

# Property Research Sheet

**Location ID#(s): 29902**

As of: 3/13/2019

Researched By: Tracey Vacek

Address: 1500 Southlawn Pl

Current Zoning: R-1 One Family Dwelling District

Parcel Number(s): 15-20-381-004

1929 Zoning: A Residential Districts

Subdivision: Lot 40; Lot 41; Lot 42; Lot 43 of Country Club Estates

1957 Zoning: R-1 One-Family Dwelling District

Size: 0.467 Acres / 20,343 Sq. Ft.

Comp Plan Designation: Low Density Residential

School District: SD 129 - West Aurora School District

ANPI Neighborhood: University Neighbors

Park District: FVPD - Fox Valley Park District

TIF District: N/A

Ward: 5

Historic District: None

## Current Land Use

Current Land Use: Residential: Single Family AZO Land Use Category: One Family Dwelling (1110)

Number of Buildings: 1

Number of Stories: 2

Building Built In: 1958

Non-Residential Area: 0 sq. ft.

Total Building Area: 2,972 sq. ft.

Total Dwelling Units: 1

## Zoning Provisions

### Setbacks and Other Bulk Standards:

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

Setbacks are typically as follows:

**Front Yard Setback:** 30 feet

**Side Yard Setback:** 6 feet on lots less than 60 feet wide or less or 8 feet on lots greater than 60 feet

**Exterior Side Yard Setback:** 10 feet **Exterior**

**Side Yard Reverse Corner Setback:** 15 feet

**Rear Yard Setback:** 30 feet

**Exterior Rear Yard Setback:** 30 Feet

**Setback Exceptions:** Front setback exception for an infill lot. On infill lots the public street elevation of the structure shall be located at the average established setback line of the Impact

Area. For additional regulations on infill lots refer to Infill Housing Standards located in the Residential District Specific Regulations of the zoning ordinance. Side setback exception for religious institutions: On lots upon which a religious institution is constructed or extensions made to an existing religious institution, there shall be a side setback line of not less than ten (10) feet on each side of the main structure and a combined total of side setback of not less than twenty-five (25) feet.

Other bulk standards are typically as follows:

**Building Separations:** None

**Minimum Lot Width and Area:** Typically 75 feet and 10,000 sq ft

**Maximum Lot Coverage:** 40%

**Maximum Structure Height:** Typically 35 feet and not over 2 ½ stories.

**Floor Area Ratio:** None

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

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

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 7.5.

Permitted Uses:

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

Special Uses:

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

**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

**Location Maps Attached:**

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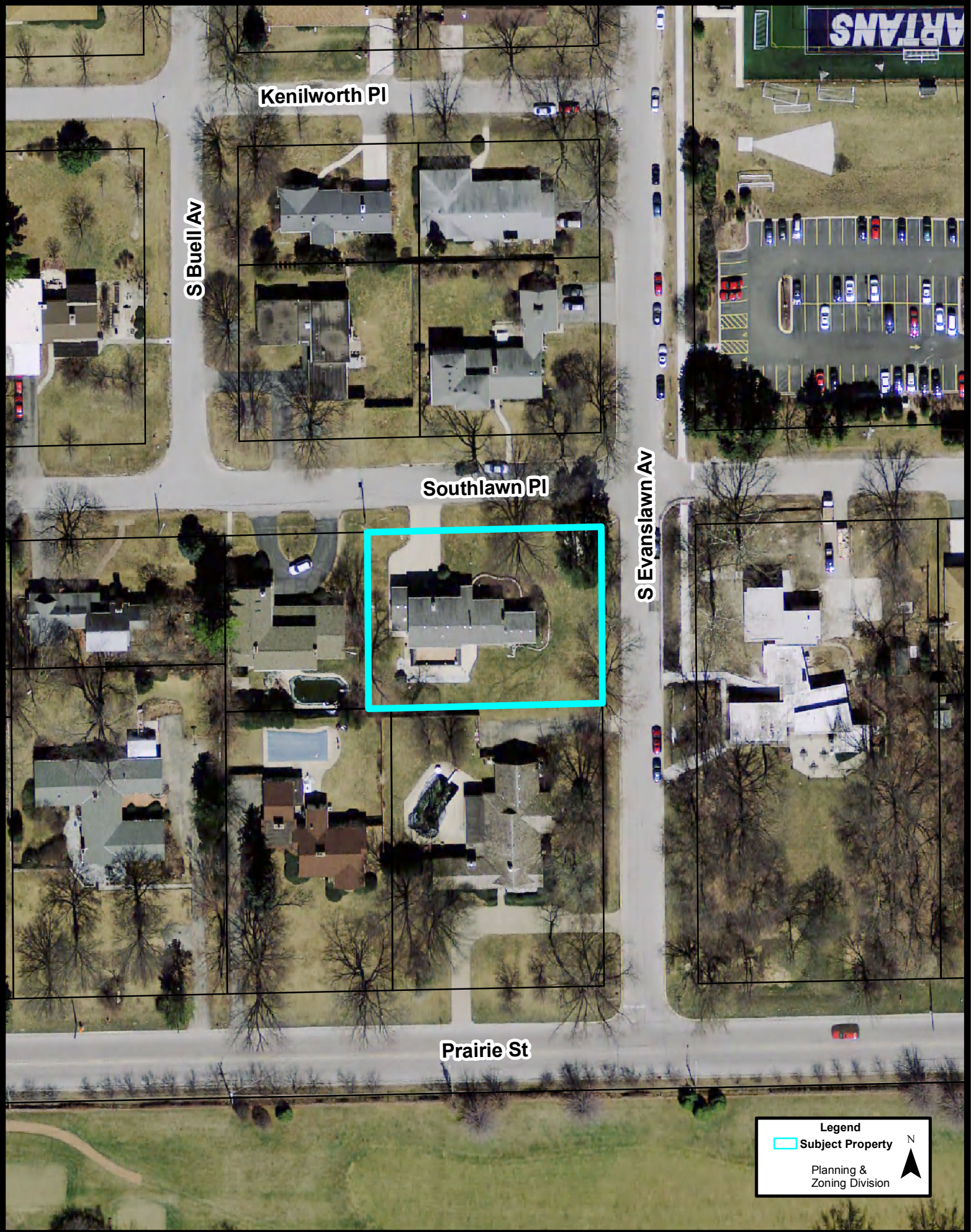
Aerial Overview

Location Map

Zoning Map

Comprehensive Plan Map

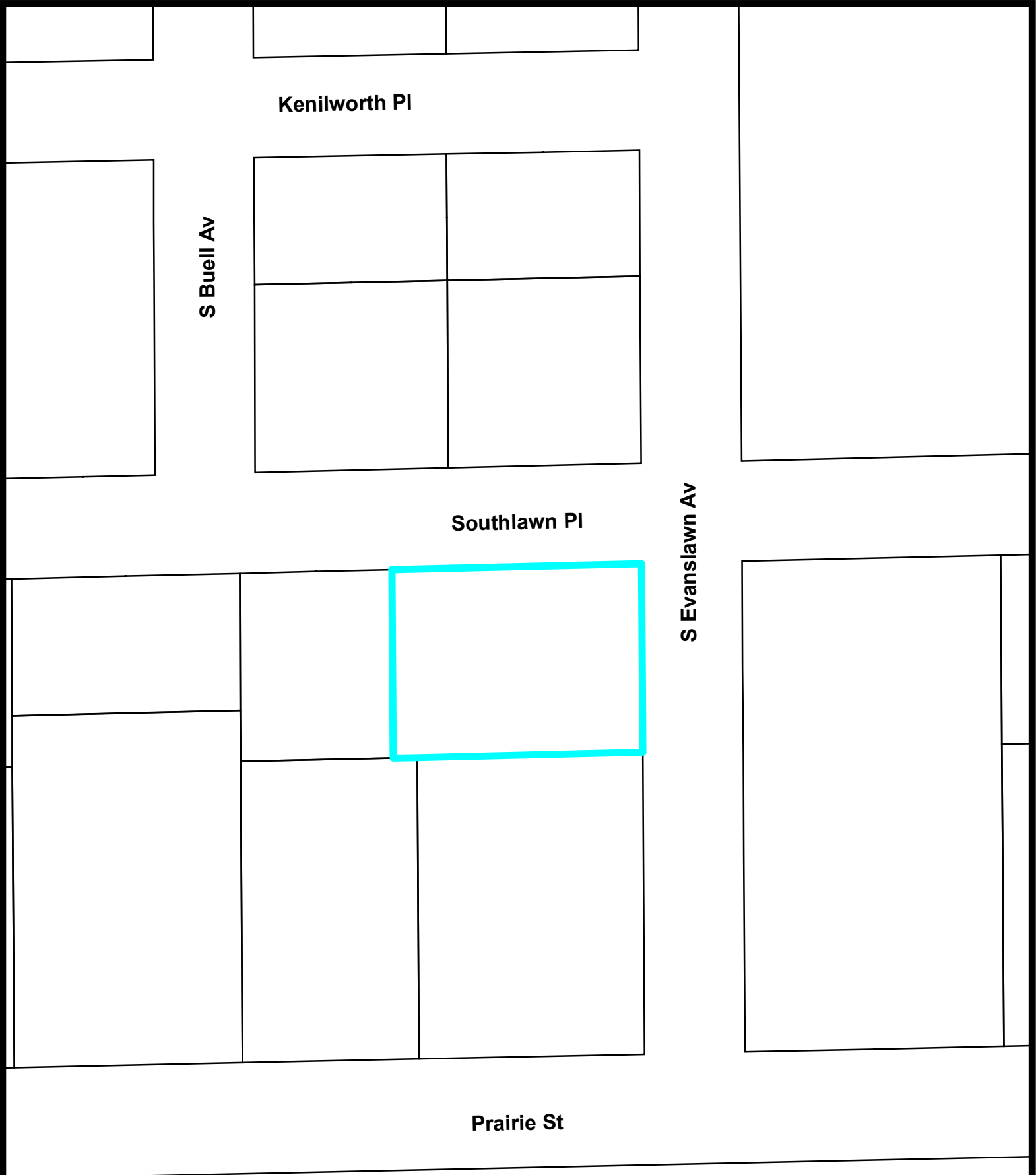
Location Map (1:1,000):



**Legend**  
Subject Property  
Planning & Zoning Division



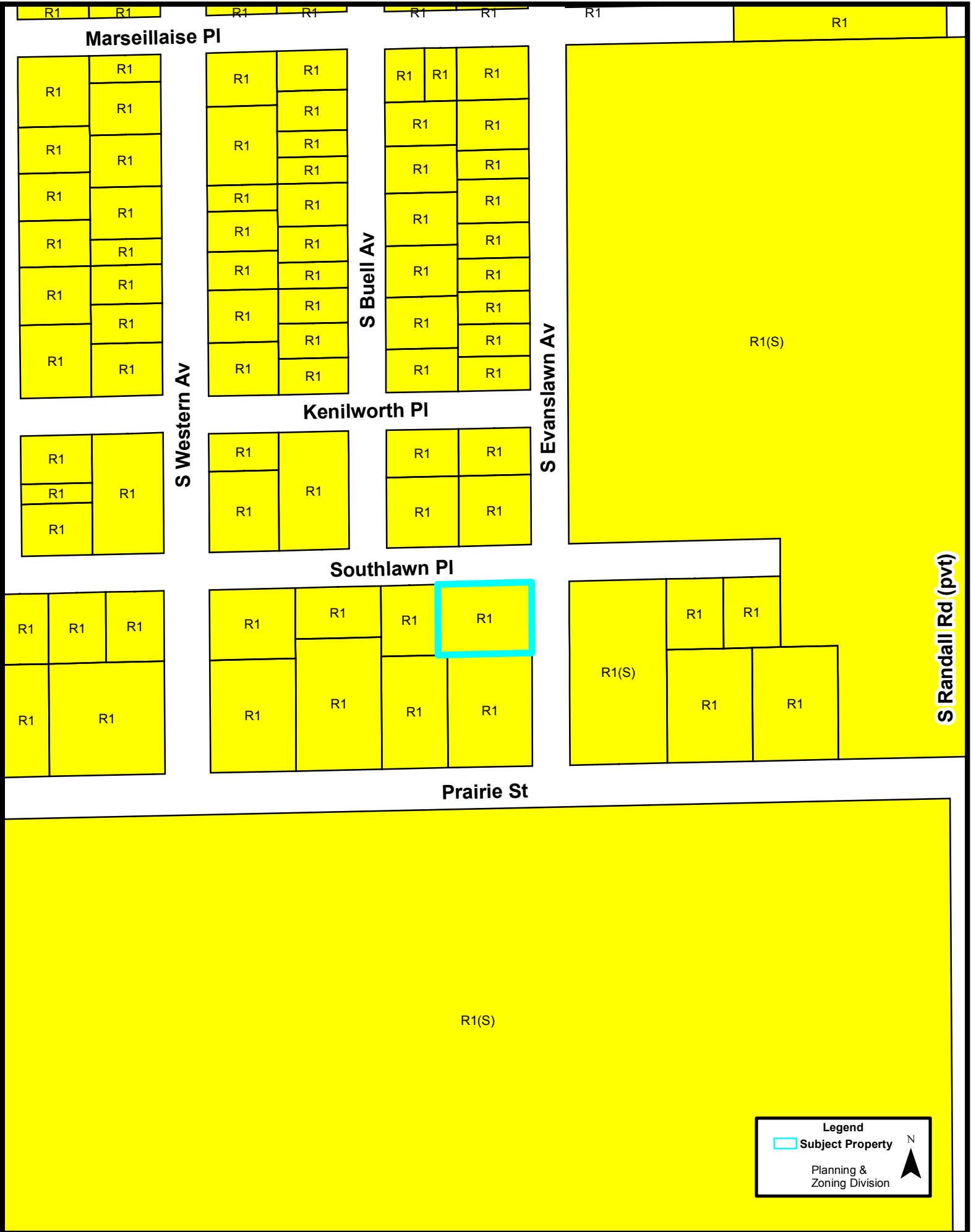
**Location Map (1:1,000):**



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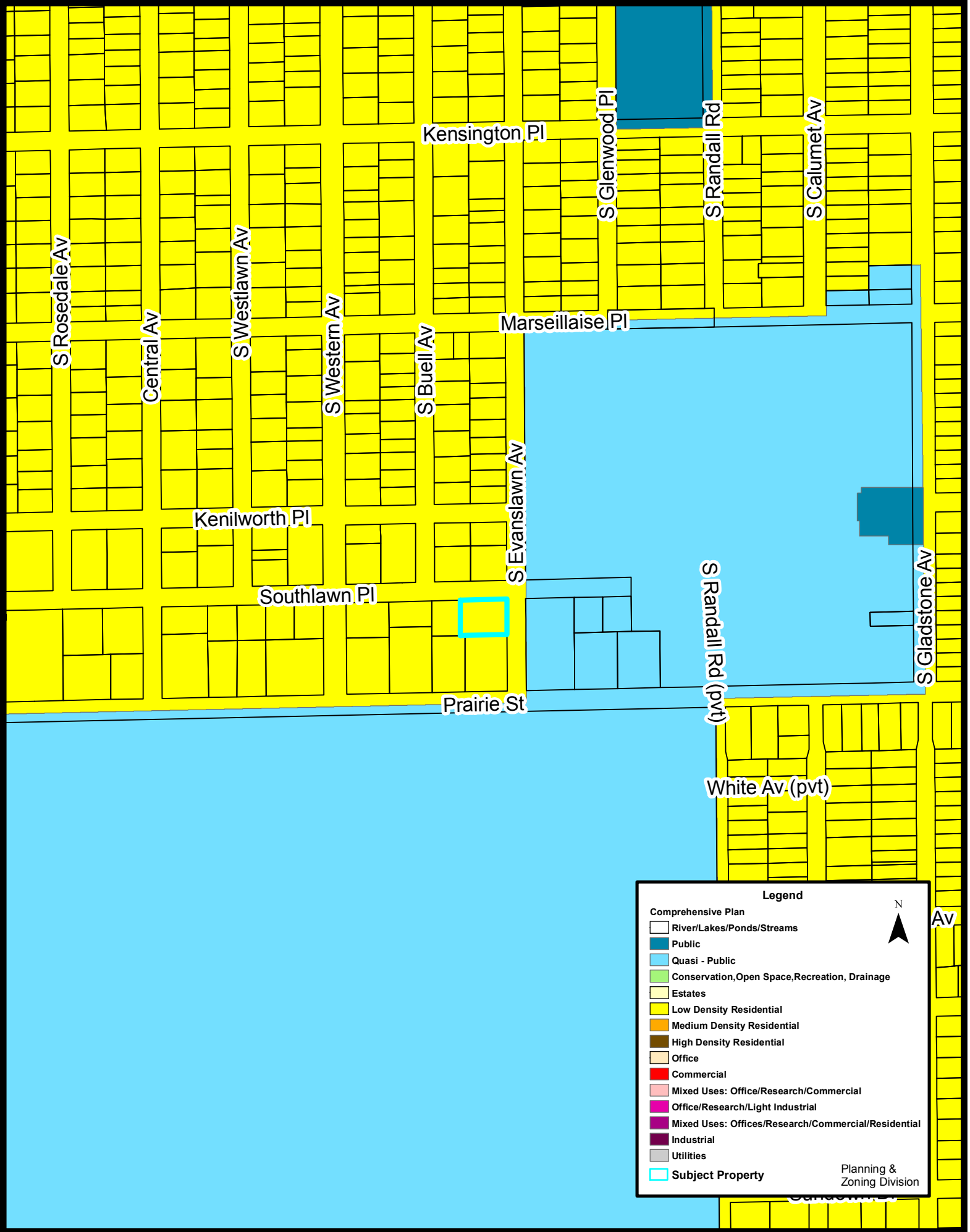


Zoning Map (1:2,500):



**Legend**  
Subject Property  
N  
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  
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