

# Property Research Sheet

**Location ID#(s): 17086**

As of: 9/29/2017

Researched By: Alex Minnella

Address: 431 S Gladstone Ave

Current Zoning: R-2 One Family Dwelling

Parcel Number(s): 15-20-454-019

1929 Zoning: A Residential Districts

Subdivision: Lot 16 of New Downer Place Addition

1957 Zoning: R-1 One-Family Dwelling District

Size: 0.17 Acres / 7,405 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: One Family Dwelling (1110)

Number of Buildings: 1

Number of Stories: 1.5

Building Built In: 1948

Non-Residential Area: 0 sq. ft.

Total Building Area: 1,152 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 7.6.

Setbacks are typically as follows:

**Front Yard Setback:** 30 feet

**Side Yard Setback:** 6 feet on lots less than 60 ft 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 60 feet and 8,000 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 1,300 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 7.6.

Permitted Uses:

Permitted Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.2 and 7.6 Permitted Exceptions:

Special Uses:

Special Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.3 and 7.6.

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 7.6.

**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:

**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.

**02004-058 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

**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

**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:**

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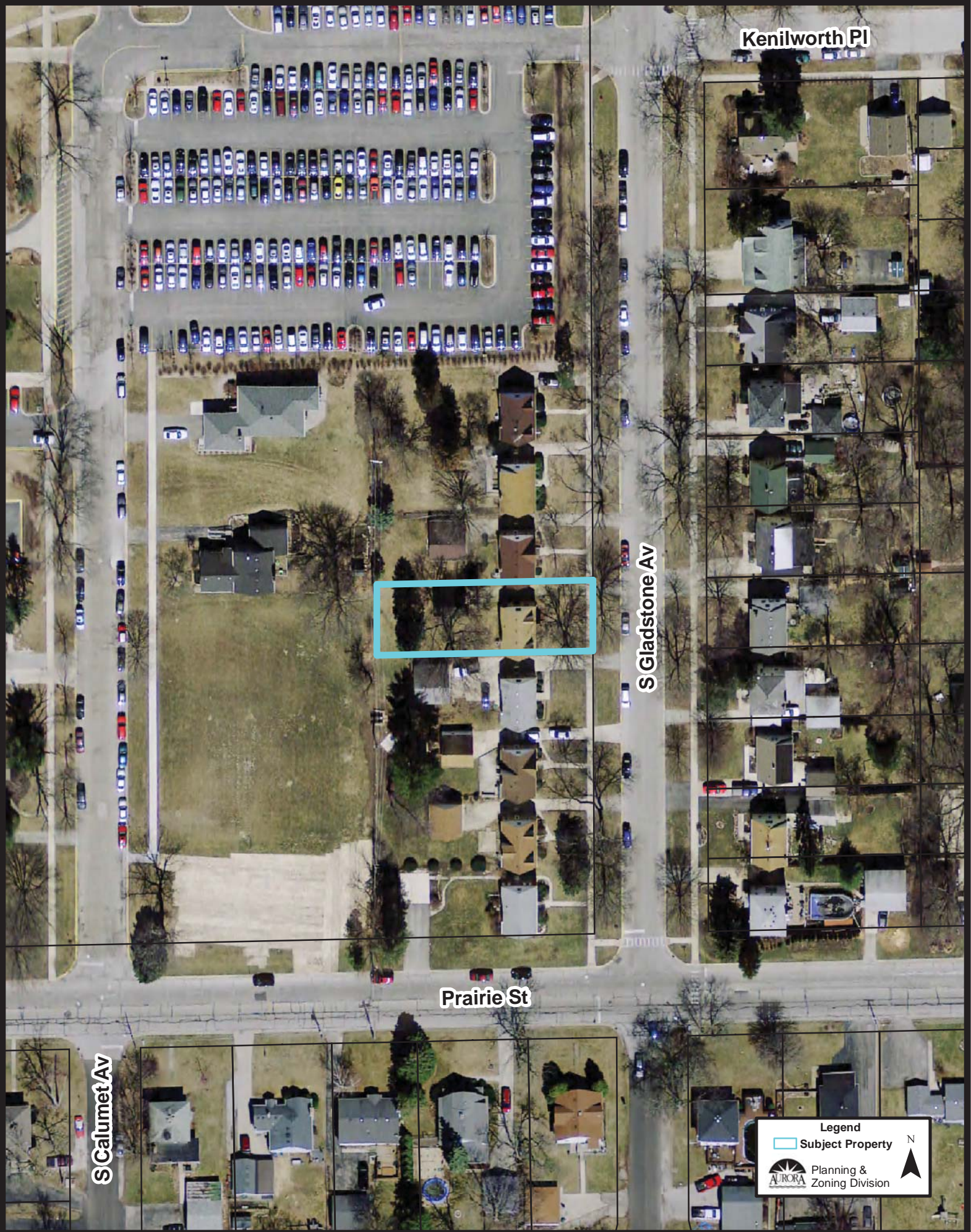
Aerial Overview

Location Map

Zoning Map

Comprehensive Plan Map

Location Map (1:1,000):



Kenilworth Pl

S Gladstone Av

Prairie St

S Calumet Av

Legend  
Subject Property



Planning & Zoning Division



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

**Kenilworth PI**


**S Gladstone Av**


**Prairie St**


**S Calumet Av**



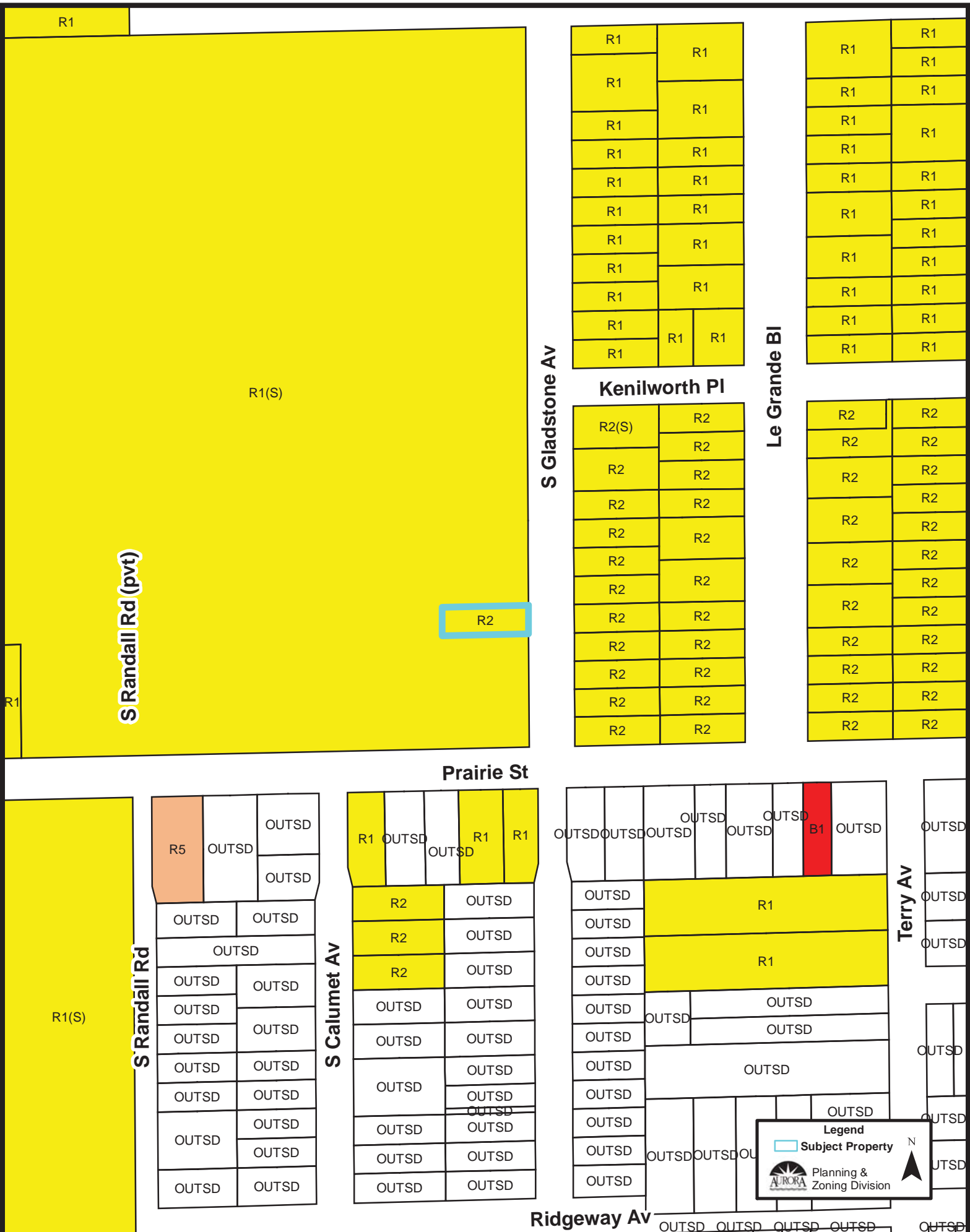
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 Subject Property

 Planning & Zoning Division

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Zoning Map (1:2,500):



**Legend**

- Subject Property

Planning & Zoning Division

Comprehensive Plan (1:5,000):

