

# Property Research Sheet

**Location ID#(s): 21353**

As of: 9/28/2017

Researched By: Tracey Vacek

Address: 577 S. Lake Street

Current Zoning: R-4 Two Family Dwelling District

Parcel Number(s): 15-28-127-041

1929 Zoning: F Industrial Districts

Subdivision: Part of Lot 10 of Wagner's Second Addition to West Aurora

1957 Zoning: R-5 Multiple-Family Dwelling District

Size: 0.272 Acres / 11,848 Sq. Ft.

Comp Plan Designation: Low Density Residential

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: Residential: Single Family

AZO Land Use Category: One Family Dwelling (1110)

Number of Buildings: 1

Number of Stories: 2

Building Built In: 1912

Total Dwelling Units: 1

Total Building Area: 1,590 sq. ft.

## Zoning Provisions

### Setbacks and Other Bulk Standards:

Requirements are pursuant to the Aurora Zoning Ordinance Section(s) 5 and 7.8.

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:** 20 feet

**Exterior Rear Yard Setback:** 20 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.

**Interior Drive Yard Setback:** none

Other bulk standards are typically as follows:

**Building Separations:** None

**Minimum Lot Width and Area:** Typically 60 feet and 8,000 sq ft

Exception: One-family and Religious Institutions: 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  
2,400 sq ft

**Minimum Dwelling Unit Size:** Typically 1,000  
sq ft

**Maximum Density:** None

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 7.8.

Permitted Uses:

Permitted Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.2 and 7.8.

Special Uses:

Special Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.3 and 7.8.

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 7.8.

**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:

**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

**Location Maps Attached:**

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Aerial Overview

Location Map

Zoning Map

Comprehensive Plan Map

Location Map (1:1,000):




Woodlawn Av

O'Malley Ct


S Lake St

3rd St

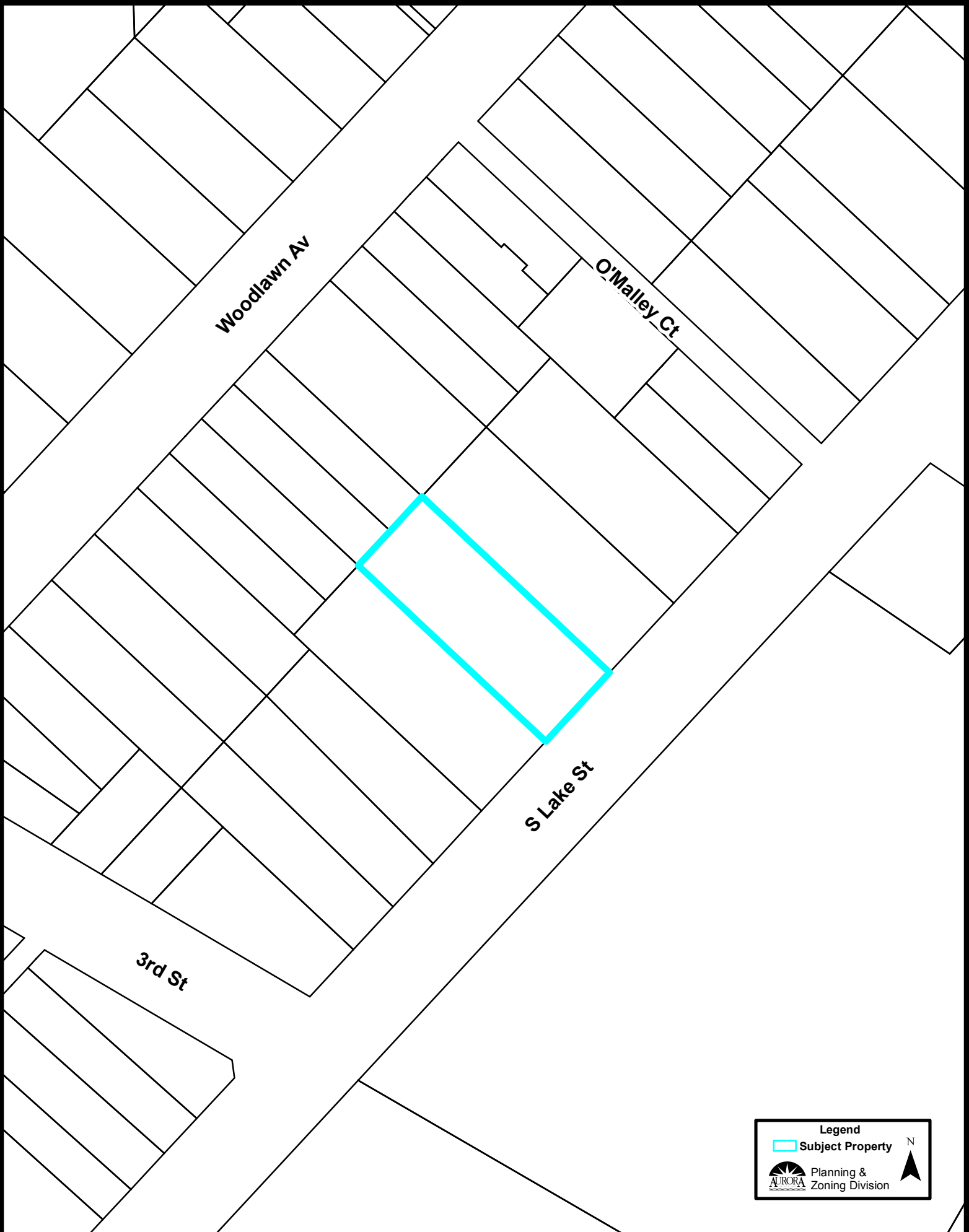
**Legend**  
Subject Property




Planning & Zoning Division





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



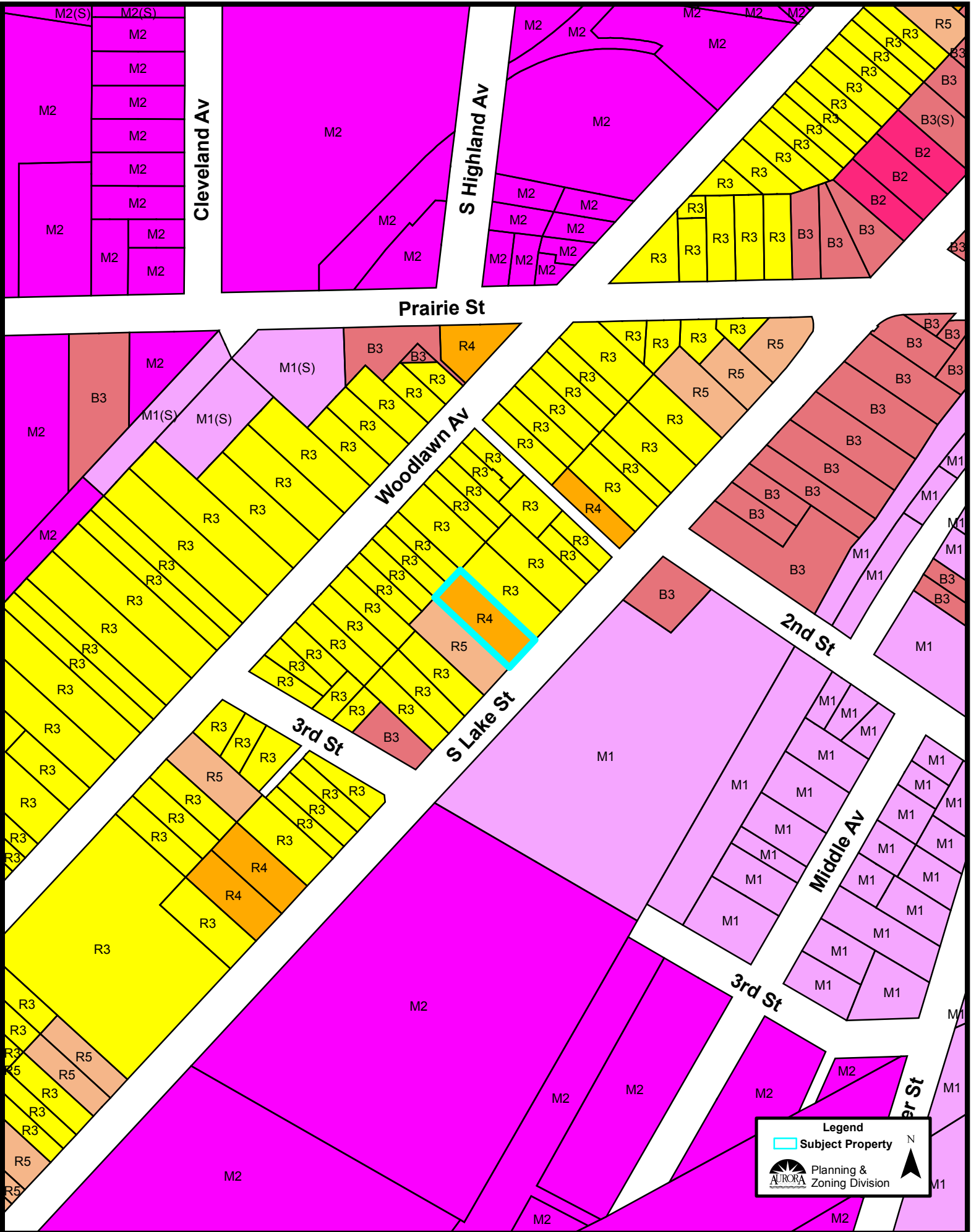
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-  Subject Property


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**Zoning Map (1:2,500):**



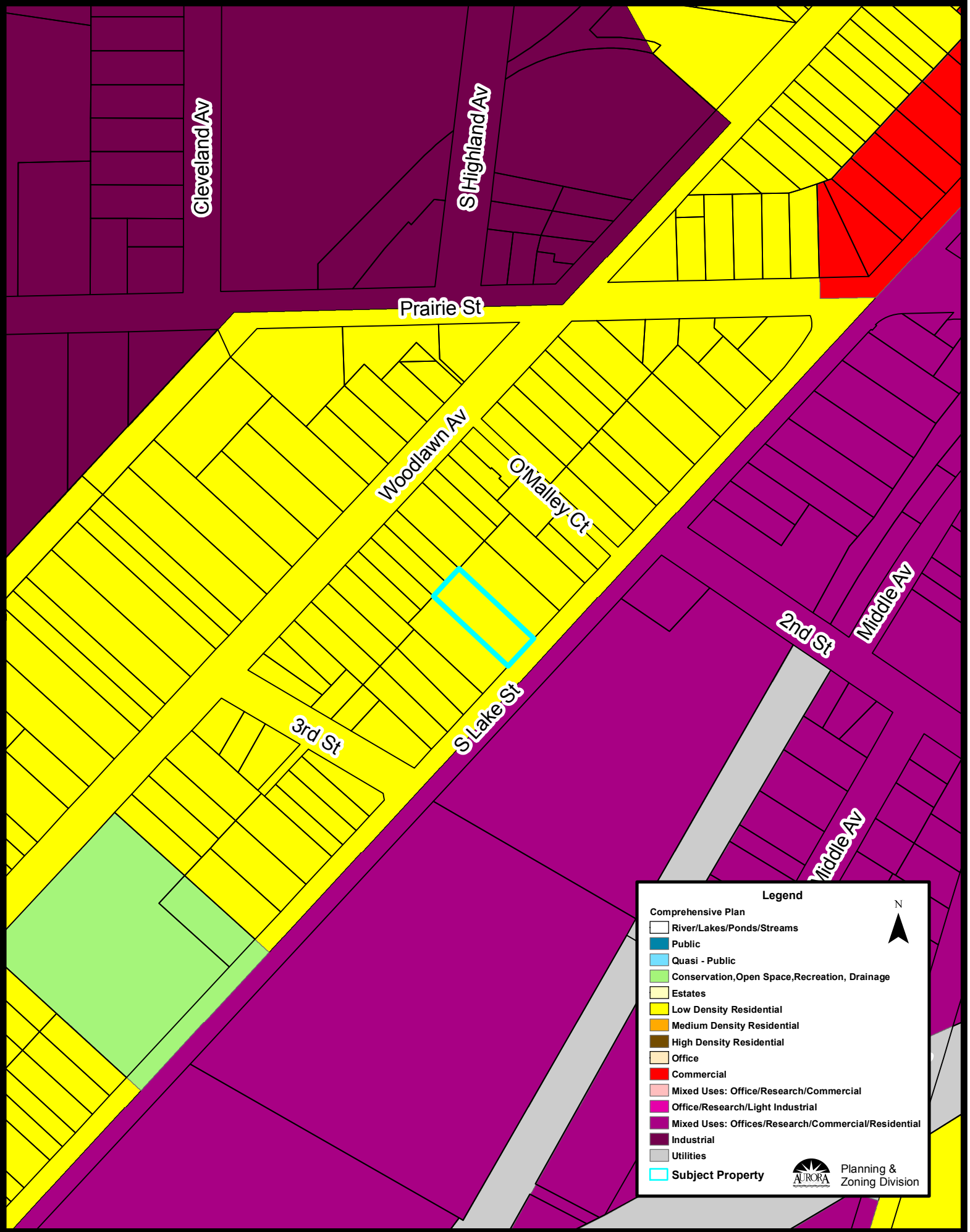
**Legend**

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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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