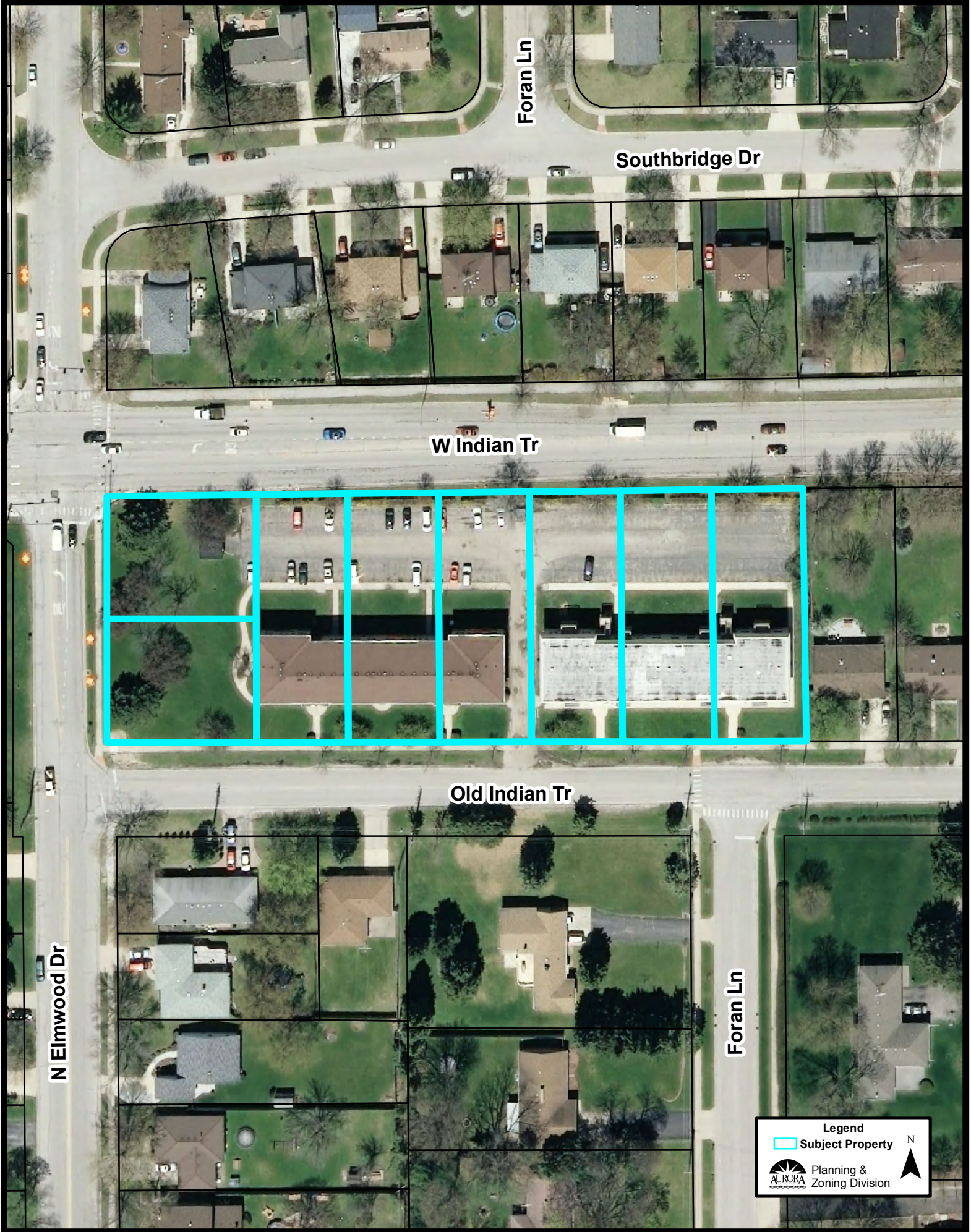
070-4132 approved on 8/25/1970: AN ORDINANCE AMENDING ORDINANCE NUMBER 3100, BEING THE AURORA ZONING ORDINANCE AND THE ZONING MAP ATTACHED THERETO

070-4148 APPROVED ON 11/24/1970: AN ORDINANCE AMENDING ORDINANCE NUMBER 3100, BEING THE AURORA ZONING ORDINANCE AND THE ZONING MAP ATTACHED THERETO

Location Maps Attached:

Aerial Overview
Aerial Map
Zoning Map
Comprehensive Plan Map

Aerial Photo (1:1,000):



Foran Ln

Southbridge Dr

W Indian Tr

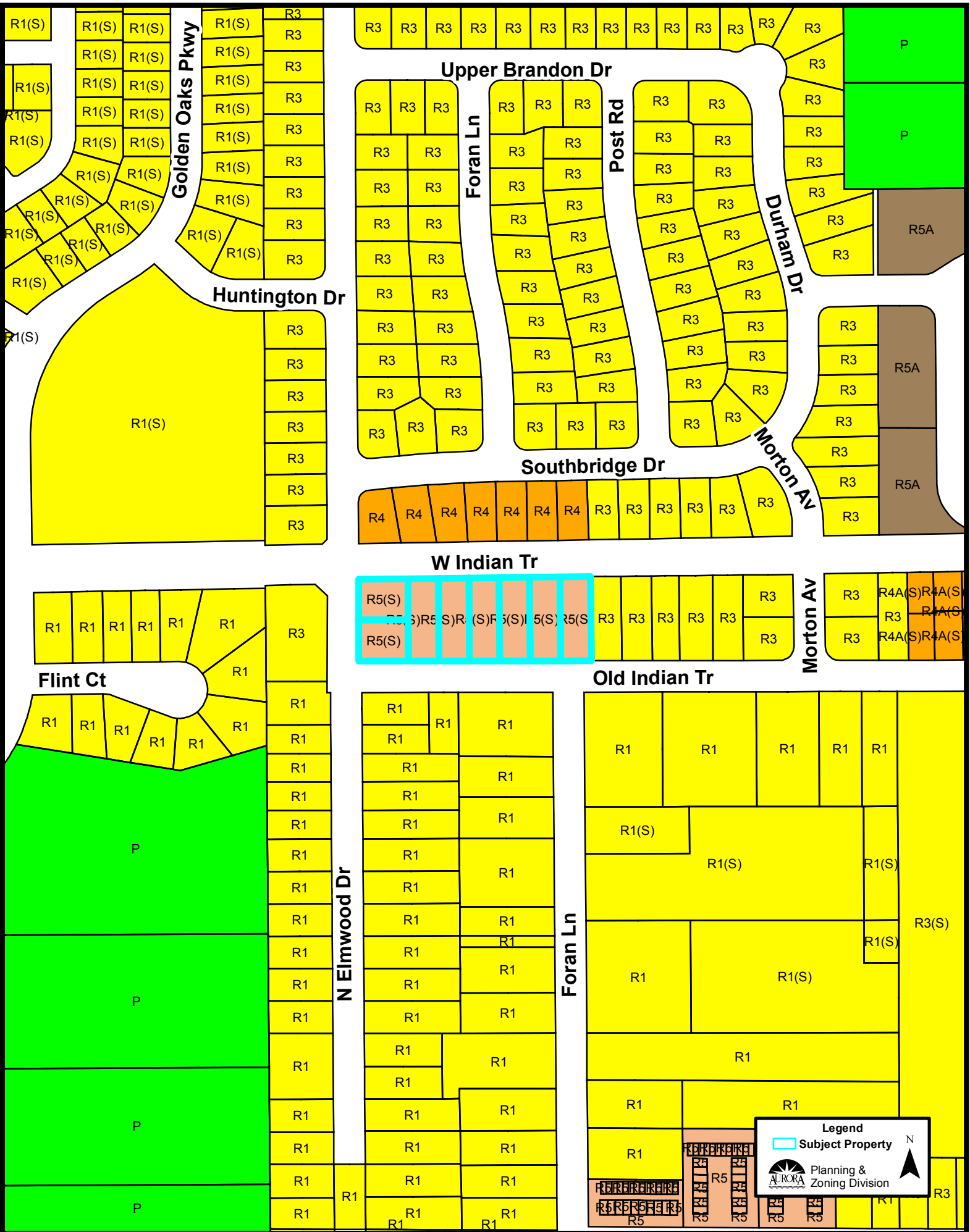
Old Indian Tr

N Elmwood Dr

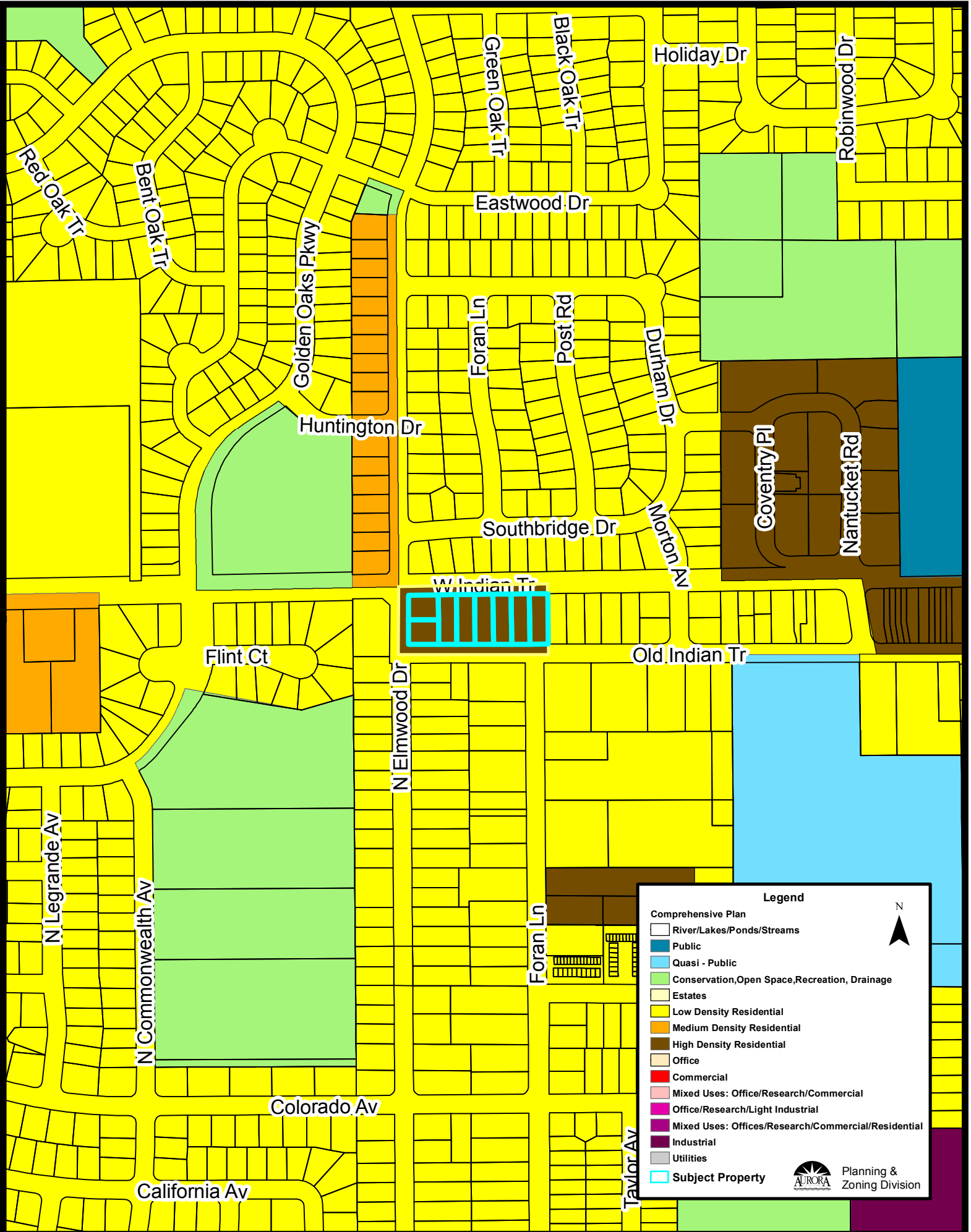
Foran Ln

Legend
Subject Property
AURORA Planning & Zoning Division
N

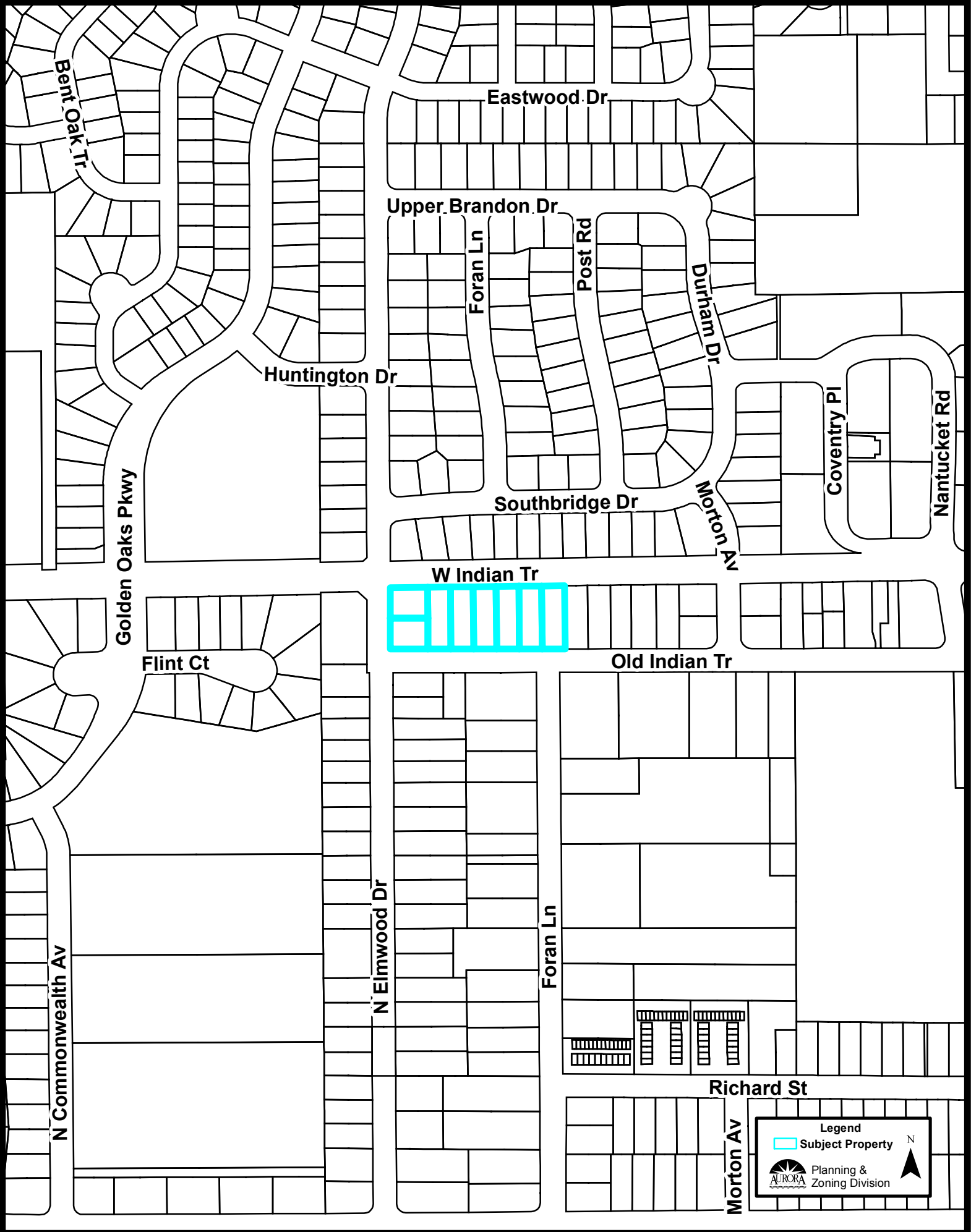
Zoning Plan (1:3,000):



Comprehensive Plan (1:5,000):



Location Map (1:1,000):



Legend

- Subject Property

Planning & Zoning Division