

Property Research Sheet

Location ID#: 21106

As of: 11/19/2015

Researched By: Ty McCarthy

Address: 303 N Lake Street

Comp Plan Designation: Mixed Uses: Office / Research / Commercial / Residential

Subdivision: Lots 1, 2 & 14 of Wilder's Amended Addition

School District: SD 129 - West Aurora School District

Parcel Number(s): 15-22-177-004

Park District: FVPD - Fox Valley Park District

Size: 0.354984 Acres

Ward: 6

Current Zoning: B-2 General Retail

Historic District: None

1929 Zoning: C Residential District

ANPI Neighborhood: Near West Galena

1957 Zoning: B-2 Business District, General Retail

TIF District: TIF #5

Current Land Use

Current Land Use: Quasi-Public: Religious Institution

Total Building Area: 29,584 sq. ft.

Number of Buildings: 1

Number of Stories: 2

Building Built In: 1956

Zoning Provisions

Setbacks and Other Bulk Standards:

Requirements are pursuant to the Aurora Zoning Ordinance Section(s) 5 and 8.3.

Setbacks and other bulk standards are typically as follows:

Front Yard Setback: From Tollway - 75 feet; from Arterial - 30 feet; from other - 15 feet to 20 feet based on building height.

Interior Side Yard Setback: From Fox River - 30 Feet; from residential 20 feet to 30 feet based on building height; from other 5 feet.

Interior Drive Yard Setback: 5 feet

Exterior Side Yard Setback: From Tollway - 75 feet; from Arterial - 30 feet; from other 15 feet to 20 feet based on building height.

Exterior Rear Yard Setback: From Tollway - 75 feet; from Arterial - 30 feet; from other 15 feet to 20 feet based on building height.

Rear Yard Setback: From Fox River - 30 Feet; from residential 20 feet to 30 feet based on building height; from other - 8 feet.

Minimum Lot Width and Area: None.

Maximum Lot Coverage: None.

Maximum Structure Height: None.

Floor Area Ratio: None.

Minimum Primary Structure Size: None.

Minimum Dwelling Unit Size: The total square footage permitted for the residential use shall not exceed the total first floor square footage that is utilized for the office or business use.

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 8.3.

Permitted Uses:

Permitted Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.2, and 8.3

Special Uses:

Special Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.3, and 8.3.

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 8.3.

Legislative History

There is no legislative history for this Property.

Location Maps Attached:

- Aerial Overview
- Location Map
- Zoning Map
- Comprehensive Plan Map

Property Research Sheet

Location ID#: 55691

As of: 11/19/2015

Researched By: Ty McCarthy

Address: 0 Vacant

Comp Plan Designation: Mixed Uses: Office / Research / Commercial / Residential

Subdivision: Lots 3, 2 & 14 of Wilder's Amended Addition

School District: SD 129 - West Aurora School District

Parcel Number(s): 15-22-177-003

Park District: FVPD - Fox Valley Park District

Size: 0.351373 Acres

Ward: 6

Current Zoning: B-2 General Retail

Historic District: None

1929 Zoning: C Residential District

ANPI Neighborhood: Near West Galena

1957 Zoning: B-2 Business District, General Retail

TIF District: TIF #5

Current Land Use

Current Land Use: Vacant Land/Open Space

Zoning Provisions

Setbacks and Other Bulk Standards:

Requirements are pursuant to the Aurora Zoning Ordinance Section(s) 5 and 8.3.

Setbacks and other bulk standards are typically as follows:

Front Yard Setback: From Tollway - 75 feet; from Arterial - 30 feet; from other - 15 feet to 20 feet based on building height.

Interior Side Yard Setback: From Fox River - 30 Feet; from residential 20 feet to 30 feet based on building height; from other 5 feet.

Interior Drive Yard Setback: 5 feet

Exterior Side Yard Setback: From Tollway - 75 feet; from Arterial - 30 feet; from other 15 feet to 20 feet based on building height.

Exterior Rear Yard Setback: From Tollway - 75 feet; from Arterial - 30 feet; from other 15 feet to 20 feet based on building height.

Rear Yard Setback: From Fox River - 30 Feet; from residential 20 feet to 30 feet based on building height; from other - 8 feet.

Minimum Lot Width and Area: None.

Maximum Lot Coverage: None.

Maximum Structure Height: None.

Floor Area Ratio: None.

Minimum Primary Structure Size: None.

Minimum Dwelling Unit Size: The total square footage permitted for the residential use shall not exceed the total first floor square footage that is utilized for the office or business use.

Parking and Loading:

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Aerial Overview
Location Map
Zoning Map
Comprehensive Plan Map

Aerial Photo (1:1,000):



Wilder St

Vine St

N Lake St



Cedar St

N River St

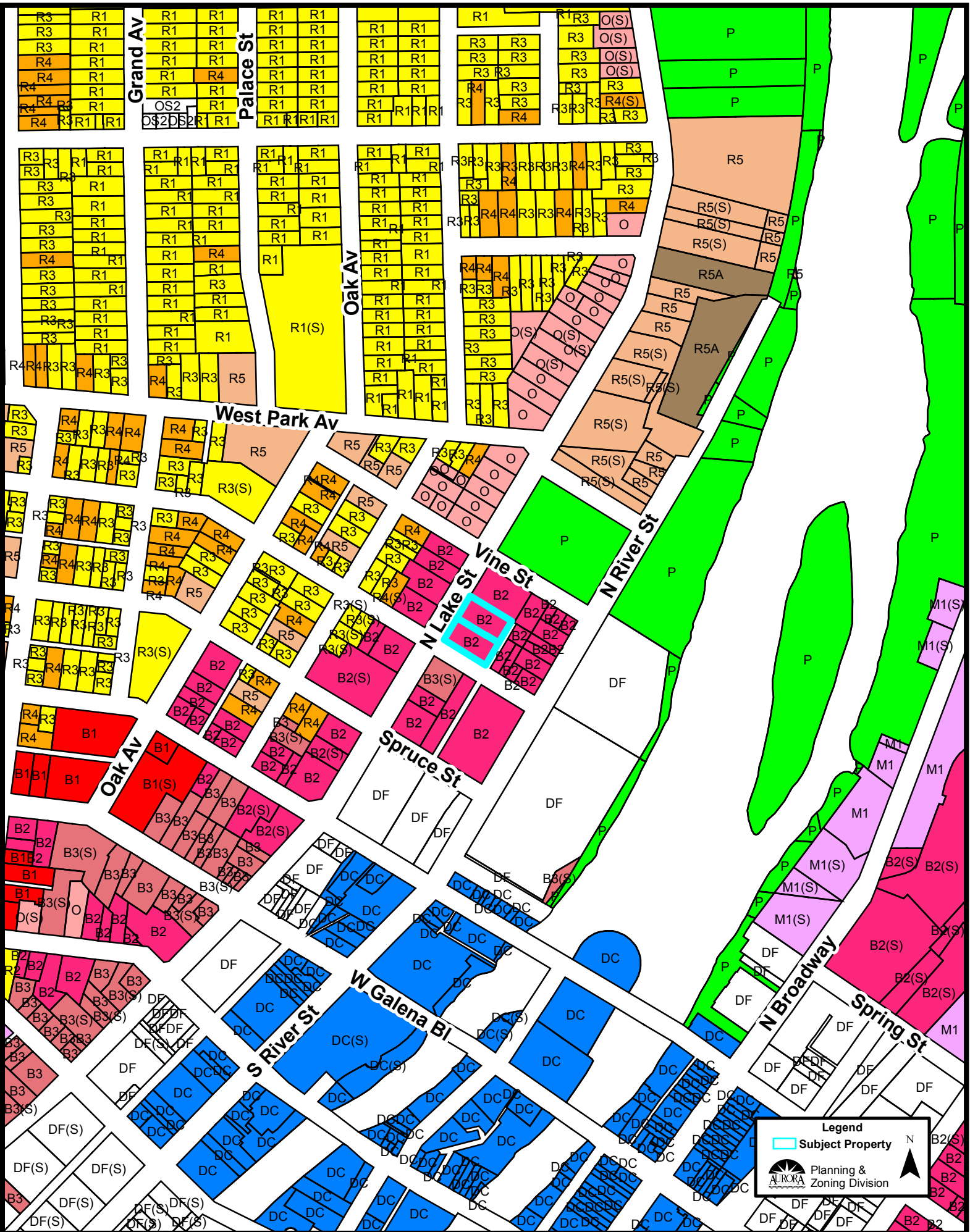
Legend

- Subject Property

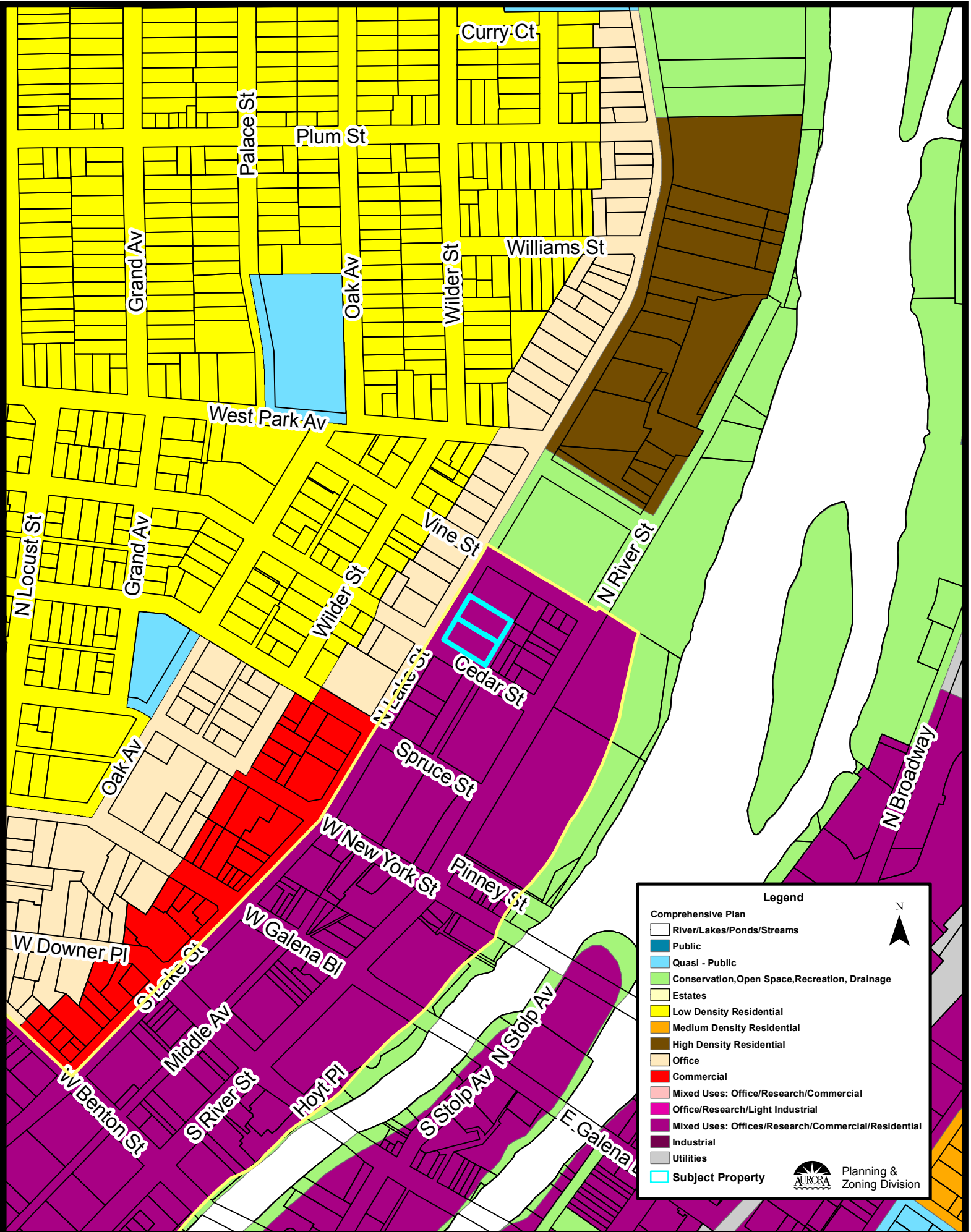
Planning & Zoning Division



Zoning Plan (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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Planning & Zoning Division


Location Map (1:1,000):



Legend

-  Subject Property

 Planning & Zoning Division

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