

Property Research Sheet

Location ID#(s): 21345

As of: 2/23/2016

Researched By: Alex Minnella

Address: 544 S Lake Street

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

Subdivision: Lot 7; Lot 8; Lot 9 of Wagners Addition,

School District: SD 129 - West Aurora School District

Parcel Number(s): 15-28-203-013

Park District: FVPD - Fox Valley Park District

Size: 0.60 Acres

Ward: 4

Current Zoning: B-3 Business and Wholesale

1929 Zoning: F Industrial Districts

1957 Zoning: B-3 Business and Wholesale District

Current Land Use

Current Land Use: Commercial

Total Building Area: 15,896 sq. ft. sq. ft.

Number of Buildings: 1

Number of Stories: 1

Building Built In: 1926

Parking Spaces: 21

Zoning Provisions

Setbacks and Other Bulk Standards:

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

Setbacks and other bulk standards are typically as follows:

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

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

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.

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 8.4.

Permitted Uses:

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

Legislative History

There is no legislative history for this Property.


Location Maps Attached:


Aerial Overview
Location Map
Zoning Map
Comprehensive Plan Map


Aerial Photo (1:1,000):



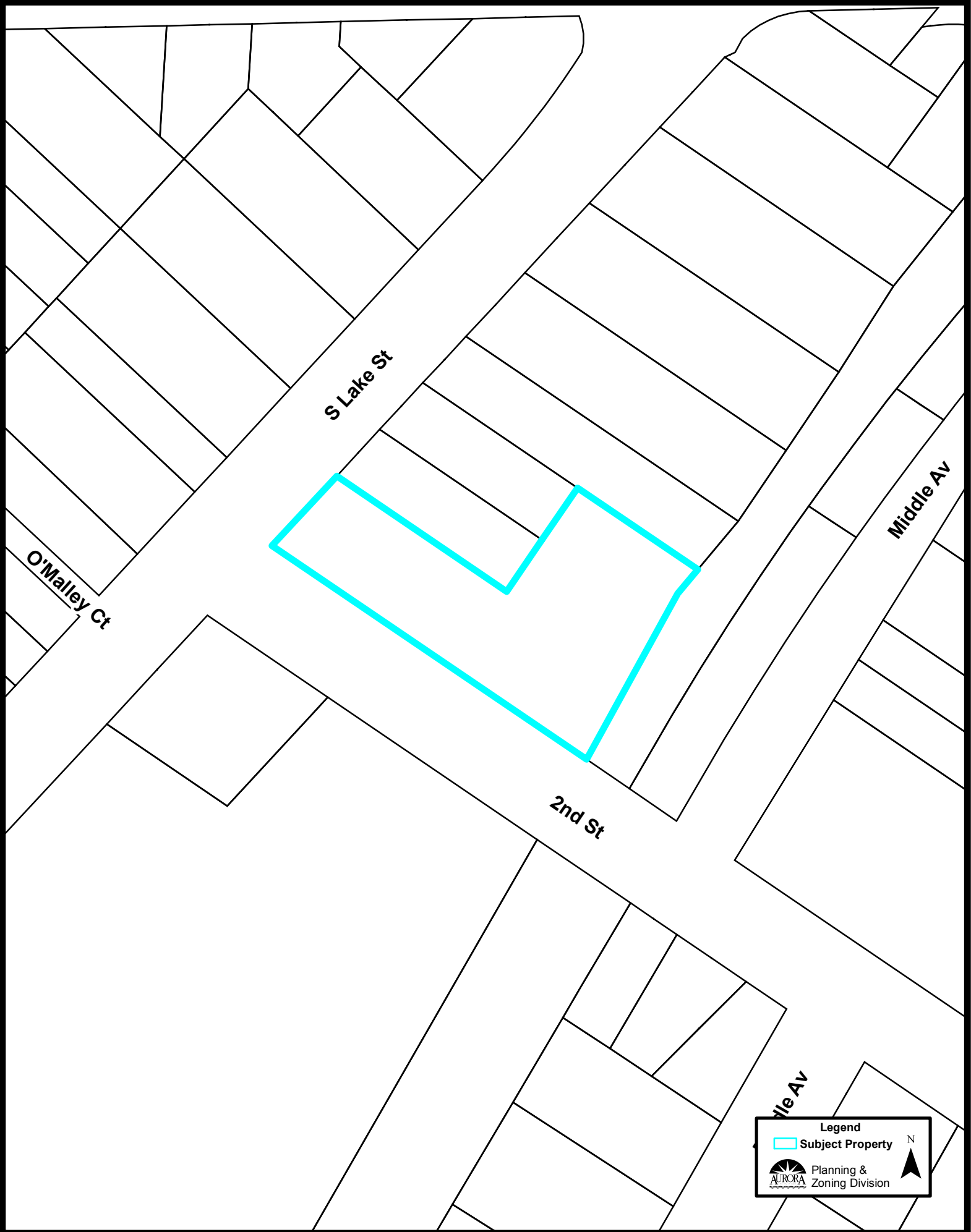
Legend

-  Subject Property

 N


 Planning & Zoning Division

Location Map (1:1,000):



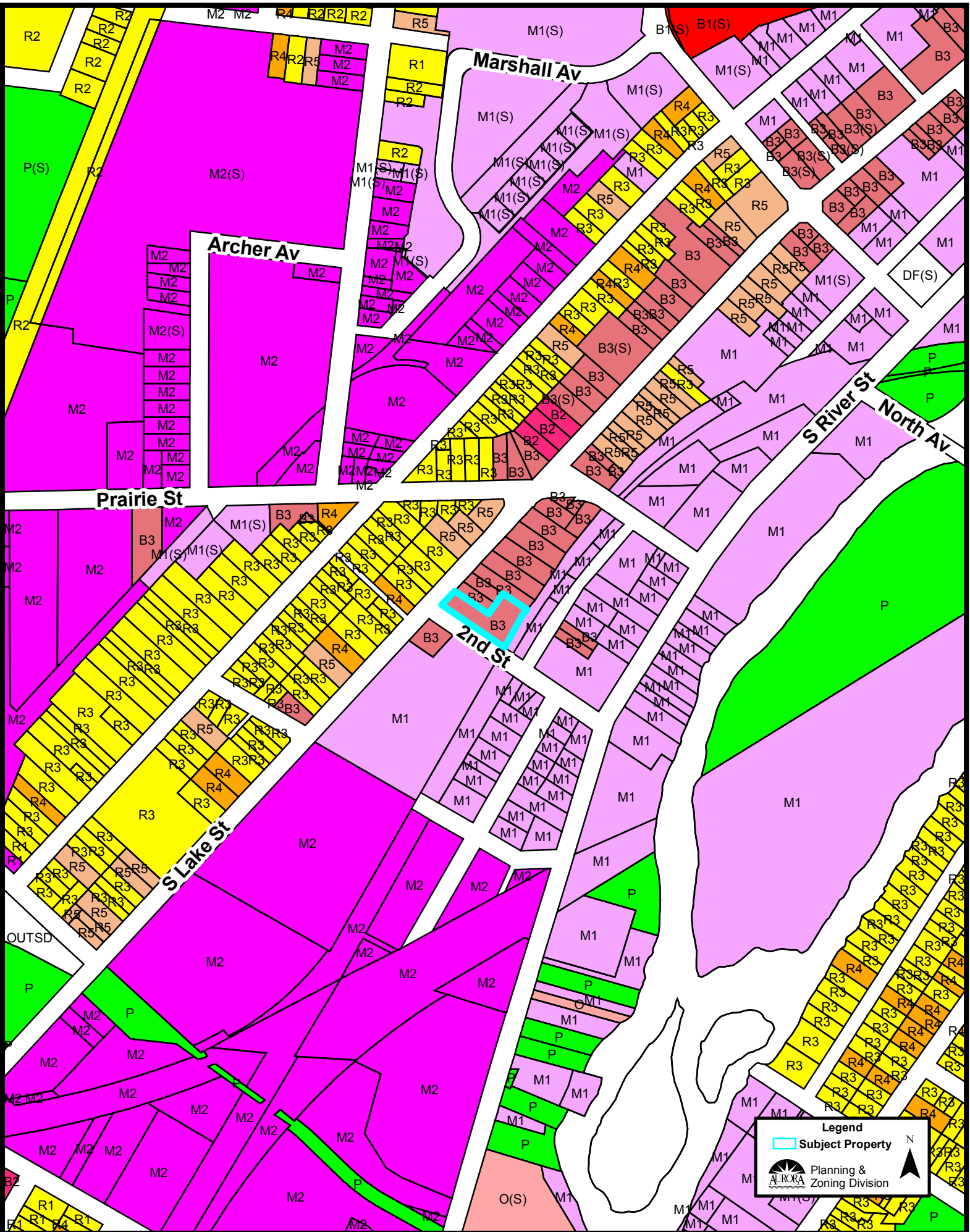
Legend

- Subject Property




 Planning & Zoning Division

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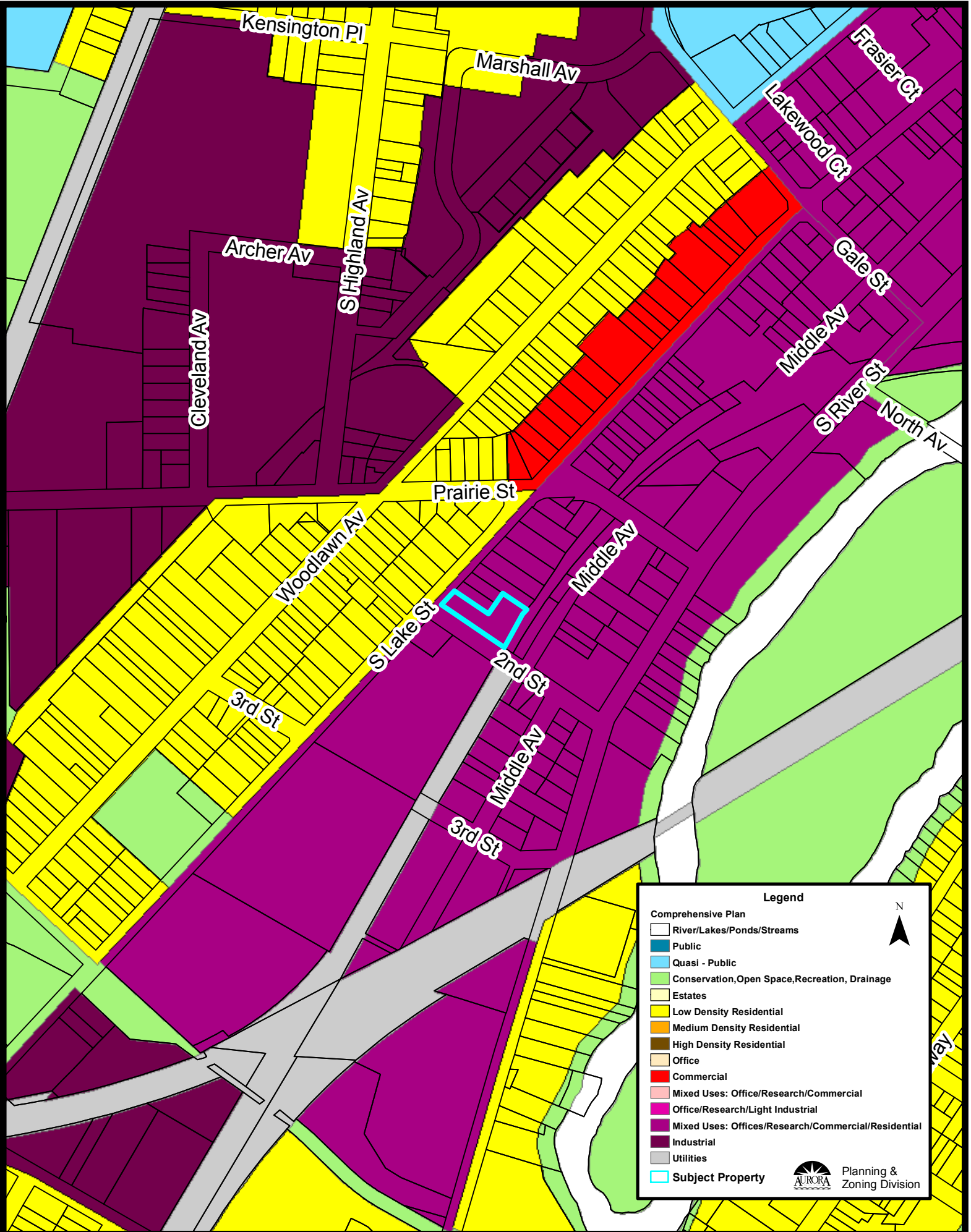
Zoning Plan (1:5,000):



Legend

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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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