

Property Research Sheet

Location ID#(s): 72304

As of: 5/23/2019

Researched By: Steve Broadwell

Address: 1304 E INDIAN TR

Current Zoning: R-5 Multiple-Family Dwelling District

Parcel Number(s): 15-11-476-009

Comp Plan Designation: High Density Residential

Subdivision: Part SE 1/4 Sec 11-38-8

Size: 4.71 Acres / 205,168 Sq. Ft.

School District: SD 131 - East Aurora School District

Park District: FVPD - Fox Valley Park District

Ward: 1

Current Land Use

Current Land Use: Residential: Multiple Family

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

Number of Buildings: 8

Building Built In: 1973

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: 25 feet to 40 feet based on building height

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 pm 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: A minimum of 10,000 sq ft; 75 feet in width. The following lot area shall be required per dwelling unit in addition to the above described area:

- Units with 1 bedroom and efficiency units: 2,000 sf
- Units with 2 bedrooms: 2,500 sf
- Units with 3 bedrooms: 4,000 sf
- Units with 4 bedrooms: 5,500 sf
- A waiver of 200 sf from the above stated area requirements shall be allowed per dwelling

unit if a Property Management Agreement is entered into by the property owner, and Onsite Recreational Facilities are provided as defined within the R-5 Multiple Family Dwelling District hereof.

f. All non-residential uses shall be established on a zoning lot of not less than twenty-five thousand (25,000) square feet, and a width at the required exterior front setback line of not less than one hundred (100) feet

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
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:

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.

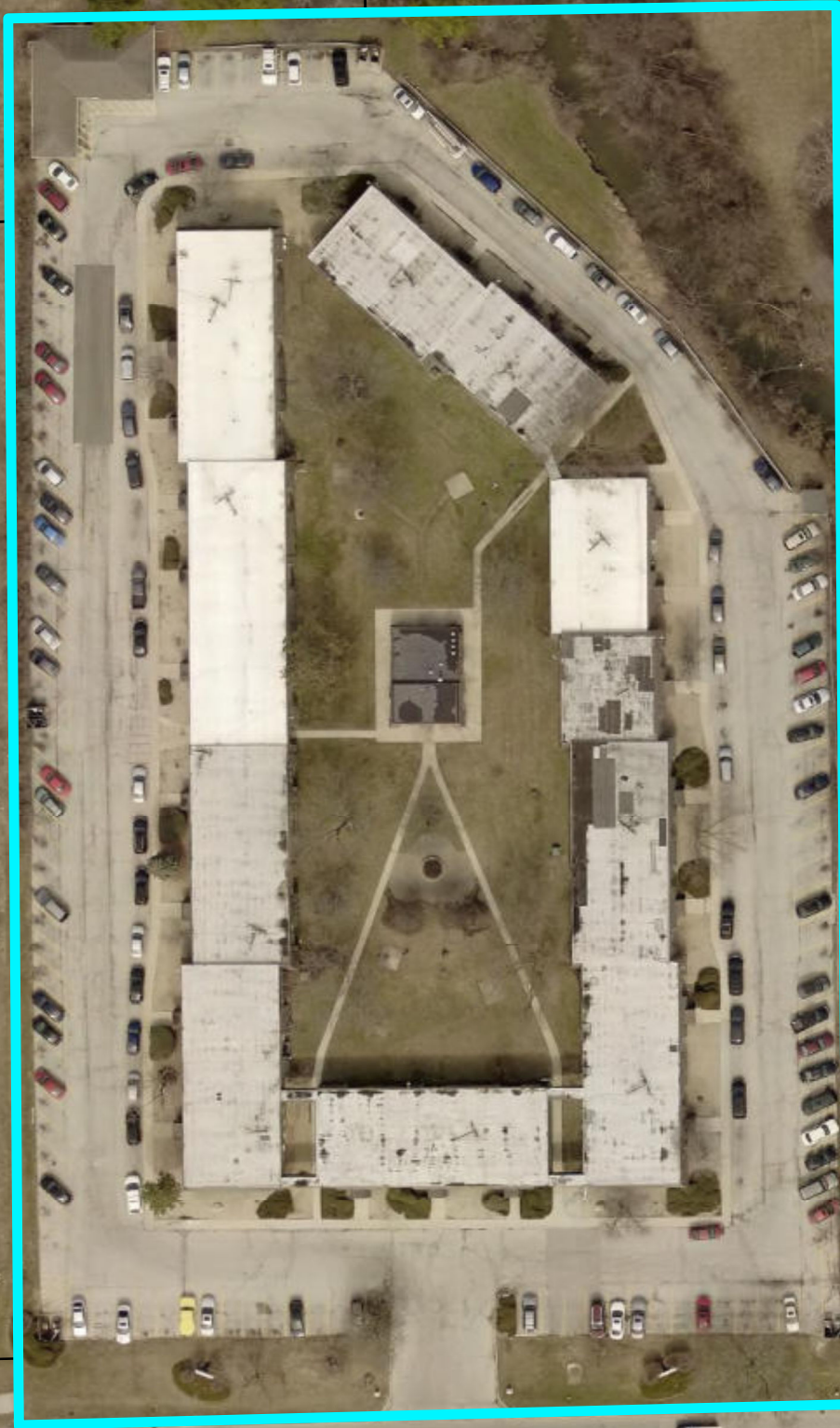
Legislative History

The known legislative history for this Property is as follows:

O1964-3602 approved on 7/7/1964: ANNEXATION (WM. P. AND IRENE K. MCCORMICK JR.) RECKINGER RD. & FARSNWORTH)


Location Maps Attached:


Aerial Overview
Location Map
Zoning Map
Comprehensive Plan Map




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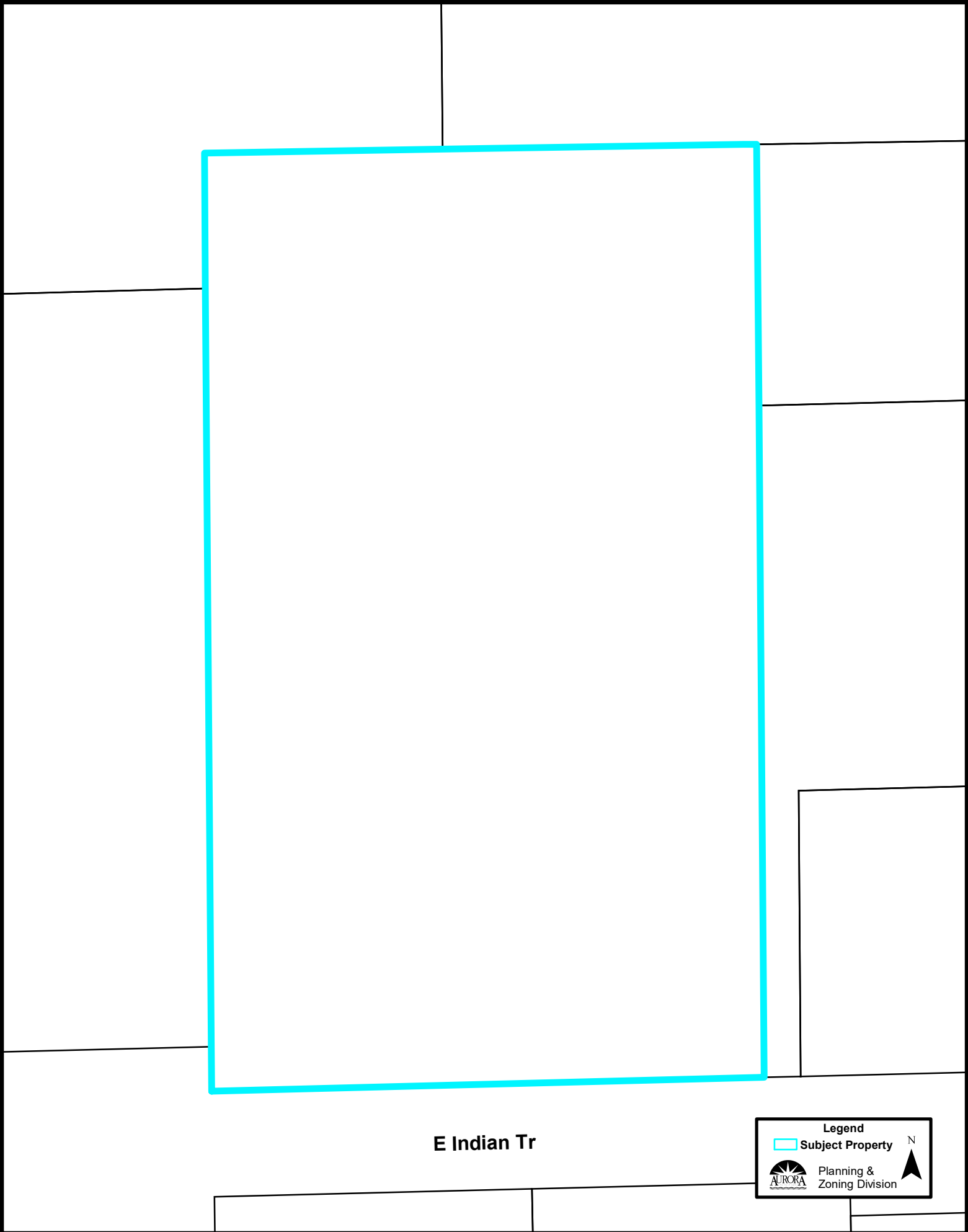
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-  Subject Property

 Planning & Zoning Division




Aerial Photo (1:5,000):




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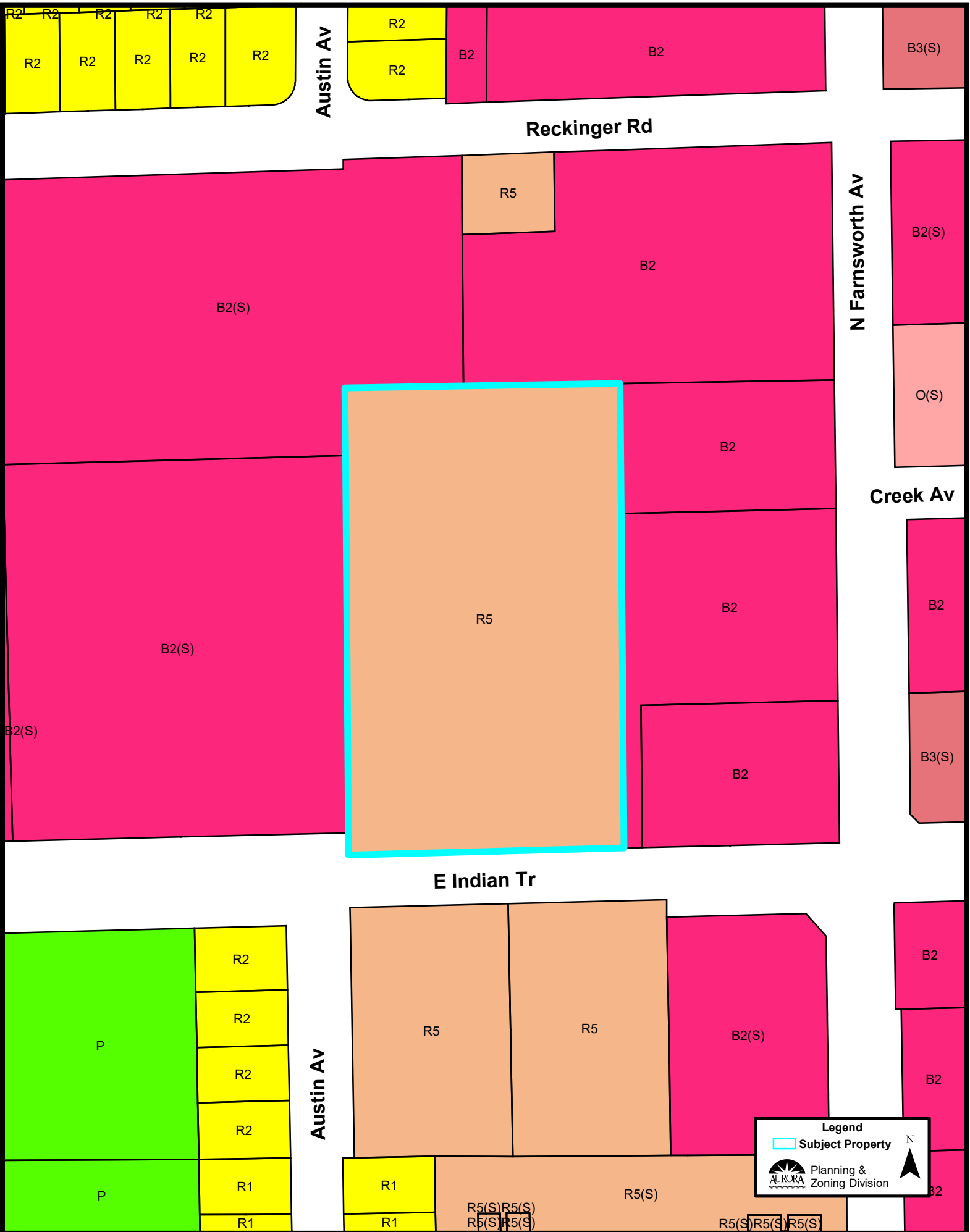
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 Subject Property

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Zoning Map (1:5,000):



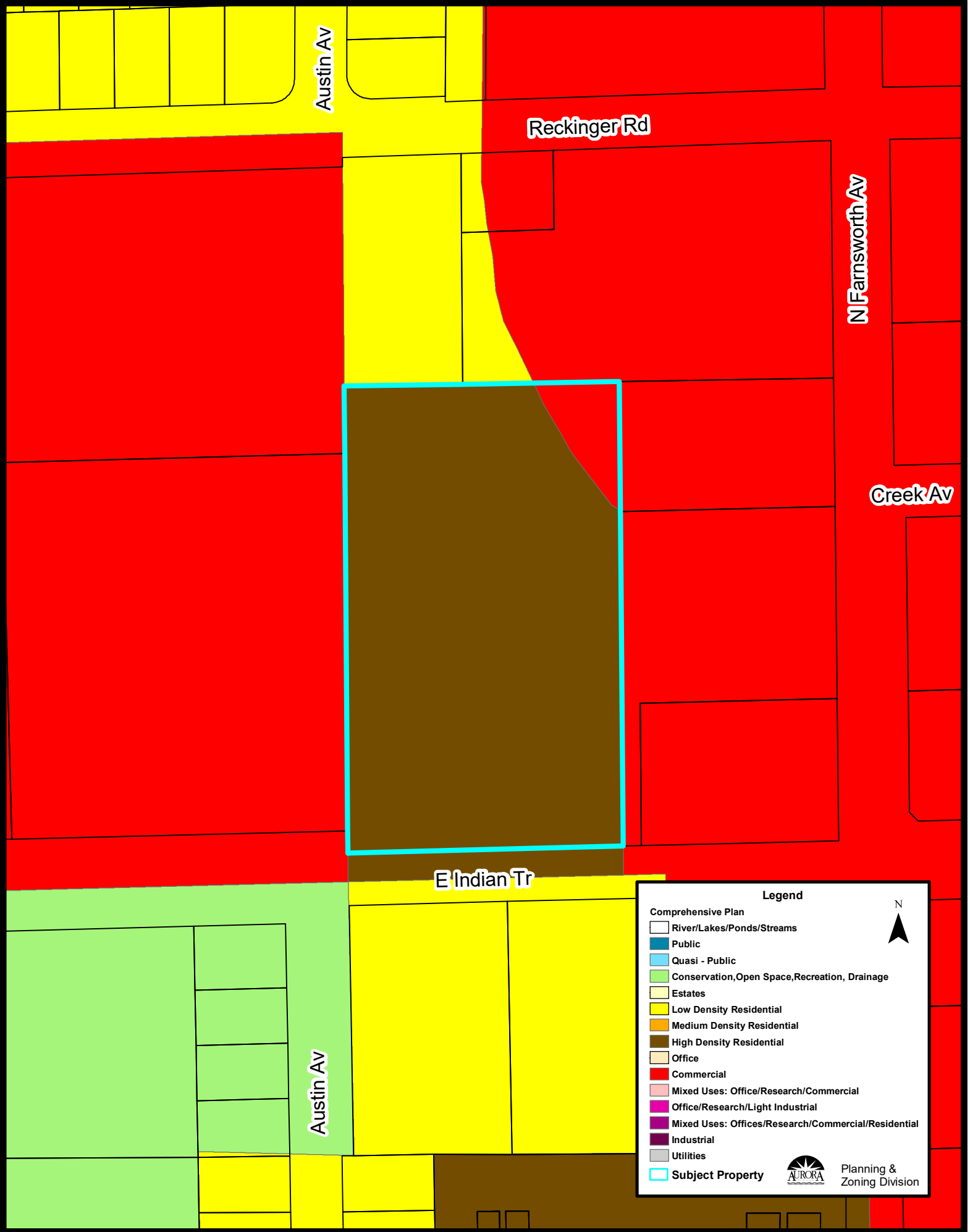
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- Subject Property

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Comprehensive Plan (1:5,000):



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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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