

Property Research Sheet

Location ID#(s): 66942

As of: 10/27/2016

Researched By: Steve Broadwell

Address: 932 S LAKE ST

Current Zoning: B3

Parcel Number(s): 15-28-304-029

1929 Zoning: F Industrial Districts

Subdivision: Lot 19, Lot 22, Lot 23 of South End Addition

1957 Zoning: B-3 Business and Wholesale District

Size: 0.37 Acres / 16,117 Sq. Ft.

Comp Plan Designation: Low Density Residential

School District: SD 129 - West Aurora School District

Park District: FVPD - Fox Valley Park District

Ward: 4

Current Land Use

Current Land Use: Residential: Single Family

AZO Land Use Category: General contractor, or special trade contractor (off site work) (2900)

Number of Buildings: 1

Number of Stories: 1.5

Building Built In: 1918

Total Dwelling Units: 1

Total Building Area: 1,050

Zoning Provisions

Setbacks and Other Bulk Standards:

Requirements are pursuant to the Aurora Zoning Ordinance Section(s) 5 and Section 8.4.

Setbacks are typically as follows:

Front Yard Setback: From Tollway - 75 feet; from Arterial - 30 feet; from other - 15 feet.

Side Yard Setback: From Fox River - 30 Feet; from residential - 20 feet; from manufacturing - 8 feet; from other - 10 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 Side Yard Reverse Corner Setback:**

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

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

Setback Exceptions:

Interior Drive Yard Setback: 5 feet

Other bulk standards are typically as follows:

Building Separations:

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:

Maximum Density:

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 Section 8.4.

Permitted Uses:

Permitted Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.2 and Section 8.4 Permitted Exceptions:

Special Uses:

Special Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.3 and Section 8.4.

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 Section 8.4.

Miscellaneous Notes on History

None

Legislative History

The known legislative history for this Property is as follows:

O2006-039 approved on 5/23/2006: AN ORDINANCE CHANGING THE NAME OF WEST LAKE STREET TO SOUTH LAKE STREET BETWEEN RATHBONE AVENUE AND GREY AVENUE.

Location Maps Attached:

Aerial Overview

Location Map

Zoning Map

Comprehensive Plan Map

Property Research Sheet

Location ID#(s): 66942

As of: 10/27/2016

Researched By: Steve Broadwell

Address: 0 Vacant

Current Zoning: R-1 One Family Dwelling

Parcel Number(s): 15-28-304-028

1929 Zoning: F Industrial Districts

Subdivision: Lot 25; Lot 26; Lot 28; Lot 29; Lot 32 of South End Addition

1957 Zoning: R-4 Two-Family Dwelling District

Size: 0.609 Acres / 26,528 Sq. Ft.

Comp Plan Designation: Low Density Residential

School District: SD 129 - West Aurora School District

Park District: FVPD - Fox Valley Park District

Ward: 4

Current Land Use

Current Land Use: Vacant Land/Open Space

AZO Land Use Category: General contractor, or special trade contractor (off site work) (2900)

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.

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 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
Maximum Density:

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:

O1995-092 approved on 11/21/1995: AMENDING ORDINANCE NO. 3100, BEING THE AURORA ZONING ORDINANCE AND THE ZONING MAP ATTACHED THERETO BY COMPREHENSIVELY REZONING THE SOUTH END AREA NEIGHBORHOOD FROM R-4 TWO FAMILY RESIDENTIAL TO R-1 SINGLE FAMILY RESIDENTIAL

O2006-039 approved on 5/23/2006: AN ORDINANCE CHANGING THE NAME OF WEST LAKE STREET TO SOUTH LAKE STREET BETWEEN RATHBONE AVENUE AND GREY AVENUE.

Location Maps Attached:

Aerial Overview
Location Map
Zoning Map
Comprehensive Plan Map

Aerial Photo (1:1,000):



Allaire Av

Montgomery Av

Arnold Av

E Lake St



Sill Av

S Lake St

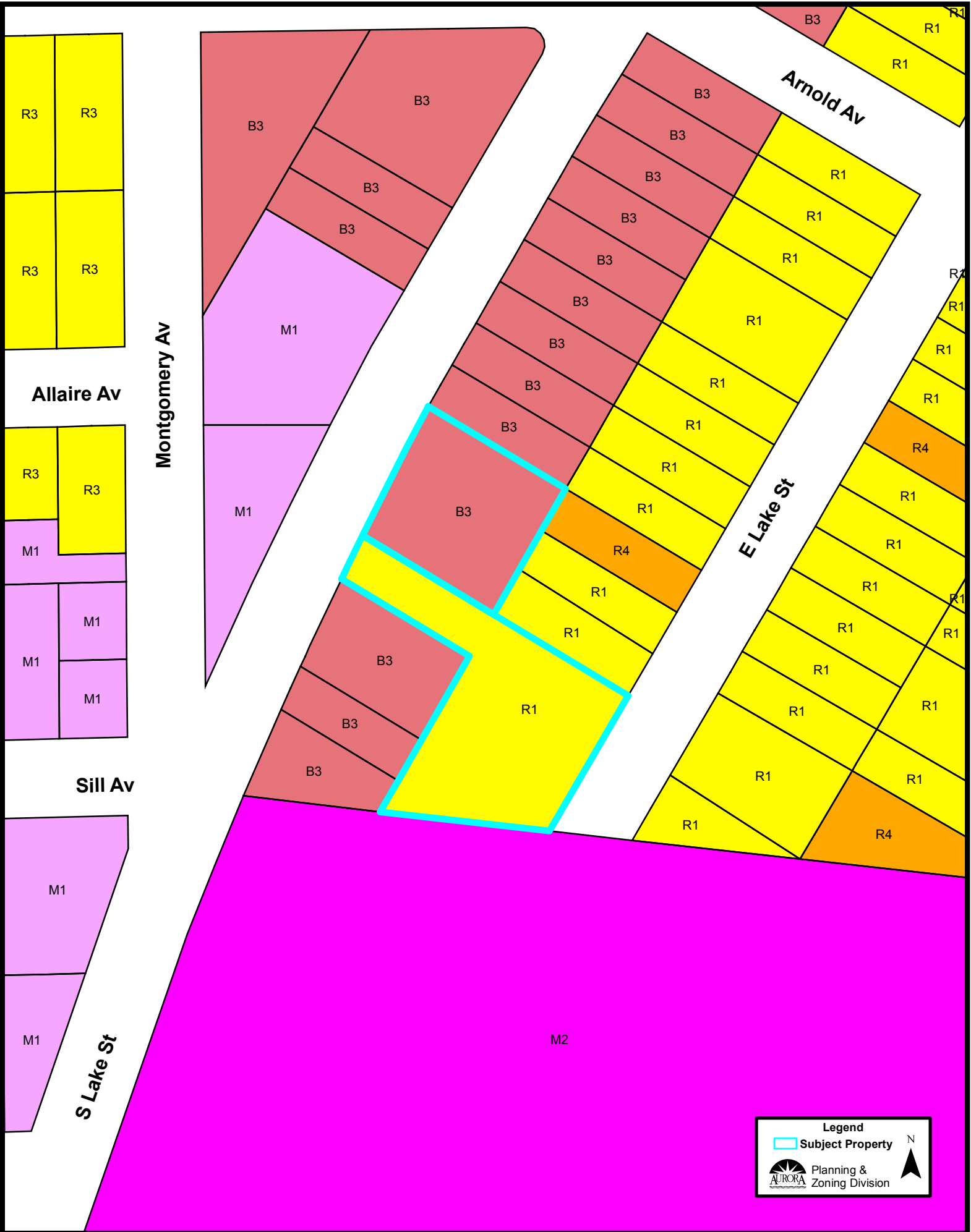
Legend

- Subject Property

Planning & Zoning Division



Zoning Map (1:5,000):

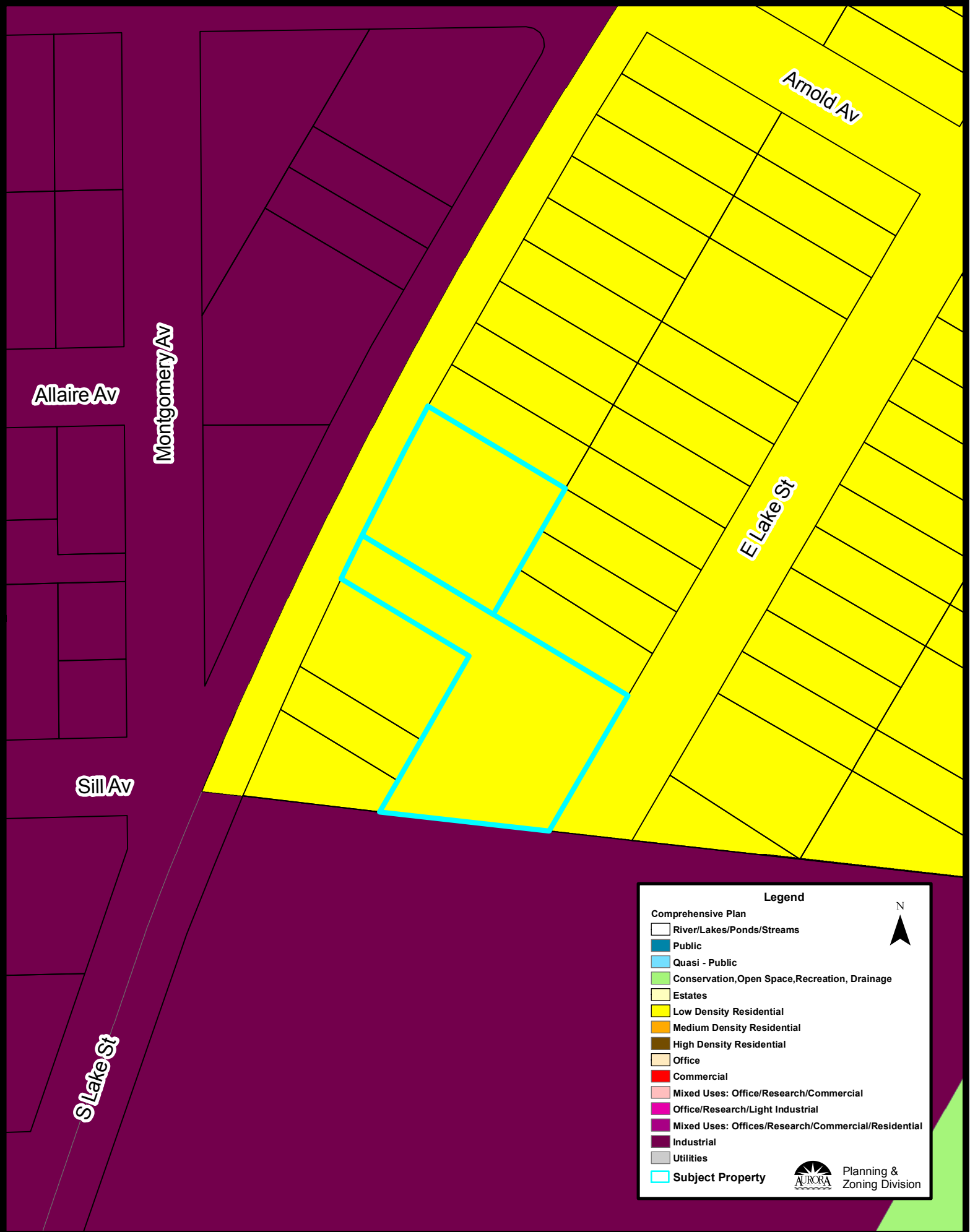


Legend

- Subject Property

Planning & Zoning Division

Comprehensive Plan (1:5,000):



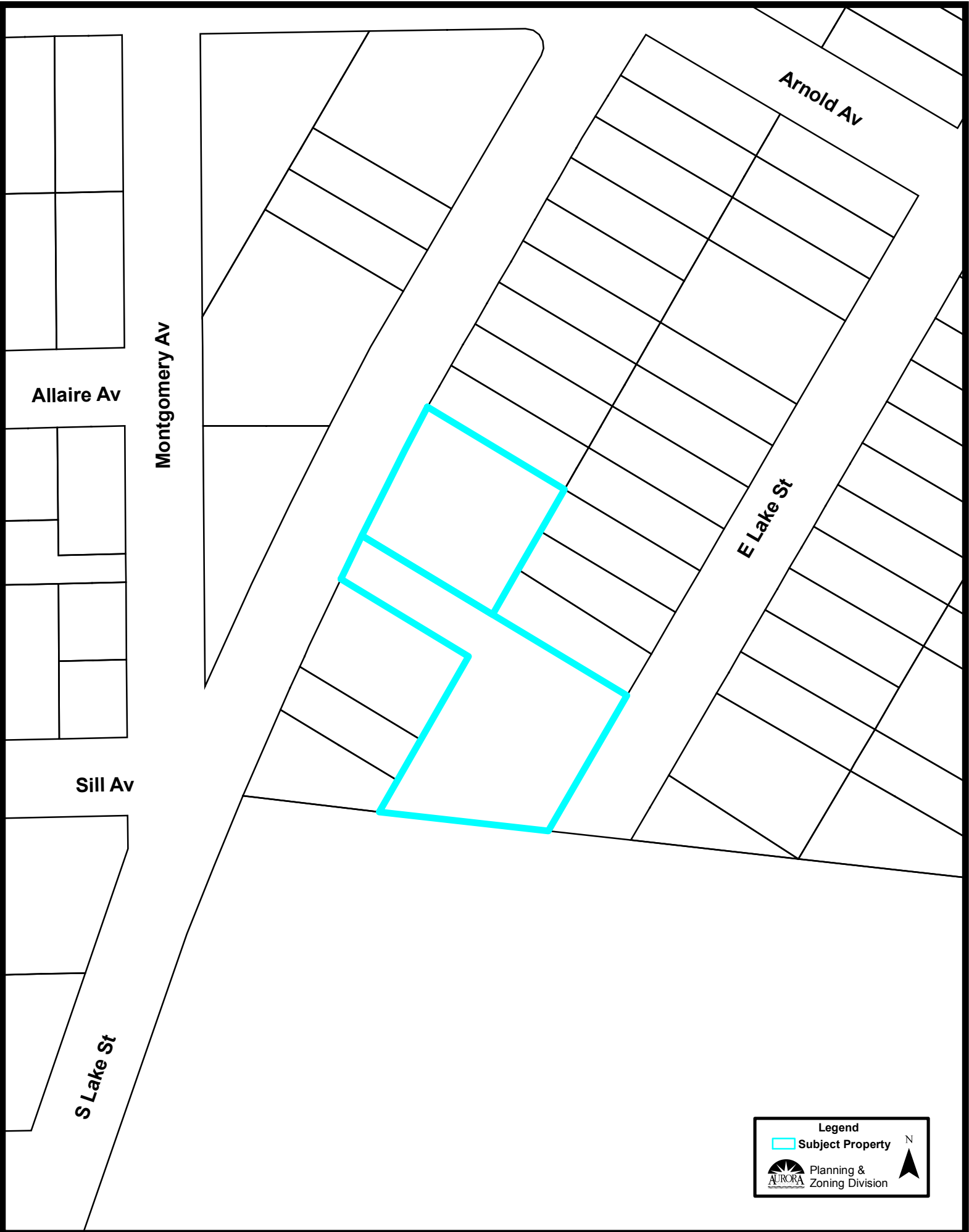
Legend

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

AURORA Planning & Zoning Division

Location Map (1:1,000):



Allaire Av

Montgomery Av


Sill Av

S Lake St

Arnold Av

E Lake St

Legend
Subject Property



Planning & Zoning Division

