

Property Research Sheet

Location ID#(s): 25796-34983-35695-70814-70815-70816

As of: 6/16/2015

Researched By: Stephane Phifer

Address: 941-951, 971-981 Old Indian Trail

Comp Plan Designation: High Density Residential

Subdivision: Lots 72, 73, 74, 75, 76 and 77 of Heritage, Unit 2

School District: SD 129 - West Aurora School District

Parcel Number(s): 15-16-101-024; 15-16-101-025; 15-16-101-026; 15-16-101-027; 15-16-101-028; 15-16-101-029

Park District: FVPD - Fox Valley Park District

Ward: 6

Size: 0.258172 Acres

Historic District: None

Current Zoning: R-5(S)

ANPI Neighborhood: None

1929 Zoning: Not Applicable

TIF District: N/A

1957 Zoning: Not Applicable

Current Land Use

Current Land Use: Residential: Multiple Family

Parking Spaces: 81

AZO Land Use Category:

Total Dwelling Units: 57

Number of Buildings: 2

Residential Rental: Yes

Building Built In: 1972

Rental License:

Total Building Area: 9,720 sq. ft.

Number of Stories: 3

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

Exterior Rear Yard Setback: 30 feet

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

Rear Yard Setback: 30 feet

Exterior Side Yard Setback: 10 feet

Minimum Lot Width and Area: 7.10

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

Maximum Lot Coverage: 40%

Maximum Structure Height: Typically 45 feet

Floor Area Ratio: 1.0

Minimum Primary Structure Size: None

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.

Permitted Uses:

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

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:

O1968-3939 approved on 5/7/1968:AN ORDINANCE ANNEXATING CERTAIN TERRITORY TO THE CITY OF AURORA, COUNTY OF KANE, STATE OF ILLINOIS

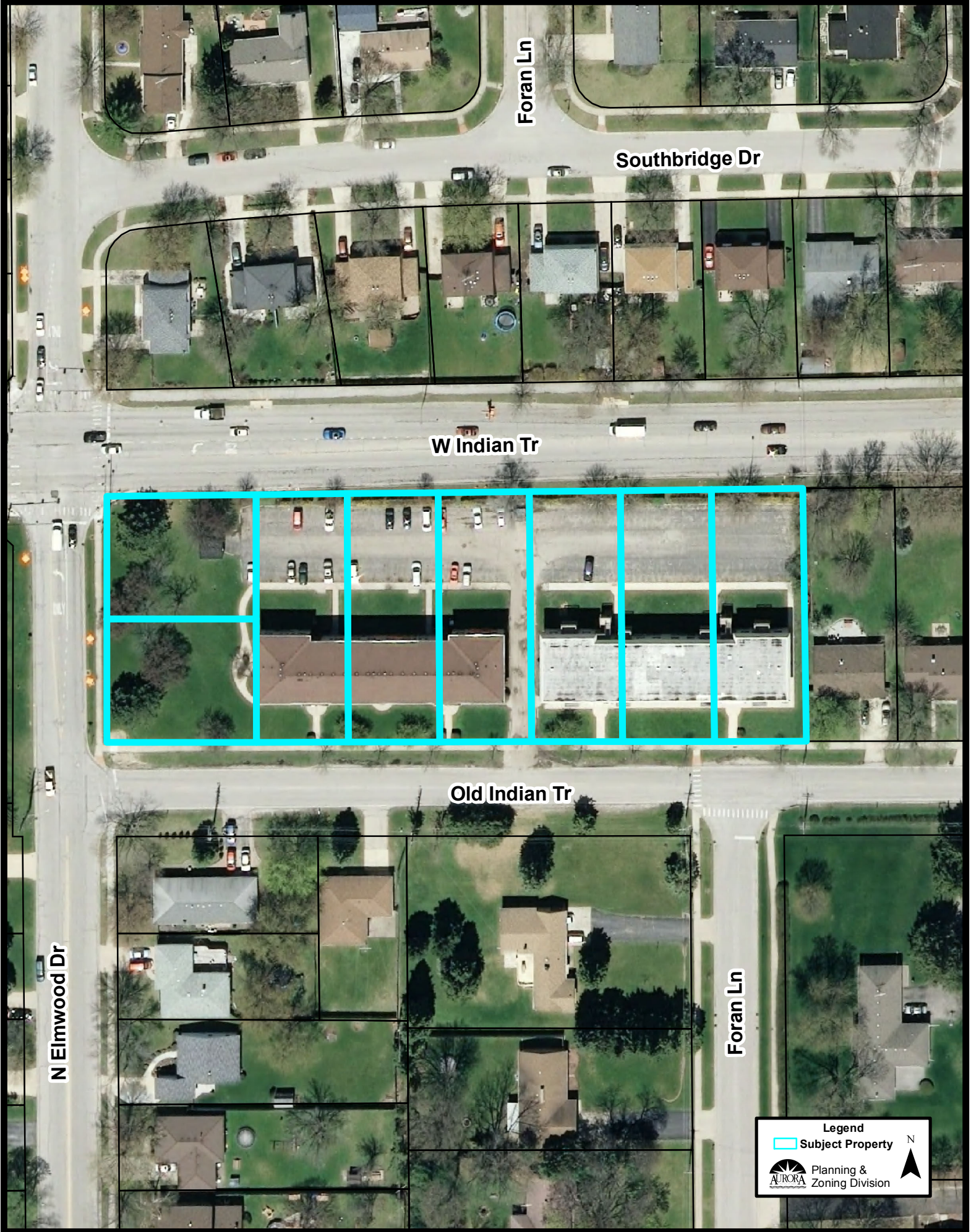
O1970-4132 approved on 8/25/1970: AN ORDINANCE AMENDING ORDINANCE NUMBER 3100 BEING THE AURORA ZONING ORDINANCE AND THE ZONING MAP THERETO TO REZONE FROM R-3 TO R-5 (S) WITH A SPECIAL USE PLANNED DEVELOPMENT PROPERTY LOCATED EAST OF ELMWOOD BETWEEN OLD & NEW INDIAN TR.

O1970-4148 approved on 11/24/1970:AN ORDINANCE AMENDING ORDINANCE NUMBER 3100 BEING THE AURORA ZONING ORDINANCE AND THE ZONING MAP THERETO TO REZONE FROM R-3 TO R-5 (S) WITH A REVISED SPECIAL USE PLANNED DEVELOPMENT PROPERTY LOCATED EAST OF ELMWOOD BETWEEN OLD & NEW INDIAN TR.

Location Maps Attached:

Aerial Overview
Location 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

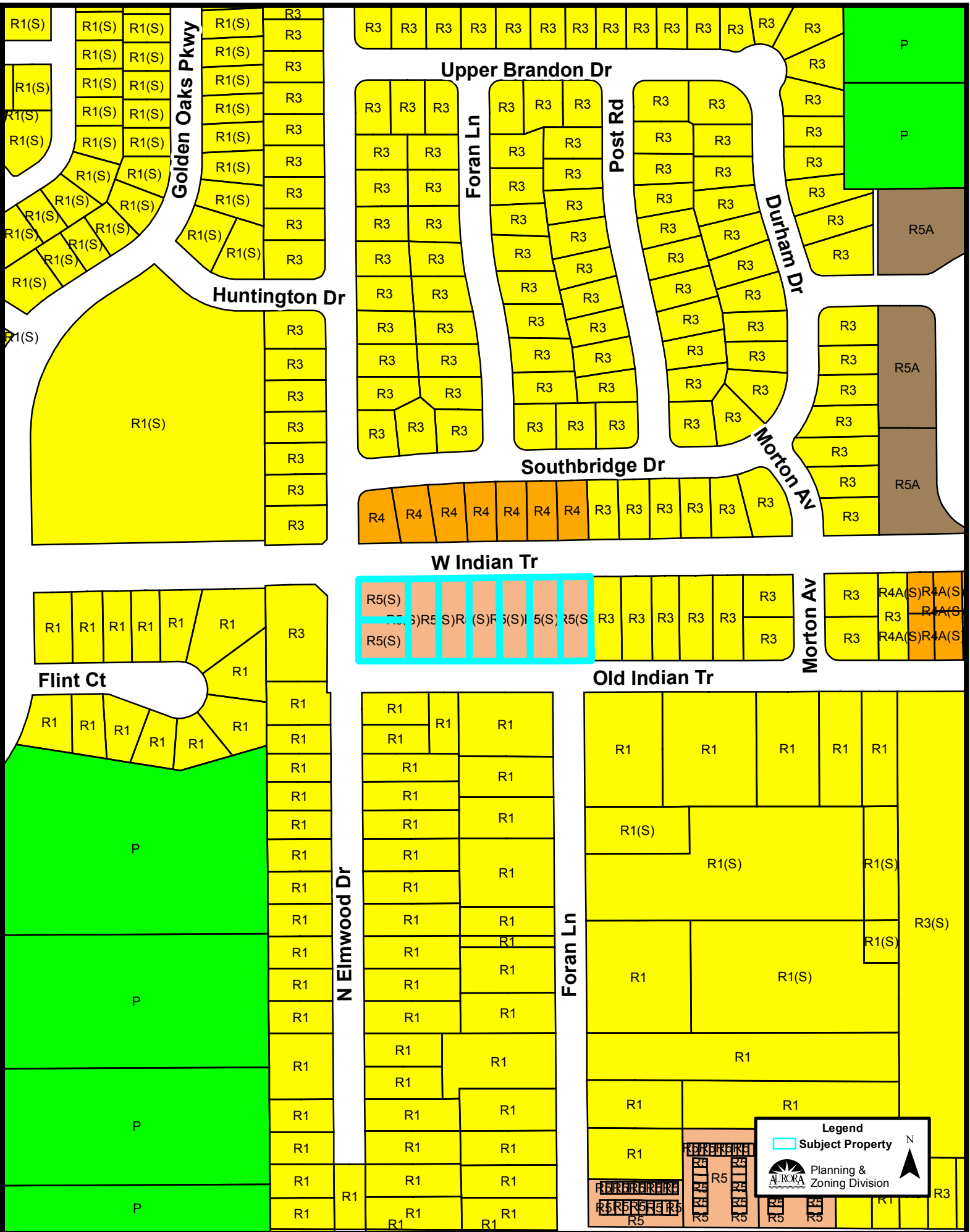
Legend
Subject Property



Planning & Zoning Division



Zoning Plan (1:3,000):



Legend

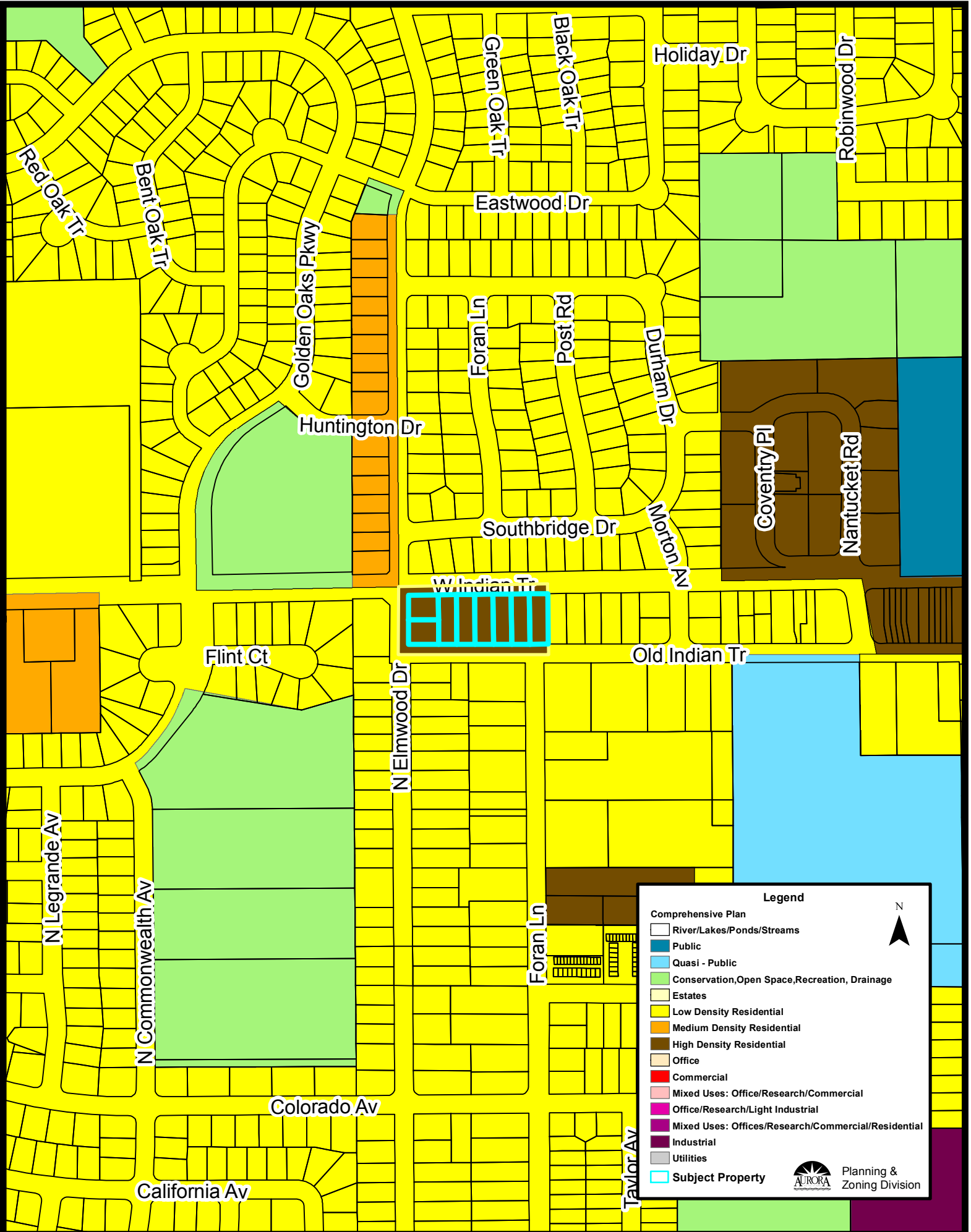
- Subject Property

Planning & Zoning Division

AURORA

N

Comprehensive Plan (1:5,000):



Legend

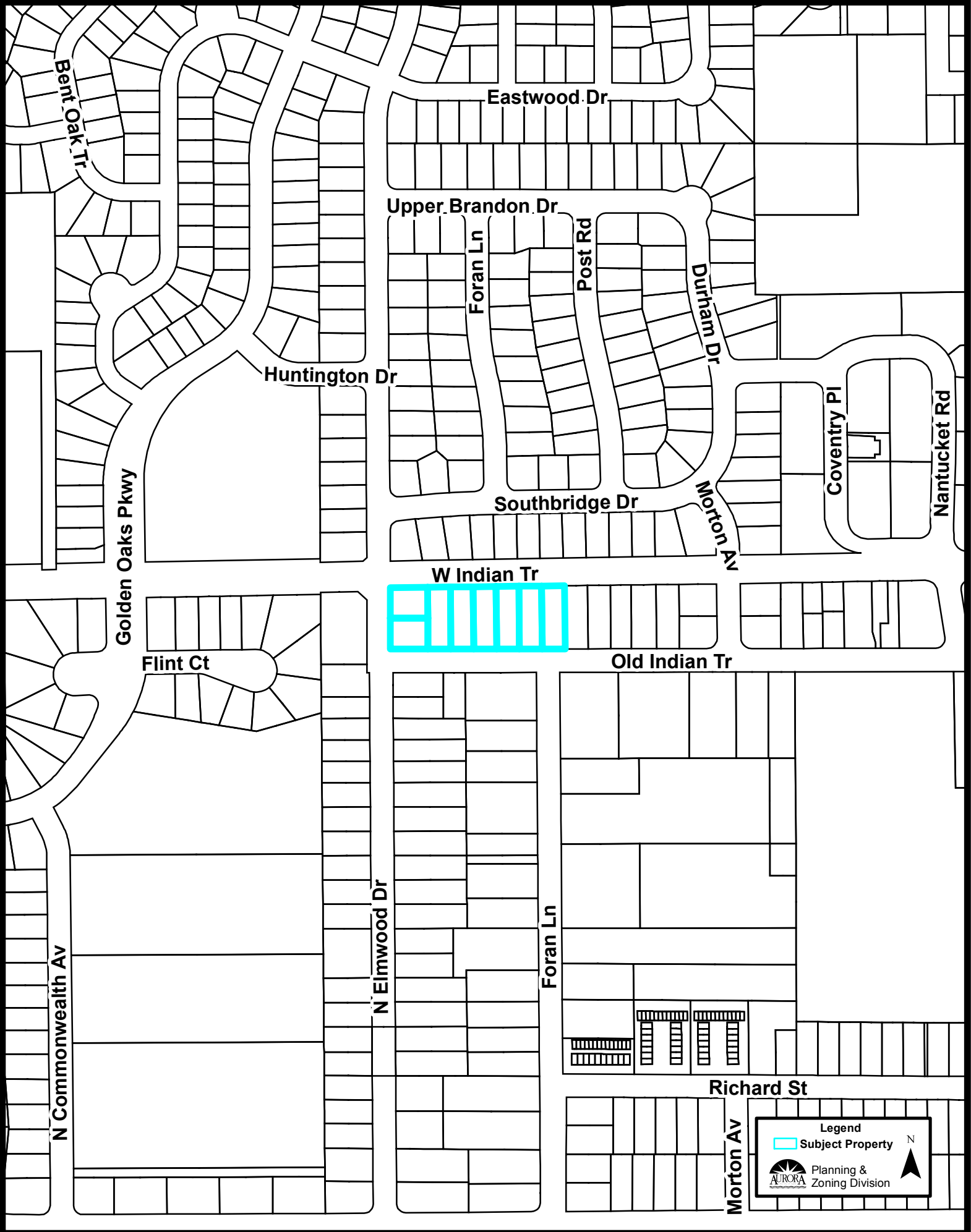
Comprehensive Plan

- 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

Planning & Zoning Division

AURORA

Location Map (1:1,000):



Legend

-  Subject Property

 Planning & Zoning Division

