

Property Research Sheet

Location ID#(s): 21367-21366

As of: 9/26/2017

Researched By: Alex Minnella

Address: 641 S Lake Street; 631 S Lake Street

Current Zoning: R-3 One Family Dwelling

Parcel Number(s): 15-28-129-008; 15-28-129-025

1929 Zoning: F Industrial Districts

Subdivision: Lot 5; Lot 6; Lot 7; Lot 8; Lot 9 of
Wagners 2nd Addition

1957 Zoning: R-5 Multiple-Family Dwelling District

Size: 2.51 Acres / 109,336 Sq. Ft.

Comp Plan Designation: Conservation / Open
Space / Recreation / Drainage

School District: SD 129 - West Aurora School
District

ANPI Neighborhood: None

Park District: FVPD - Fox Valley Park District

TIF District: N/A

Ward: 4

Historic District: None

Current Land Use

Current Land Use: Quasi-Public: School

AZO Land Use Category: Education, public admin., health care,
and other inst. (6000)

Number of Buildings: 1

Parking Spaces: 45

Building Built In: 0

Non-Residential Area: 109, 335.6 sq. ft.

Number of Stories: 2

Zoning Provisions

Setbacks and Other Bulk Standards:

Requirements are pursuant to the Aurora Zoning Ordinance Section(s) 5 and 7.7.

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 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
950 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 7.7.

Permitted Uses:

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

Special Uses:

Special Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.3 and 7.7.

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 7.7.

Legislative History

The known legislative history for this Property is as follows:

O1957-3100 approved on 11/4/1957: AURORA ZONING ORDINANCE AND MAP.

R1986-3280 approved on 11/18/1986: A RESOLUTION FOR SIDEWALK REMOVAL AND REPLACEMENT AND CURB AND GUTTER REMOVAL AND REPLACEMENT FOR WEST AURORA SCHOOL DISTRICT AT LINCOLN SCHOOL, 641 SOUTH LAKE STREET.

R2000-153 approved on 4/11/2000: A RESOLUTION INITIATING A PUBLIC HEARING TO CONSIDER THE REZONING OF CERTAIN PROPERTY LOCATED ALONG WOODLAWN AVENUE AND LAKE STREET, BETWEEN GALE STREET AND RIDGEWAY AVENUE FROM R-5 MULTIPLE FAMILY DWELLING DISTRICT TO R-3 ONE FAMILY DWELLING AND R-4 TWO FAMILY DWELLING DISTRICTS.

O2000-055 approved on 5/23/2000: AN ORDINANCE AMENDING ORDINANCE NUMBER 3100, BEING THE AURORA ZONING ORDINANCE AND THE ZONING MAP ATTACHED THERETO, BY COMPREHENSIVELY REZONING THE WOODLAWN AVENUE AREA FROM R-5 MULTIPLE FAMILY DWELLING TO R-3 ONE FAMILY DWELLING AND R-4 TWO FAMILY DWELLING

R2008-569 approved on 12/16/2008: A RESOLUTION AUTHORIZING THE EXECUTION OF A FIRE LANE CONTRACT WITH LINCOLN ELEMENTARY SCHOOL - WEST AURORA SCHOOL DISTRICT 129, LOCATED AT 641 S. LAKE STREET.

Location Maps Attached:

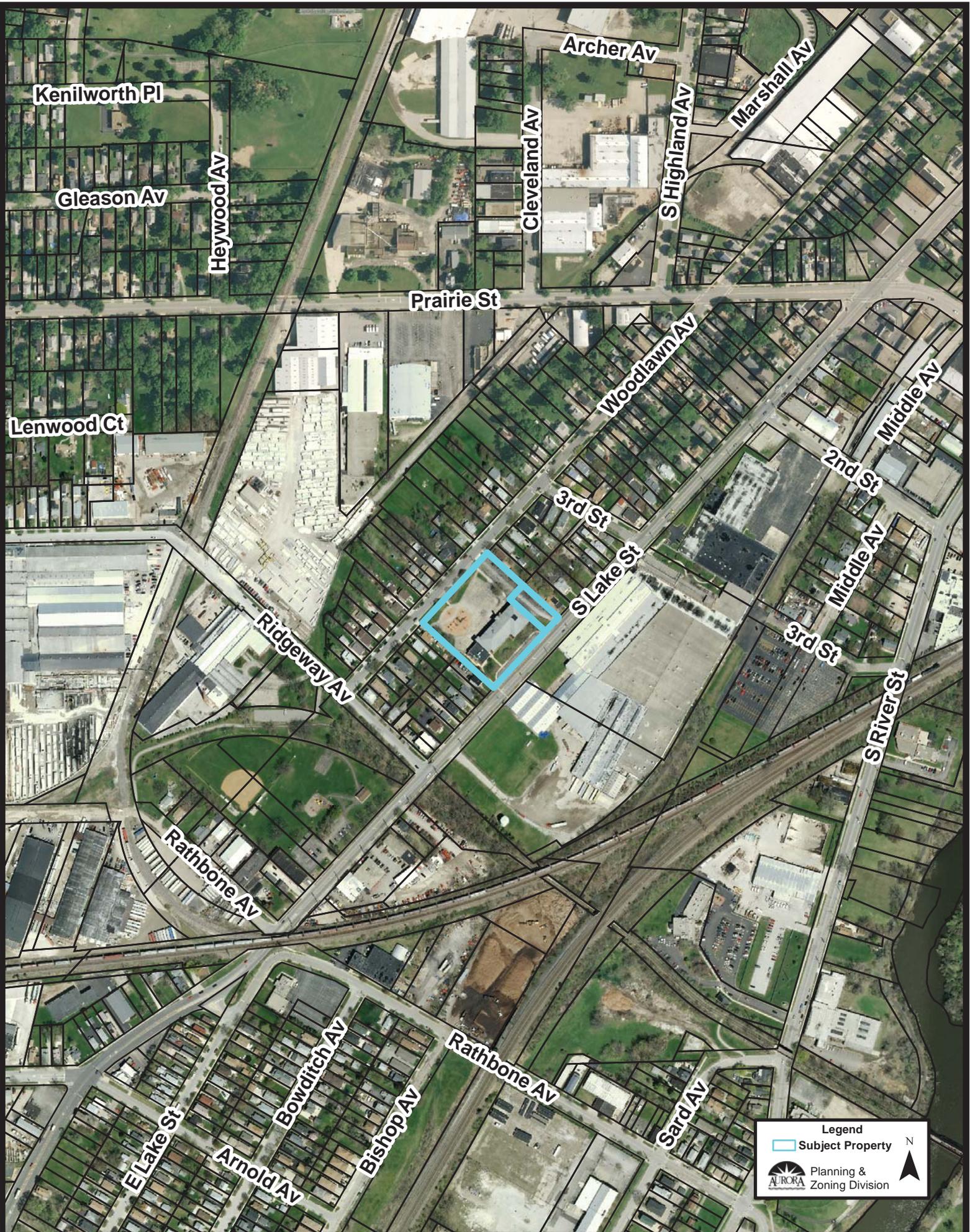
Aerial Overview

Location Map

Zoning Map

Comprehensive Plan Map

Aerial Photo (1:5,000):



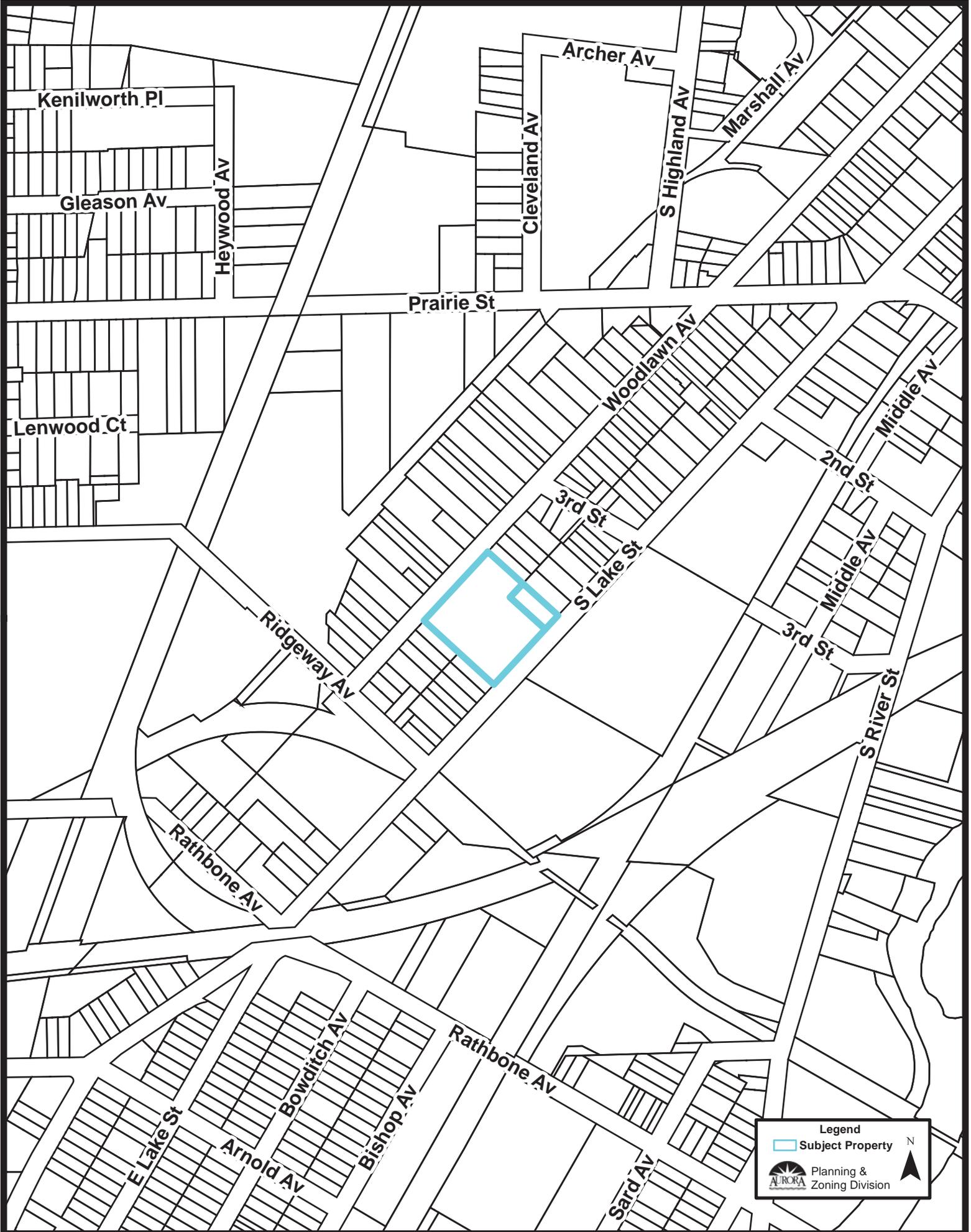
Legend

- Subject Property

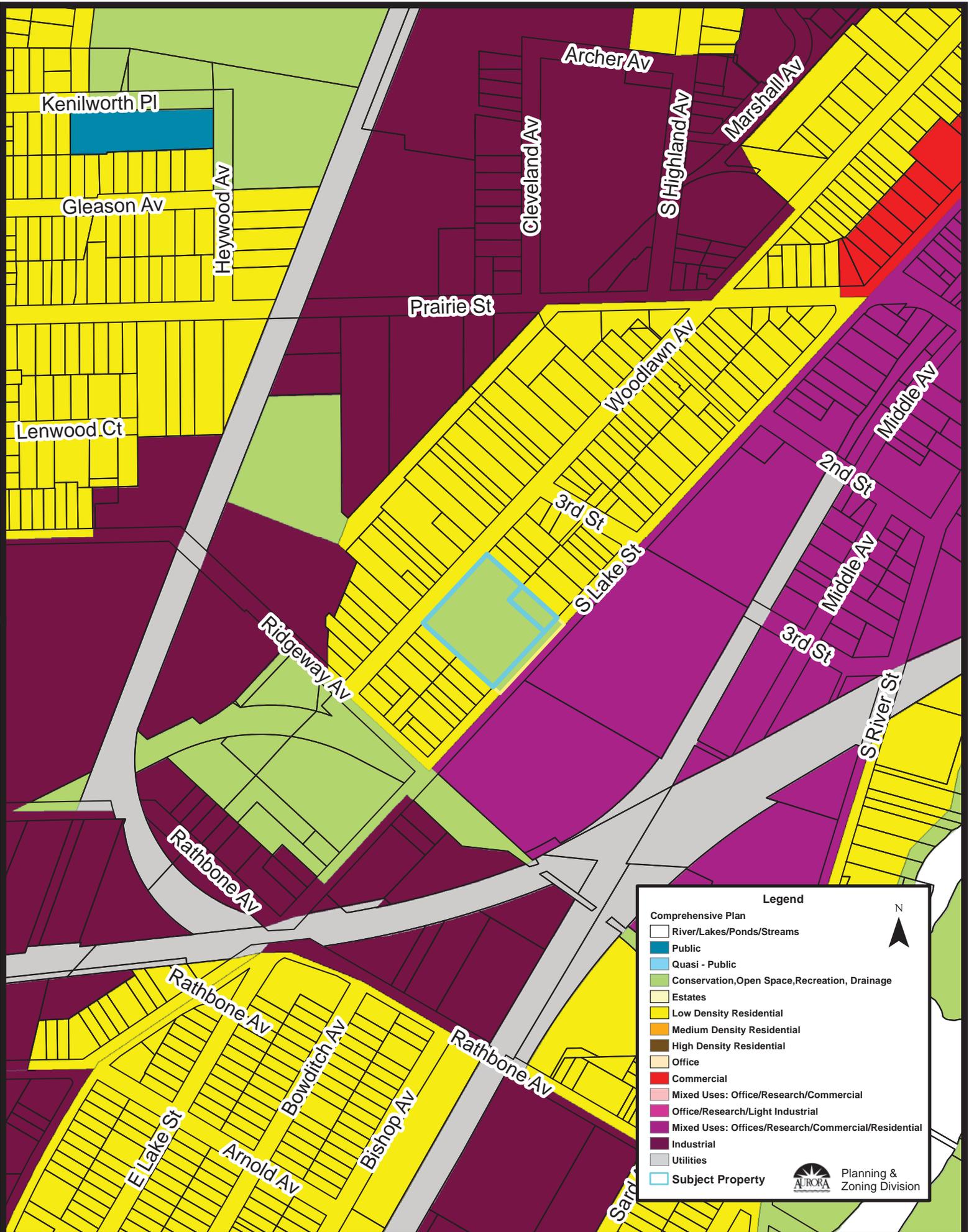
Planning & Zoning Division



Location Map (1:5,000):



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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