

Property Research Sheet

Location ID#(s): 29903

As of: 4/8/2019

Researched By: Tracey Vacek

Address: 1501 Southlawn Place

Current Zoning: R-1 One Family Dwelling District

Parcel Number(s): 15-20-380-004

1929 Zoning: Not Applicable

Subdivision: A portion of Lot 103, Lot 104, and Lot 105 of Country Club Estates

1957 Zoning: Not Applicable

Size: 0.358 Acres / 15,594 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: 1959

Total Dwelling Units: 1

Total Building Area: 3,425

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

None

Legislative History

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:

Aerial Overview

Location Map

Zoning Map

Comprehensive Plan Map

Aerial Map (1:1,000):



S Buell Av

Kenilworth Pl

S Evanslawn Av

Southlawn Pl

Legend
Subject Property

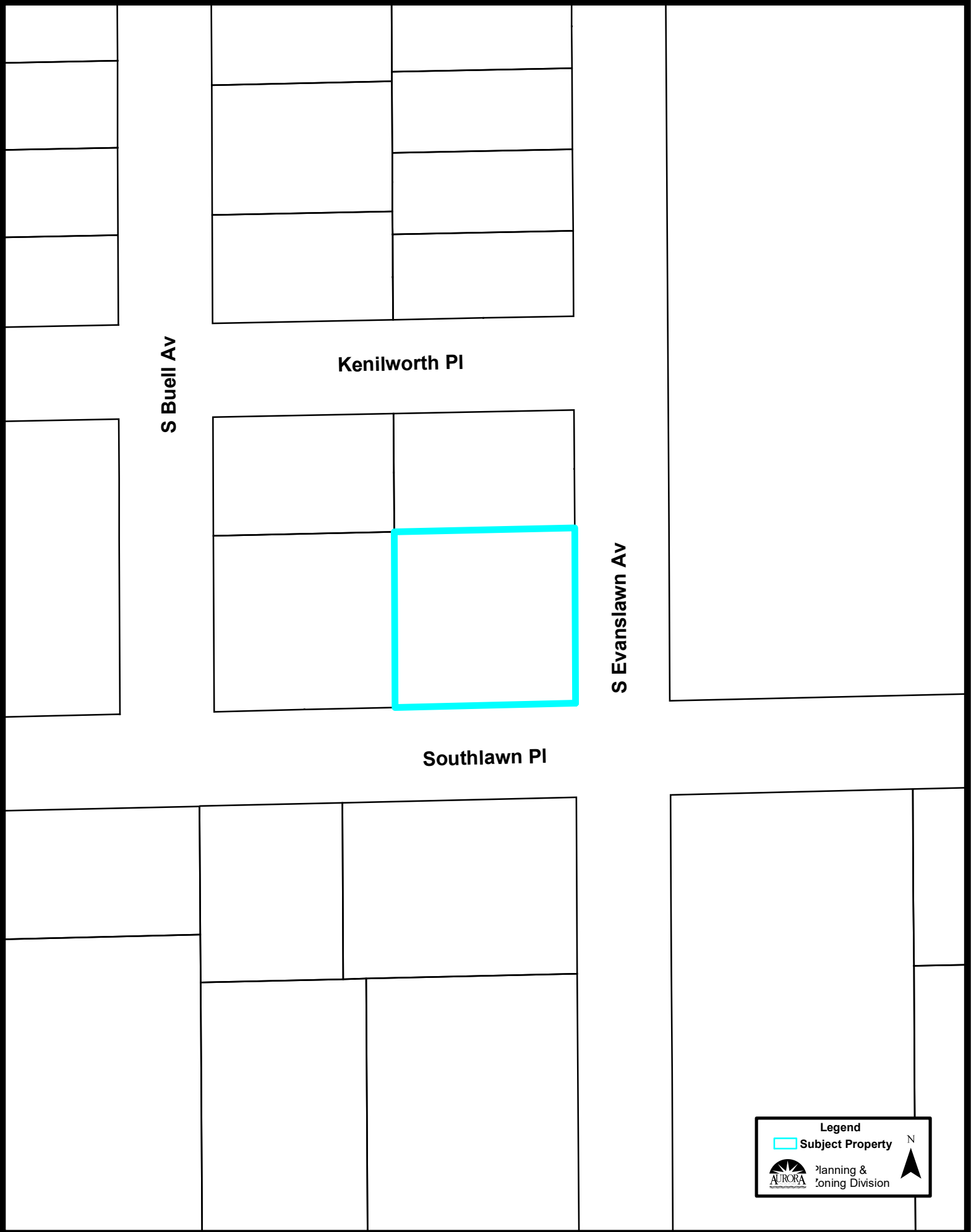


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Location Map (1:1,000):



S Buell Av

Kenilworth Pl

Southlawn Pl

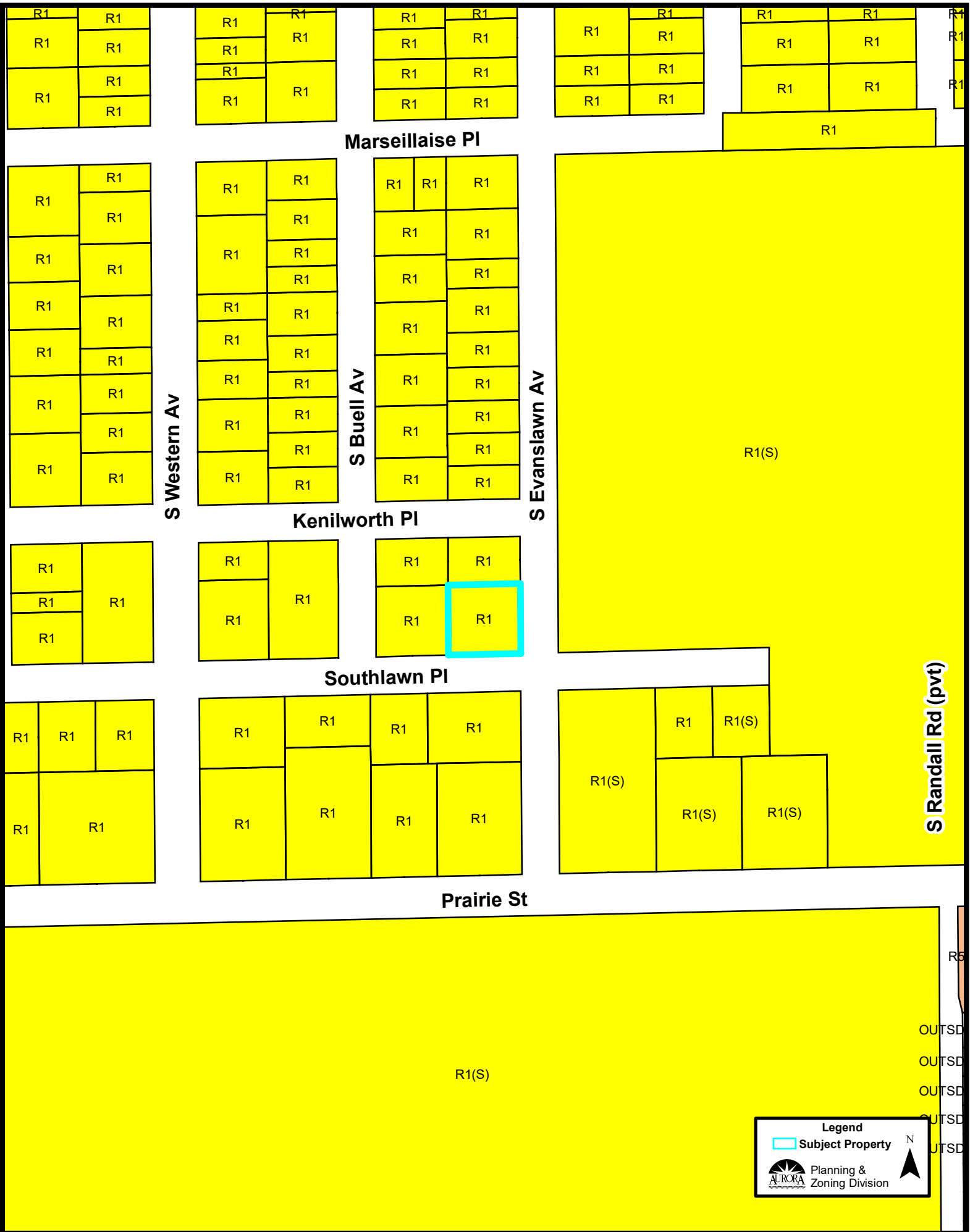
S Evanslawn Av

Legend
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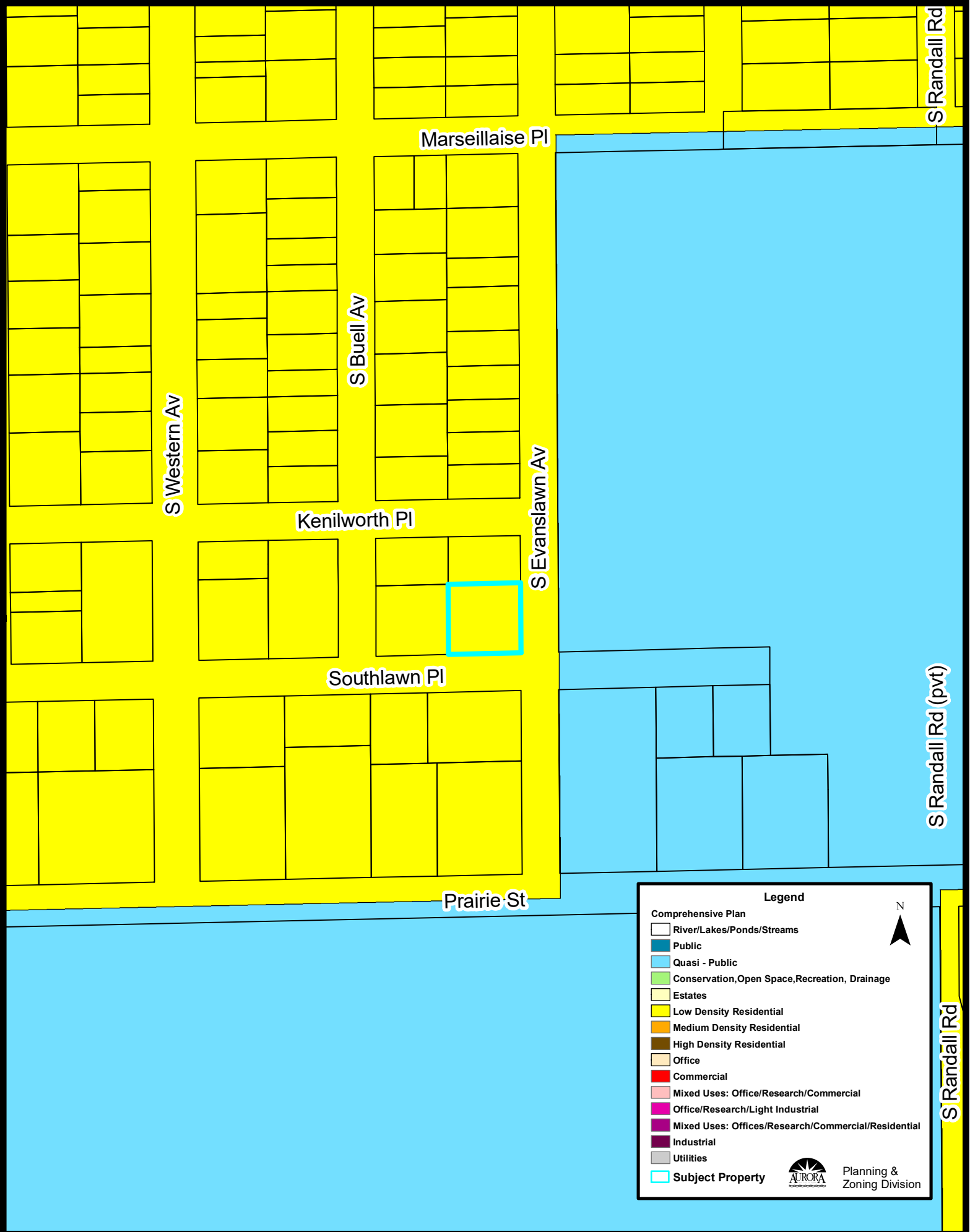
Zoning Map (1:2,500):



Legend
Subject Property

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Comprehensive Plan (1:2,500):



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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