Property Research Sheet

Researched By: Tracey Vacek As of: 2/1/2018

Address: 1424 Southlawn Place Current Zoning: R-1 One Family Dwelling District

1929 Zoning: A Residential Districts Parcel Number(s): 15-20-382-006

Subdivision: Lot 32 and 33 of Country Club Estates 1957 Zoning: R-1 One-Family Dwelling District

Size: 0.29 Acres / 12,632 Sq. Ft. Comp Plan Designation: Low Density Residential

School District: SD 129 - West Aurora School ANPI Neighborhood: University Neighbors

District

TIF District: N/A Park District: FVPD - Fox Valley Park District

Historic District: None

Ward: 4

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: 1967 Total Dwelling Units: 1

Total Building Area: 2,471 sq. ft

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:**

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.

Location ID#(s): 29899

Interior Drive Yard Setback:

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 1/2 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 <u>Table Two</u>: Schedule of Off-street Parking Requirements and Section(s) 5 and 7.5.

Permitted Uses:

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

Special Uses:

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

Miscellaneous Notes on History

None

Legislative History

There is no known legislative history for this Property

Location Maps Attached:

Aerial Overview
Location Map
Zoning Map
Comprehensive Plan Map

Aerial Map (1:2,500):



Location Map (1:2,500): Marseillaise Pl S Buell Av S Evanslawn Av Kenilworth Pl Southlawn Pl S Randall Rd (pvt) **Prairie St** S Calumet Av White Av (pvt) S Randall Rd Legend
Subject Property AURORA Coning Division

Zoning Map (1:5,000): R1 P(S) R1 ⋛ R1 R1 R1 R1 R1 R1 R1 R1(S) R1 R1 R1 R1 R1 R1 $\overline{\mathbf{a}}$ R1 R1 R1 R1 R1 R1 R1 ē R1 R1 R1 R1 R1 R1 R1 Grande R1 R1 R1 R1 R1 R1 R1 R1 R1 0 enwoo R1 R1 R1 R1 R1 R1 R1 R1 R1 ᢆᡦ R1 R1 R1 R1 R1 R1 R1 R1 R1 Ü R1 ne R1 R1 R1 R1 R1 R1 R1 R1 R1 <u>e</u> R1 R1 R1 R1 S R1 R1 R1 R1 R1 R1 R1 面 ~ R1 R1 R1 R1 R1(S R1 R1 R1 R1 R1 R1 Ū R1 R1 R1 R1 ഗ R1 R1 R1 R1 R1 R1 <u>ज</u> R1 R1(S) R1 R1 R1 R1 S R1 Ran R1 awn R1 **R1(S)** R1 R1 R1 R1 \ **A** R1 ⋛ R1 R1(S) R1(S) R1 R1 R1 R1 R1 R1 R1 R1 R1 Marseillaise Pl adstone R1 a∖ R1 R1 R1 R1 R1R R1 R1 R1 R1 R1 R1 S R1 'n R1 R1 R1 Evan R1 ច R1 ഗ R1 ഗ R1 ern R1 **R1(S)** R1 R1 × K R2(S) R2 R1 R1 R1 R1 R1 R1 R2 R2 R1 R1 R1 ഗ R2 R2 R1 R1 R1 R1 R2 R2 R2 Southlawn Pl R2 R2 R2 R2 R1 R1 R2 R2 R1 R1 R1 R2 R1 R2 R1 R1 R1 R1 R1 R2 R2 R2 **R1(S)** R2 R2 R1 R1 R1 R1 R1 R1 R1 R1 R1 Prairie_St TSD OUTSD dutsb ГSD ŲΤ\$D **d**utsb **DUTS** OUTSE R1 **DUTSDOUTS**D **QUTS** R2 OUTSE OUTSD **PATITUP** R1 R2 OUTSE UT<u>SD</u>butsi duts OUTSD OUTSDOUTSD OUTSD butsi OUTSD OUTSD' OUTSDOUTSD <u>DUTSDOUTS</u>D OUTSDOUTSE **DUTS OUTSD** DUTSDOUTS D **DUTS** OUTSD DONTRO OUTSDOUTSD DUTSE OUTS OUTSD OUTSD PUTSE DUTSDOUTSD OUTSDOUTSD DUTS OUTSDOUTSD OUTSI OUTSD OUTSDOUTSD οψτ\$ΦΟψτβΦ DUTSL OUTSDOUTSE **R1(S)** DUTSE ʹομτφαφυτΙσο UTSD _{DUTSD}DUTSD OUTSD DUTSE DUTS OUTSE DUTSE OUTSDOUTSDOUTSE OUTSD OUTSD OUTSD OUTSDOUTSDO UTSE DUTS OUTSE OUTSD DUTSE OUTSDOUTSDO UTSE OUTSD DUTSE DUTS OUTS OUTSDOUTSDO UTSE <u> 12TU</u>O<mark>drtuc</mark> OUTSDOL UTSE DUTSI UTSD Legend D OUTSD OUTSD þυτsι Subject Property OUTSD OUTSD DUTSE JTSE Planning & Zoning Division **putsbouts** OUTSD

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Comprehensive Plan (1:5,000): ¥ Kensington Pl Calumet Randall 귭 enwood S S ¥ $\overline{\mathbb{Q}}$ Westlawn S Buell Evanslawn Av Le Grande Bl ¥ Marseillaise Pl S Western ഗ S Kenilworth PI Kenilworth PI Gladstone Av S Randall Rd (pvt) Southlawn Pl Central Av S Prairie St White Av (pvt) Legend Comprehensive Plan Randall Rd River/Lakes/Ponds/Streams Public Quasi - Public Conservation, Open Space, Recreation, Drainage Estates Low Density Residential S Medium Density Residential High Density Residential Office Commercial Mixed Uses: Office/Research/Commercial Office/Research/Light Industrial Mixed Uses: Offices/Research/Commercial/Residential Industrial Planning & Subject Property Zoning Division