

# Property Research Sheet

**Location ID#(s): 82463**

As of: 10/11/2019

Researched By: Tracey Vacek

Address: 1405 Prairie Street

Current Zoning: R-1(S) One Family Dwelling District with a Special Use

Parcel Number(s): 15-20-451-007

1929 Zoning: A Residential Districts

Subdivision: Lot 1 of Aurora University 2nd Resubdivision

1957 Zoning: R-1 One-Family Dwelling District

Size: 35.63 Acres / 1,552,043 Sq. Ft.

Comp Plan Designation: Quasi - Public

School District: SD 129 - West Aurora School District

ANPI Neighborhood: University Neighbors

Park District: FVPD - Fox Valley Park District

TIF District: N/A

Ward: 4

Historic District: None

Overall Development Name: Aurora University

## Current Land Use

Current Land Use: Quasi-Public: School

AZO Land Use Category: Parking Facility, Multi-story Garage (4180)

Number of Buildings: 1

Parking Spaces: 503

Building Built In: 2019

## Zoning Provisions

### Setbacks and Other Bulk Standards:

Requirements are pursuant to the Aurora Zoning Ordinance Section(s) 5 and Section 7.5.

Setbacks are typically as follows:

**Front Yard Setback:** Marseillaise Place ROW - 20' Parking; 20' building/additions  
Gladstone Avenue ROW - 20' Parking; 30' building/additions  
Prieare Street ROW - 20' Parking or athletic fields; 30' building/additions  
Southlawn Place ROW - 17' Parking; 20' building/additions (not applicable if street in vacated)  
Evanslawn Avenue ROW - 10' for parking lots; 20'for buildings/additions; football field grandstand, press box and bleachers - 14'.  
Founders House and Alumni House - 5' for both the rear and side yards.

**Side Yard Setback:** None

**Exterior Side Yard Setback:** Marseillaise Place ROW - 20' Parking; 20' building/additions  
Gladstone Avenue ROW - 20' Parking; 30' building/additions

Prieare Street ROW - 20' Parking or athletic fields; 30' building/additions  
Southlawn Place ROW - 17' Parking; 20' building/additions (not applicable if street in vacated)  
Evanslawn Avenue ROW - 10' for parking lots; 20'for buildings/additions; football field grandstand, press box and bleachers - 14'.  
Founders House and Alumni House - 5' for both the rear and side yards.

**Exterior Side Yard Reverse Corner Setback:**

Marseillaise Place ROW - 20' Parking; 20' building/additions  
Gladstone Avenue ROW - 20' Parking; 30' building/additions  
Prieare Street ROW - 20' Parking or athletic fields; 30' building/additions  
Southlawn Place ROW - 17' Parking; 20' building/additions (not applicable if street in vacated)  
Evanslawn Avenue ROW - 10' for

parking lots; 20' for buildings/additions; football field grandstand, press box and bleachers - 14'. Founders House and Alumni House - 5' for both the rear and side yards.

**Rear Yard Setback:** Marseillaise Place ROW - 20' Parking; 20' building/additions  
Gladstone Avenue ROW - 20' Parking; 30' building/additions  
Priarie Street ROW - 20' Parking or athletic fields; 30' building/additions  
Southlawn Place ROW - 17' Parking; 20' building/additions (not applicable if street in vacated)  
Evanslawn Avenue ROW - 10' for parking lots; 20' for buildings/additions; football field grandstand, press box and bleachers - 14'. Founders House and Alumni House - 5' for both the rear and side yards.

**Exterior Rear Yard Setback:** Marseillaise Place ROW - 20' Parking; 20' building/additions  
Gladstone Avenue ROW - 20' Parking; 30' building/additions  
Priarie Street ROW - 20' Parking or athletic fields; 30' building/additions  
Southlawn Place ROW - 17' Parking; 20' building/additions (not applicable if street in vacated)  
Evanslawn Avenue ROW - 10' for parking lots; 20' for buildings/additions; football field grandstand, press box and bleachers - 14'. Founders House and Alumni House - 5' for both the rear and side yards.

**Setback Exceptions:** None

**Interior Drive Yard Setback:** None

Other bulk standards are typically as follows:

**Building Separations:** None

**Minimum Lot Width and Area:** None

**Maximum Lot Coverage:** None

**Maximum Structure Height:** i. If a portion of the structure is located < 30' from the public ROW, the maximum height shall be 35' within that zone.  
ii. If a portion of the structure is located 30' - 50' from the public ROW, the maximum height shall be 45' within that zone.

iii. If a portion or all of a structure is located 50' or more from the public ROW, the maximum height shall be 60'.

**Floor Area Ratio:** None

**Minimum Primary Structure Size:** Typically 1,450 sq ft

**Minimum Dwelling Unit Size:** See minimum Primary Structure /Building Size

**Maximum Density:** None

#### 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 7.5.

#### Permitted Uses:

Permitted Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.2 and Section 7.5 Permitted Exceptions: Additional Permitted Uses:

- (1) Educational services (6100) including but not limited to buildings for the teaching of elementary, secondary, or college curricula, classrooms, elementary and secondary school educational programs, laboratory, computer sciences facilities, maintenance operations and facilities, and campus security;
- (2) Rooming and Boarding (1320) limited to dormitories/residence halls;
- (3) Business and professional offices (2400);
- (4) Special purpose recreational institutions (5200) limited to indoor and outdoor athletic facilities, including playing fields, grandstands, press boxes, amphitheater, recreational area, locker rooms, and related facilities;
- (5) Public facilities and services (6200) limited to library, museum, civic buildings, cultural institutions, and art gallery;
- (6) Restaurant/food and beverage services (2500) limited to dining rooms, food service, and cafés and food trucks;
- (7) Daycare facilities (6300);
- (8) Performing arts or supporting establishments (5100) including theaters;
- (9) Retail sales (2100) including bookstores and general retail;
- (10) Parking Facility, Residential (4160) and Parking Facility, Non-residential (4170);
- (11) One Family Dwelling (1110) including existing Single family homes. The University shall be allowed to use any University-owned residential structures as offices, graduate or faculty housing, rental housing for

employees, non-traditional classrooms or studios, and/or single family residences excluding fraternity or sorority houses. The University may also demolish such residential structures and use the properties as open space without any further approvals;

(12) All other related activities that support the above uses or are traditionally found on university campuses.

**Additional Accessory Uses:**

- a. General retail sales, as well as within a student center, or in connection with food service facilities;
- b. Parking, Parking structures or garages;
- c. Food and beverage sales in connection with campus food service options;
- d. Book stores;
- e. Ticket office or sales center as part of a theater and performing arts facility;
- f. Indoor athletic facilities, locker rooms, and related facilities;
- g. Press box, amphitheater, locker rooms and related facilities connected to outdoor athletic facilities;
- h. Daycare centers;
- i. Maintenance facilities and operations;
- j. Campus safety and mailroom functions;
- k. Restaurants or fast food providers, as long as no drive-through is allowed; and,
- l. Other related uses traditionally associated with a university setting.

**Special Uses:**

Special Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.3 and Section 7.5.

**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 7.5.

**Miscellaneous Notes on History**

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None

**Legislative History**

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The known legislative history for this Property is as follows:

**O1990-030 approved on 3/20/1990:** AN ORDINANCE CREATING A SPECIAL USE PLANNED DEVELOPMENT TO GOVERN THE CONSTRUCTION OF NEW BUILDINGS, STRUCTURES AND THE REDEVELOPMENT OF EXISTING FACILITIES AT THE MAIN CAMPUS OF AURORA UNIVERSITY THROUGH THE GRANTING OF A SPECIAL USE PERMIT FOR A PRIVATE COLLEGE.

**PDFNL2002-045 approved on 8/29/2002:** RESOLUTION APPROVING THE FINAL PLAN FOR A 4 STORY DORMITORY ADDITION WITH 30 UNITS TO JENK'S HALL LOCATED AT 347 S. GLADSTONE AVENUE BY AURORA UNIVERSITY

**R2004-111 approved on 3/23/2004:** RESOLUTION ACCEPTING THE DEDICATION OF A CITY EASEMENT NEAR THE SOUTHWEST CORNER OF CALUMET AVENUE AND MARSEILLAISE PLACE.

**O2004-058 approved on 6/8/2004:** AN ORDINANCE APPROVING CHANGES TO THE EXISTING SPECIAL USE PLANNED DEVELOPMENT FOR AURORA UNIVERSITY AS A QUASI-PUBLIC USE GENERALLY LOCATED SOUTH OF MARSEILLAISE, EAST OF EVANSLAWN, WEST OF GLADSTONE, AND NORTH OF SOUTHLAWN-RANDALL-PRAIRIE AND REVISING SAID PLAN DESCRIPTION

**O2004-059 approved on 6/8/2004:** AN ORDINANCE GRANTING A VARIANCE TO THE KANE COUNTY STORMWATER CONTROL ORDINANCE ON THE PROPERTY LOCATED GENERALLY SOUTH OF MARSEILLAISE, EAST OF EVANSLAWN, WEST OF GLADSTONE, AND NORTH OF SOUTHLAWN-RANDALL-PRAIRIE AURORA, ILLINOIS

**O2004-060 approved on 6/8/2004:** AN ORDINANCE APPROVING A REVISION TO AURORA'S COMPREHENSIVE PLAN FOR PROPERTY GENERALLY LOCATED SOUTH OF AURORA UNIVERSITY DOWN TO PRAIRIE STREET FROM GLADSTONE ON THE EAST TO A LINE PARALLEL WITH AND APPROXIMATELY ONE HUNDRED AND SIXTY-SEVEN FEET WEST OF RANDALL ROAD CHANGING THE LAND USE DESIGNATION FROM "LOW DENSITY RESIDENTIAL" TO "QUASI-PUBLIC".

**O2004-061 approved on 6/8/2004:** AN ORDINANCE VACATING THAT PORTION OF DEDICATED PUBLIC RIGHT OF WAY (R.O.W.) FOR KENILWORTH PLACE AND CALUMET ROAD WHERE AURORA UNIVERSITY OWNS BOTH SIDES OF SAID R.O.W., IN THE CITY OF AURORA, ILLINOIS.

**R2004-231 approved on 6/8/2004:** RESOLUTION APPROVING THE FINAL PLAN FOR PHASE ONE OF THE AURORA UNIVERSITY IMPROVEMENTS PRIMARILY TO CONSTRUCT A NEW EDUCATIONAL INSTITUTION BUILDING AND ADDITIONAL ON-CAMPUS PARKING WITH STORM-WATER MANAGEMENT.

**O2004-079 approved on 8/17/2004:** AN ORDINANCE AMENDING ORDINANCE NUMBER 3100, BEING THE AURORA ZONING ORDINANCE AND THE ZONING MAP ATTACHED THERETO, BY REZONING PROPERTY LOCATED AT 409, 411, 439 AND 443 S. GLADSTONE AVE AND 433 S. CALUMET AVENUE FROM R-2 TO R-1(S) BEING THE AURORA UNIVERSITY SPECIAL USE PLANNED DEVELOPMENT.

**PDFNL2004-036 approved on 10/14/2004:** RESOLUTION APPROVING A REVISION TO THE FINAL PLAN ON A PROPERTY LOCATED AT 347 SOUTH GLADSTONE AVENUE BETWEEN MARSEILLAISE AND KENILWORTH

**O2005-035 approved on 3/22/2005:** AN ORDINANCE AMENDING ORDINANCE NUMBER 3100, BEING THE AURORA ZONING ORDINANCE AND THE ZONING MAP ATTACHED THERETO, BY REZONING PROPERTY FROM R-2 ONE FAMILY DWELLING TO R-1 ONE FAMILY DWELLING SPECIAL USE PLANNED DEVELOPMENT, FOR 0.51 ACRES LOCATED 427 S. GLADSTONE, 431 S. CALUMET AND 435 S. GLADSTONE.

**PDFNL2005-040 approved on 11/15/2005:** RESOLUTION APPROVING A REVISION TO THE FINAL PLAN OF THE AURORA UNIVERSITY SUBDIVISION FOR THE INSTITUTE FOR EDUCATION AND PARKING LOTS ON PROPERTY LOCATED 347 GLADSTONE AVENUE

**O2006-036 approved on 5/9/2006:** AN ORDINANCE AMENDING ORDINANCE NUMBER 3100, BEING THE AURORA ZONING ORDINANCE AND THE ZONING MAP ATTACHED THERETO, BY REZONING PROPERTIES LOCATED AT 1321 PRAIRIE STREET AND 445 S. CALUMET AVENUE FROM R-2 TO R-1 (S) BEING THE AURORA UNIVERSITY SPECIAL USE PLANNED DEVELOPMENT.

**PDFNL2006-032 approved on 6/29/2006:** RESOLUTION APPROVING A WAIVER OF FINAL PLAN REQUIREMENTS FOR THE PARKING LOT 16A AND 16B OF THE AURORA UNIVERSITY MASTER LAND USE CONCEPT PLAN

**O2007-027 approved on 3/13/2007:** AN ORDINANCE AMENDING ORDINANCE NUMBER 3100, BEING THE AURORA ZONING ORDINANCE AND THE ZONING MAP ATTACHED THERETO, BY REZONING PROPERTIES LOCATED AT 1347 PRAIRIE STREET, 426 S. CALUMET AVENUE, 1351 PRAIRIE STREET, VACANT LOT NORTH OF PRAIRIE STREET AND EAST OF S. RANDALL ROAD, AND VACANT LOT NORTH OF PRAIRIE STREET AND EAST OF S. CALUMET AVENUE FROM R-1 AND R-2 TO R-1(S) BEING THE AURORA UNIVERSITY SPECIAL USE PLANNED DEVELOPMENT

**O2007-124 approved on 11/13/2007:** AN ORDINANCE AMENDING ORDINANCE NUMBER 3100, BEING THE AURORA ZONING ORDINANCE AND THE ZONING MAP ATTACHED THERETO, BY REZONING PROPERTIES LOCATED AT 420 S. CALUMET AVENUE, 422 S. CALUMET AVENUE, 424 S. CALUMET AVENUE, AND 423 S. GLADSTONE AVENUE FROM R-2 ONE FAMILY DWELLING DISTRICT TO R-1(S) BEING THE AURORA UNIVERSITY SPECIAL USE PLANNED DEVELOPMENT

**O2008-047 approved on 5/13/2008:** AN ORDINANCE AMENDING ORDINANCE NUMBER 3100, BEING THE AURORA ZONING ORDINANCE AND THE ZONING MAP ATTACHED THERETO, BY REZONING PROPERTIES LOCATED AT 416 S. CALUMET AVENUE AND 415 S. GLADSTONE AVENUE FROM R-2 ONE FAMILY DWELLING DISTRICT TO R-1(S) BEING THE AURORA UNIVERSITY SPECIAL USE PLANNED DEVELOPMENT

**R2008-230 approved on 5/13/2008:** RESOLUTION APPROVING THE FINAL PLAN ON 6.5 ACRES FOR A LIBRARY/STUDENT CENTER, ALUMNI HALL ADDITION, PARKING LOTS, FOOTBALL FIELD AND GRANDSTAND WITH A VARIANCE TO THE GRANDSTAND'S SETBACK FOR S. EVANSLAWN AVENUE FROM 25 FEET TO 14 FEET LOCATED AT THE SOUTHEAST CORNER OF MARSELLAISE PLACE AND S. EVANSLAWN AVENUE

**O2008-080 approved on 8/26/2008:** AN ORDINANCE AMENDING ORDINANCE NUMBER 3100, BEING THE AURORA ZONING ORDINANCE AND THE ZONING MAP ATTACHED THERETO, BY REZONING PROPERTIES LOCATED AT 447 S. GLADSTONE AVENUE FROM R-2 TO R-1(S) AND 428 S. RANDALL ROAD FROM R-1 TO R-1(S) BEING THE AURORA UNIVERSITY SPECIAL USE PLANNED DEVELOPMENT AND ADDING AN ART STUDIO/OFFICE AS A TEMPORARY USE FOR 428 S. RANDALL ROAD PROPERTY

**O2009-024 approved on 4/14/2009:** AN ORDINANCE APPROVING A REVISION TO THE AURORA UNIVERSITY PLAN DESCRIPTION AND MASTER PLAN FOR 38 ACRES OF PROPERTY LOCATED DIRECTLY SOUTH OF MARSEILLAISE PLACE, WEST OF GLADSTONE AVENUE, EAST OF EVANSLAWN AVENUE AND NORTH OF PRAIRIE AVENUE IN KANE COUNTY, ILLINOIS

**PDFNL2009-015 approved on 7/16/2009:** RESOLUTION APPROVING A WAIVER OF FINAL PLAN REQUIREMENTS ON 2.2 ACRES FOR TEMPORARY LIGHTS ON AURORA UNIVERSITY'S SPORTS FIELD, LOCATED AT 347 S. GLADSTONE AVENUE, AURORA, ILLINOIS

**O2009-073 approved on 8/25/2009:** AN ORDINANCE APPROVING OBVIOUS CHANGES TO AURORA'S COMPREHENSIVE PLAN FOR 83 AREAS AND 28 ROADWAYS LOCATED THROUGHOUT THE CITY OF AURORA.

**R2010-032 approved on 2/9/2010:** RESOLUTION ACCEPTING THE DEDICATION OF WATERMAIN EASEMENTS AT 347 S. GLADSTONE AVENUE, AURORA TOWNSHIP, ILLINOIS

**PDFNL2010-006 approved on 4/15/2010:** RESOLUTION APPROVING THE FINAL PLAN REVISION ON THE AURORA UNIVERSITY CAMPUS FOR A PARKING LOT EXPANSION LOCATED AT THE NORTHEAST CORNER OF EVANSLAWN AVENUE AND SOUTHLAWN PLACE, AURORA, ILLINOIS

**O2010-016 approved on 5/11/2010:** AN ORDINANCE AMENDING ORDINANCE NUMBER 3100, BEING THE AURORA ZONING ORDINANCE AND THE ZONING MAP ATTACHED THERETO, BY REZONING PROPERTIES LOCATED AT 430 EVANSLAWN AVENUE AND 1440 SOUTHLAWN PLACE FROM R-1 ONE FAMILY DWELLING DISTRICT TO R-1(S) BEING THE AURORA UNIVERSITY SPECIAL USE PLANNED DEVELOPMENT, AURORA TOWNSHIP, IL

**O2010-057 approved on 9/28/2010:** AN ORDINANCE AMENDING ORDINANCE NUMBER 3100, BEING THE AURORA ZONING ORDINANCE AND THE ZONING MAP ATTACHED THERETO, BY REZONING PROPERTIES LOCATED AT 1414 SOUTHLAWN AVENUE AND 435 S. RANDALL ROAD FROM R-1 ONE-FAMILY DWELLING DISTRICT TO R-1(S) BEING THE AURORA UNIVERSITY SPECIAL USE PLANNED DEVELOPMENT, AURORA TOWNSHIP, IL

**PDFNL2010-017 approved on 9/30/2010:** RESOLUTION APPROVING THE FINAL PLAN FOR A FOUR-STORY DORMITORY WEST OF THE INSTITUTE BUILDING LOCATED AT 347 S. GLADSTONE AVENUE, AURORA, IL

**O2010-065 approved on 11/23/2010:** AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR TELECOMMUNICATION ANTENNAS AND SUPPORT FACILITIES ON THE ROOF OF AURORA UNIVERSITY'S INSTITUTE FOR COLLABORATION BUILDING LOCATED AT 407 S CALUMET AVENUE, AURORA ILLINOIS

**O2010-074 approved on 12/21/2010:** AN ORDINANCE VACATING A PORTION OF A 15 FOOT WATERMAIN EASEMENT LOCATED AT 347 S. GLADSTONE AVENUE IN THE CITY OF AURORA, ILLINOIS

**O2012-003 approved on 2/14/2012:** AN ORDINANCE APPROVING A TEXT AMENDMENT TO ORDINANCE NUMBER 3100, BEING THE AURORA ZONING ORDINANCE TO MODIFY CERTAIN SECTIONS IN REGARD TO THE REGULATIONS OF ALTERNATIVE ENERGY SYSTEMS

**O2012-006 approved on 2/28/2012:** AN ORDINANCE AMENDING ORDINANCE NUMBER 3100, BEING THE AURORA ZONING ORDINANCE AND THE ZONING MAP ATTACHED THERETO, BY REZONING PROPERTY LOCATED 1409 PRAIRIE STREET, 441 S. RANDALL ROAD, 419 S. GLADSTONE AVENUE, 1408 SOUTHLAWN PLACE FROM R-1 AND R-2 TO R-1(S) BEING THE AURORA UNIVERSITY SPECIAL USE PLANNED DEVELOPMENT

**O2012-007 approved on 2/28/2012:** AN ORDINANCE APPROVING A REVISION TO AURORA UNIVERSITY PLAN DESCRIPTION AND MASTER PLAN FOR 40 ACRES FOR PROPERTY LOCATED DIRECTLY SOUTH OF MARSEILLAISE PLACE, WEST OF GLADSTONE AVENUE, EAST OF EVANSLAWN AVENUE, AND NORTH AND SOUTH OF PRAIRIE STREET, KANE COUNTY, ILLINOIS

**PDFNL2012-022 approved on 9/27/2012:** RESOLUTION APPROVING THE FINAL PLAT ON 35.0475 ACRES TO CONSOLIDATE THE AURORA UNIVERSITY PROPERTY INTO THREE LOTS LOCATED 347 S. GLADSTONE AVENUE IN THE CITY OF AURORA, IL. 60506

**R2012-275 approved on 10/9/2012:** RESOLUTION APPROVING A FINAL PLAN ON 1.269 ACRES FOR AN ADDITION TO THE WACKERLIN CENTER LOCATED AT 430 S. EVANSLAWN AVENUE AND 1440 SOUTHLAWN PLACE, AURORA, IL

**O2013-029 approved on 6/11/2013:** AN ORDINANCE AMENDING ORDINANCE NUMBER 3100, BEING THE AURORA ZONING ORDINANCE AND THE ZONING MAP ATTACHED THERETO, BY REZONING PROPERTY FROM R-1 AND R-2 TO R-1(S) ONE FAMILY DWELLING SPECIAL USE PLANNED DEVELOPMENT, AND ESTABLISHING A PLAN DESCRIPTION FOR 0.452 ACRES LOCATED 439 S CALUMET AVENUE AND 1400 SOUTHLAWN PLACE, AURORA, IL

**O2013-030 approved on 6/11/2013:** AN ORDINANCE VACATING A PORTION OF DEDICATED PUBLIC RIGHT OF WAY FOR CALUMET AVENUE, RANDALL ROAD & SOUTHLAWN PLACE LOCATED ON THE NORTH SIDE OF PRAIRIE STREET, BETWEEN EVANSLAWN AVENUE AND GLADSTONE AVENUE IN THE CITY OF AURORA, ILLINOIS, 60505

**PDFNL2013-007 approved on 6/13/2013:** RESOLUTION APPROVING THE FINAL PLAN FOR THE WELCOME CENTER/SCHINGOETHE MUSEUM, THE STEM CENTER ADDITION TO STEPHENS HALL AND A PARKING LOT ADDITION LOCATED 347 S. GLADSTONE AVENUE AND 439 S. CALUMET AVENUE

**PDFNL2013-011 approved on 6/27/2013:** RESOLUTION APPROVING THE FINAL PLAT FOR AURORA UNIVERSITY 1ST RESUBDIVISION LOCATED AT 347 S. GLADSTONE AVENUE, IN THE CITY OF AURORA, ILLINOIS

**O2014-005 approved on 2/25/2014:** AN ORDINANCE FOR THE ESTABLISHMENT OF A SPECIAL SERVICE AREA NUMBER 172 AURORA UNIVERSITY KANE COUNTY IN THE CITY OF AURORA FOLLOWING NOTICE AND PUBLIC HEARING IN CONNECTION THEREWITH.

**R2014-184 approved on 7/8/2014:** RESOLUTION APPROVING A FINAL PLAN REVISION ON 10.13 ACRES OF THE SOUTHERN CAMPUS FOR AURORA UNIVERSITY LOCATED AT 347 S. GLADSTONE AVENUE

**R2015-031 approved on 2/10/2015:** A RESOLUTION ADOPTING THE UNIVERSITY NEIGHBORS NEIGHBORHOOD PLAN CREATED AS PART OF THE AURORA NEIGHBORHOOD PLANNING INITIATIVE (WARDS 4, 5).

**O2018-052 approved on 6/26/2018:** AN ORDINANCE APPROVING A REVISION TO THE AURORA UNIVERSITY PLAN DESCRIPTION AND MASTER PLAN FOR 46.5 ACRES ON PROPERTY LOCATED WEST OF GLADSTONE AVENUE, EAST OF AND ALONG THE WEST FRONTAGE OF EVANSLAWN AVENUE BETWEEN MARSEILLAISE PLACE AND PRAIRIE STREET, SOUTH OF AND ALONG THE NORTH SIDE OF MARSEILLAISE PLACE BETWEEN CALUMET AVENUE AND GLADSTONE, AND NORTH SIDE OF PRAIRIE STREET

**PDFNL2018-023 approved on 10/11/2018:** A PLANNING AND DEVELOPMENT COMMITTEE RESOLUTION APPROVING A FINAL PLAN FOR A PARKING DECK ON LOT 1 OF AURORA UNIVERSITY 2ND RESUBDIVISION AND GRANTING A HEIGHT VARIANCE LOCATED NORTH OF PRAIRIE STREET, EAST OF S. EVANSLAWN AVENUE, AND SOUTH OF SOUTHLAWN PLACE

**O2018-081 approved on 10/23/2018:** AN ORDINANCE VACATING A PORTION OF DEDICATED PUBLIC RIGHT OF WAY FOR SOUTHLAWN PLACE ADJACENT TO PROPERTY LOCATED AT 1424 SOUTHLAWN PLACE

**R2018-271 approved on 10/23/2018:** A RESOLUTION APPROVING A REVISION TO THE FINAL PLAT LOCATED NORTH OF PRAIRIE STREET, EAST OF S. EVANSLAWN AVENUE, SOUTH OF MARSEILLAISE PLACE, WEST OF S. GLADSTONE AVENUE AND ESTABLISHING LOT 1 OF AURORA UNIVERSITY 2ND RESUBDIVISION

**R2019-127 approved on 5/14/2019:** A RESOLUTION APPROVING A FINAL PLAN AND GRANTING A SETBACK VARIANCE ON LOT 1 OF AURORA UNIVERSITY 2ND RESUBDIVISION LOCATED AT 1330 MARSEILLAISE PLACE FOR A 1,090 SQ. FT. ADDITION TO THE PAROLINI MUSIC CENTER

**Location Maps Attached:**

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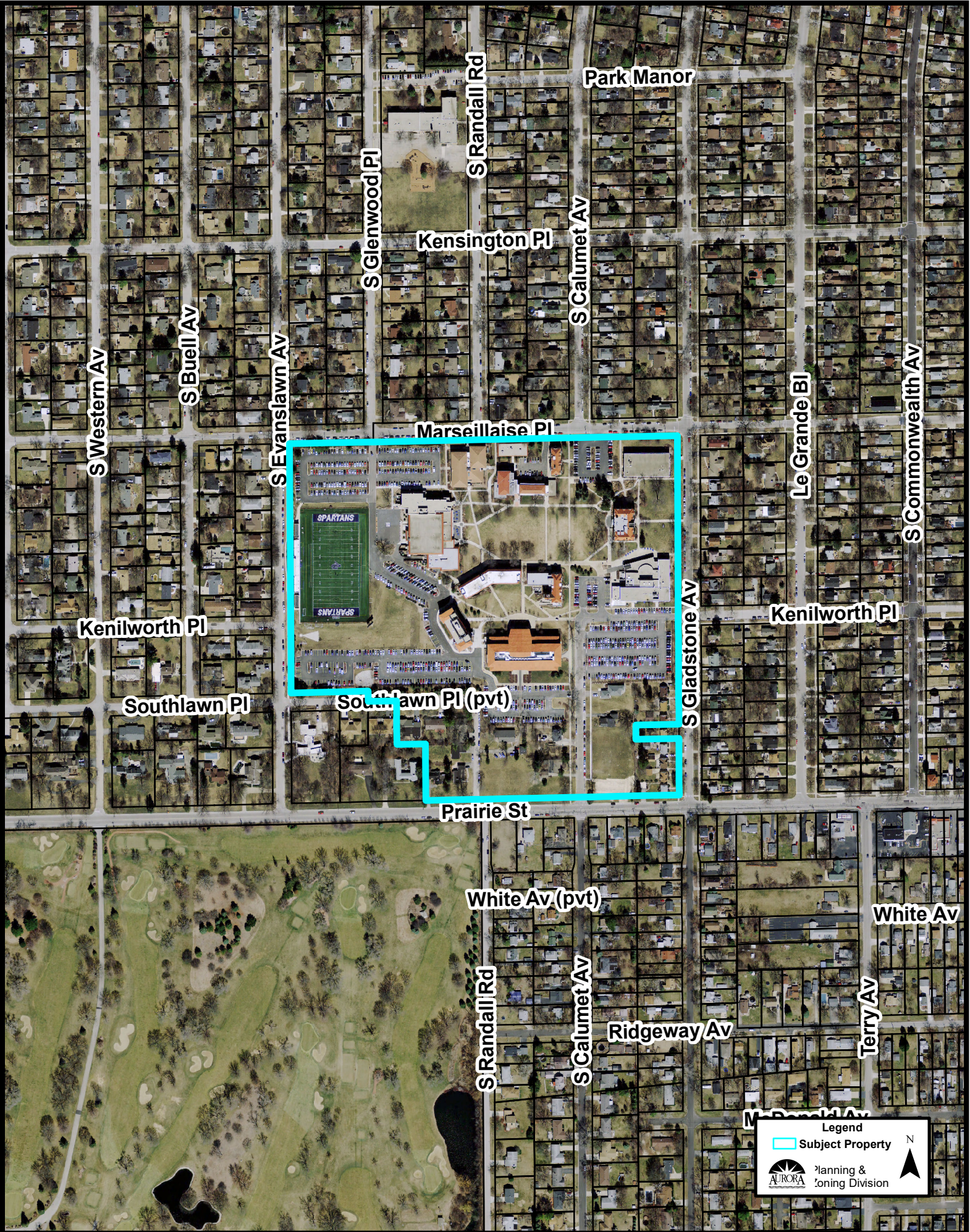
Aerial Overview

Location Map

Zoning Map

Comprehensive Plan Map

Aerial Photo (1:10,000):



Legend

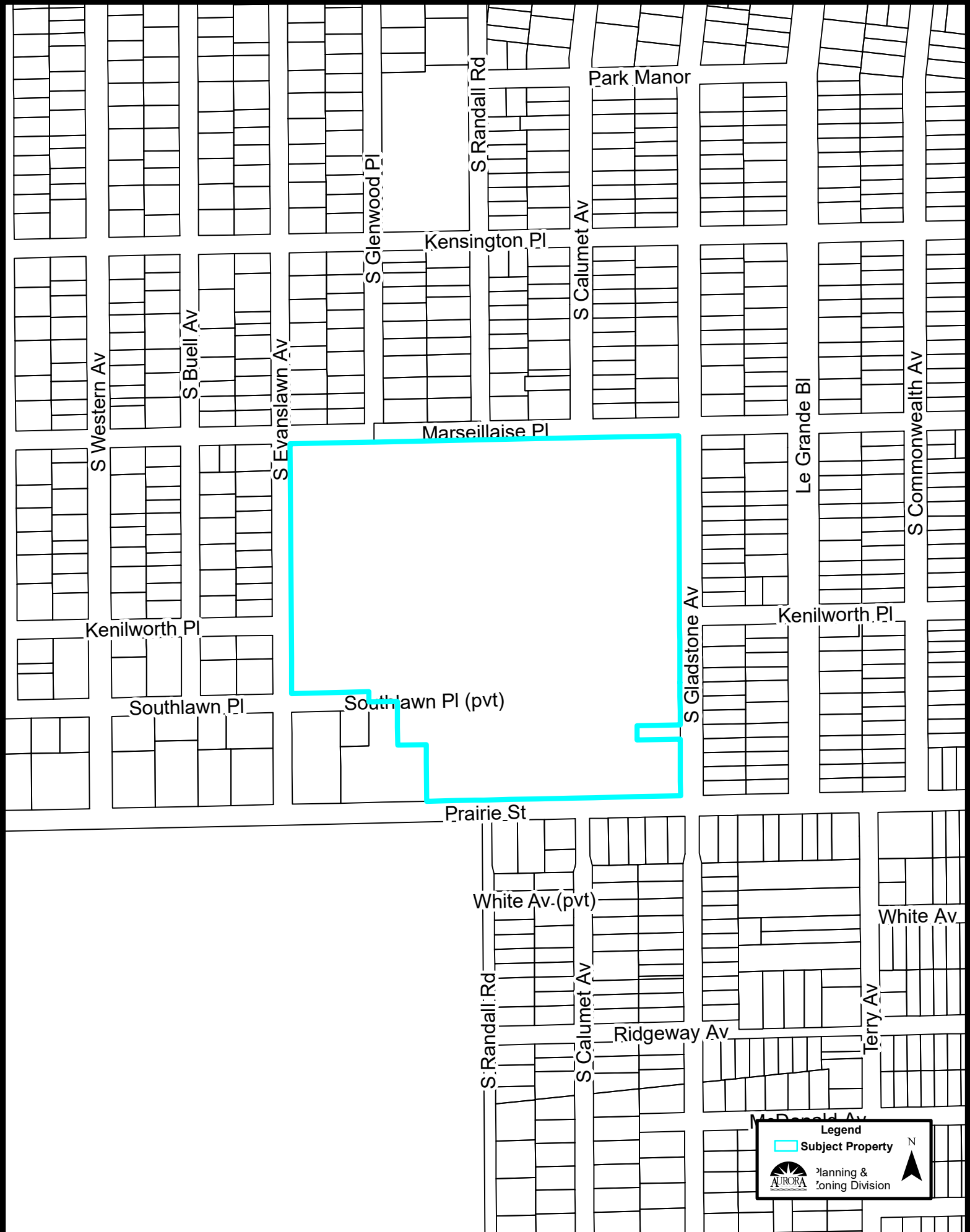
- Subject Property

Planning & Zoning Division





Location Map (1:5,000):



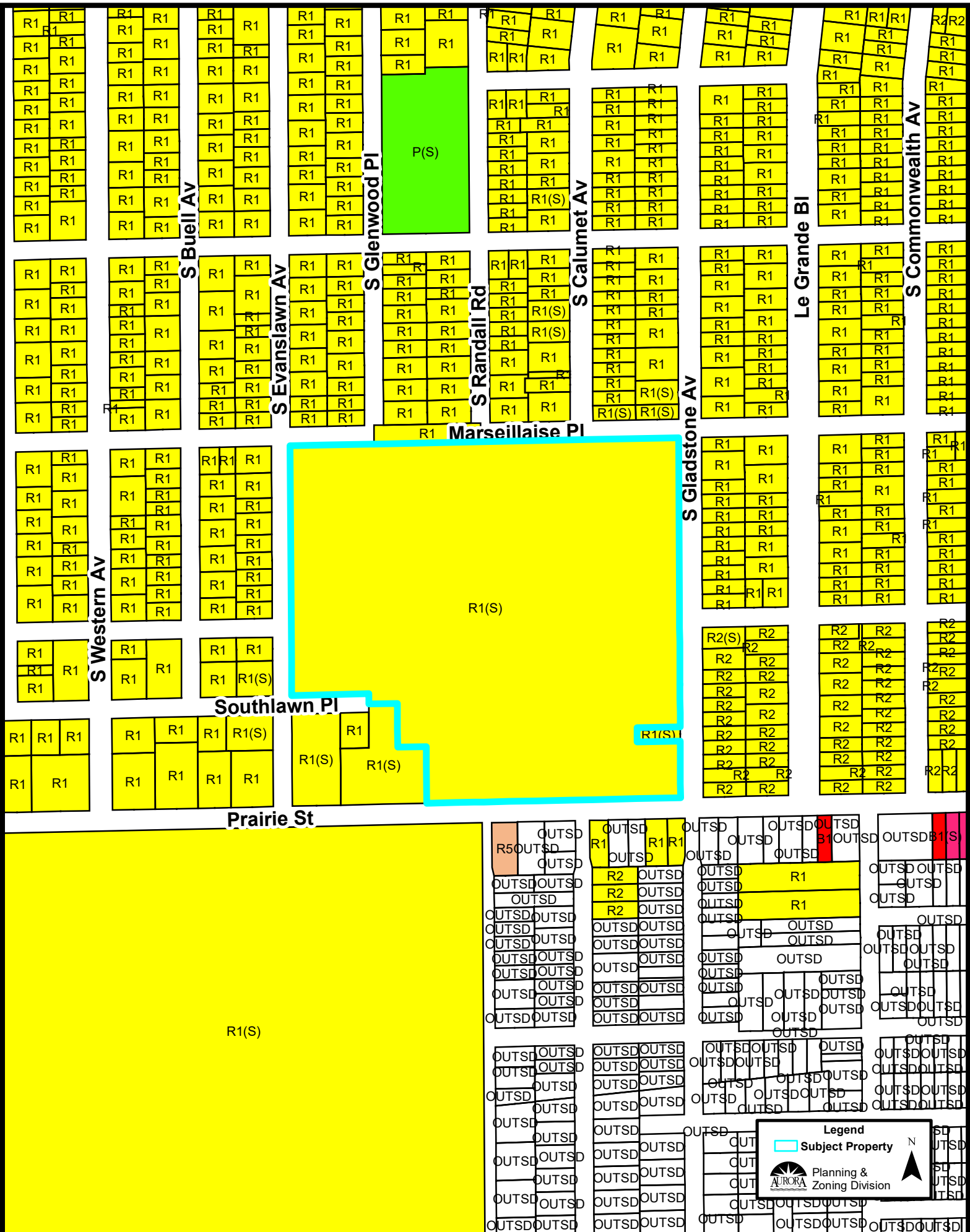
**Legend**

-  Subject Property

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Zoning Map (1:5,000):

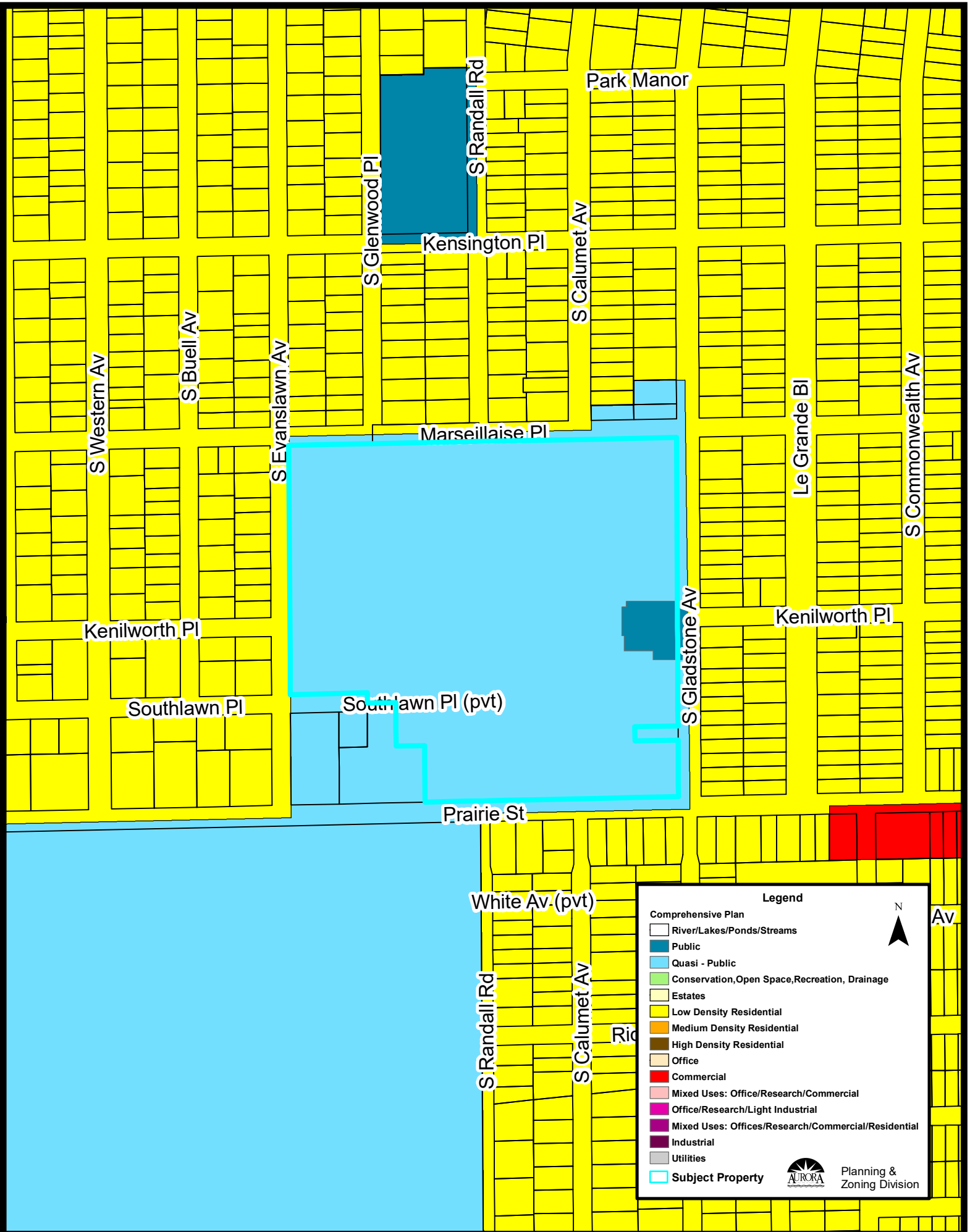


**Legend**

- Subject Property

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AURORA

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  
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