

Property Research Sheet

Location ID#(s): 27061

As of: 9/27/2017

Researched By: Alex Minnella

Address: 1419 Prairie St

Current Zoning: R-1 One Family Dwelling District

Parcel Number(s): 15-20-382-012

1929 Zoning: A Residential Districts

Subdivision: Lot 22; Lot 23 of Country Club Estates

1957 Zoning: R-1 One-Family Dwelling District

Size: 0.686 Acres / 29,882 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: Residential: Single Family AZO Land Use Category: One Family Dwelling (1110)

Number of Buildings: 1

Number of Stories: 1

Building Built In: 1964

Non-Residential Area: 0 sq. ft.

Total Building Area: 3,178 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

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

None

Legislative History

The known legislative history for this Property is as follows:

01923-1883 approved on 5/9/1923: AN ORDINANCE NO. 1883. BUILDING ZONE ORDINANCE FOR AURORA, IL.

01926-2050 approved on 8/16/1926: AN ORDINANCE NUMBER 2050 TO AMEND ORDINANCE NUMBER 1883 KNOWN AS THE BUILDING ZONE ORDINANCE FOR AURORA, ILLINOIS, ESTABLISHING A PLAN FOR DIVIDING THE CITY OF AURORA INTO DISTRICTS FOR THE PURPOSE OF REGULATING THE LOCATION OF TRADES AND INDUSTRIES AND OF BUILDINGS AND STRUCTURES DESIGNED FOR DWELLINGS, APARTMENT HOUSES, TRADES, INDUSTRIES AND OTHER SPECIFIED USES, FOR REGULATING THE HEIGHT, VOLUME AND SIZE OF BUILDINGS AND STRUCTURES, AND INTENSITY OF USE OF LOT AREAS, FOR DETERMINING BUILDING LINES, FOR CREATING A BOARD OF APPEALS AND FOR OTHER PURPOSES.

01929-2250 approved on 6/18/1929: AN ORDINANCE NO.2250 AMENDING ORDINANCE NO.2050 WHICH AMENDS ORDINANCE NO.1183, KNOWN AS THE BUILDING ZONE ORDINANCE FOR AURORA, ILLINOIS, ESTABLISHING A PLAN FOR DIVIDING THE CITY OF AURORA INTO DISTRICTS FOR THE PURPOSE OF REGULATING THE LOCATION OF TRADES AND INDUSTRIES AND OF BUILDINGS AND STRUCTURES DESIGNED FOR DWELLINGS, APARTMENT HOUSES, TRADES, INDUSTRIES, AND OTHER SPECIFIED USES, FOR REGULATING THE HEIGHT, VOLUME, AND SIZE OF BUILDINGS AND STRUCTURES, AND INTENSITY OF USE OF LOT AREAS, FOR DETERMINING BUILDING LINES, FOR CREATING A BOARD OF APPEALS, AND FOR OTHER PURPOSES.

01957-3100 approved on 11/4/1957: AURORA ZONING ORDINANCE AND MAP.

02009-024 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

02009-073 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.

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

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).

Location Maps Attached:

Aerial Overview

Location Map

Zoning Map

Comprehensive Plan Map

Location Map (1:1,000):



Southlawn Pl

Southlawn Pl (pvt)

S Randall Rd (pvt)

Prairie St

S Randall Rd

Legend
Subject Property
AURORA Planning & Zoning Division
N

Location Map (1:1,000):

Southlawn PI

Southlawn PI (pvt)


S Randall Rd (pvt)





Prairie St

S Randall Rd

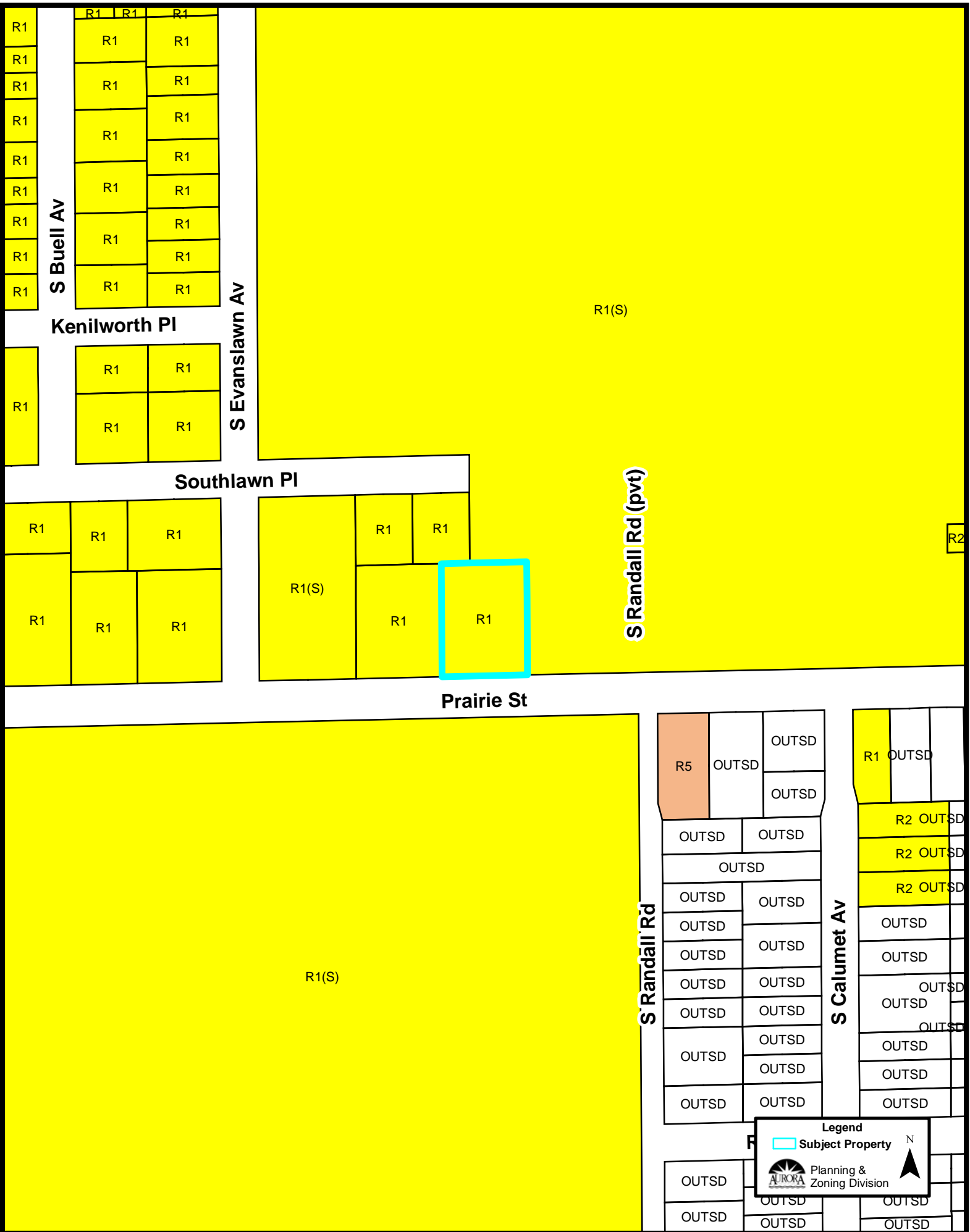
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-  Subject Property

 Planning & Zoning Division

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Zoning Map (1:2,500):



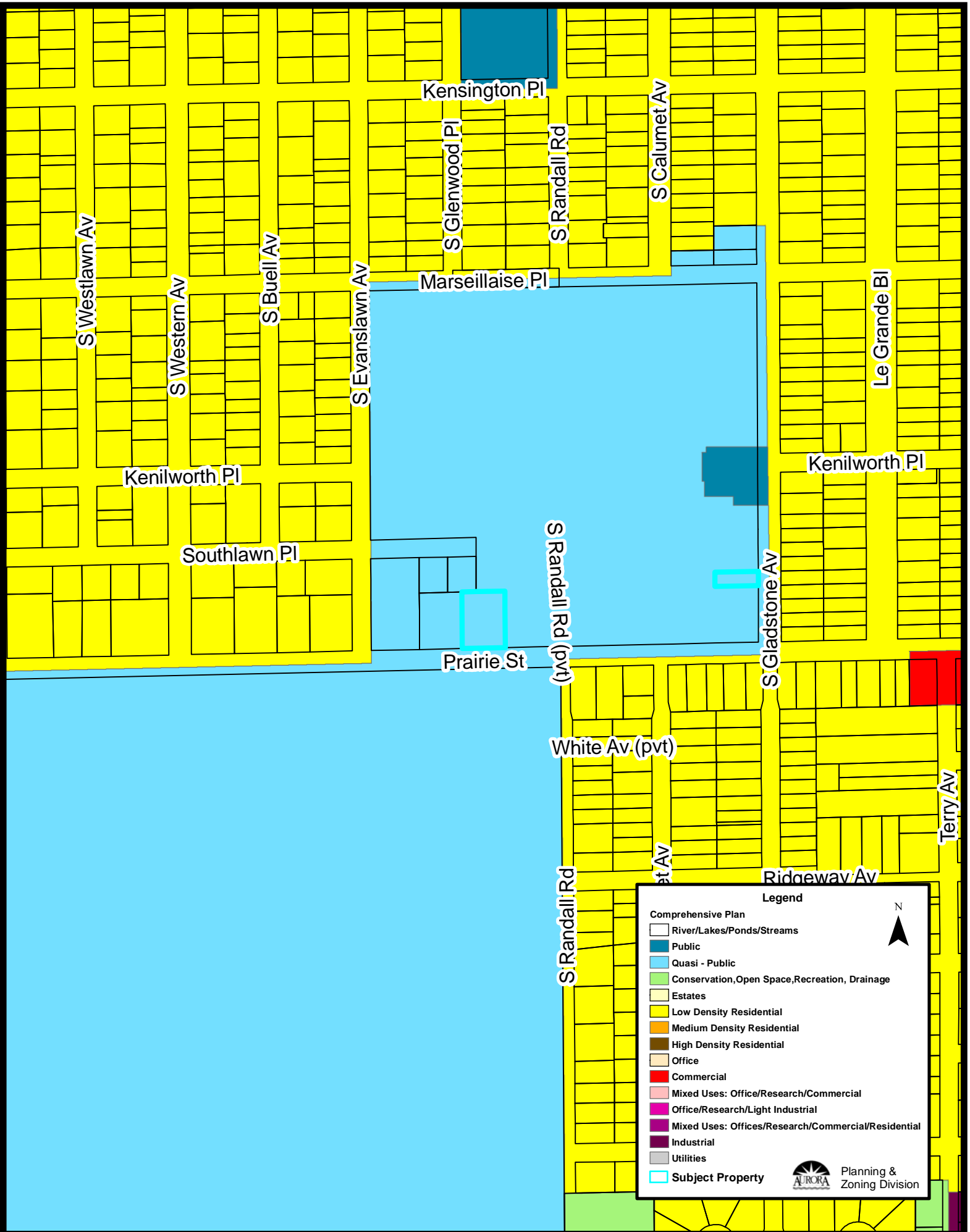
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- Subject Property

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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

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