

Property Research Sheet

Location ID#(s): 21269

As of: 3/25/2026

Researched By: Alex Minnella

Address: 55 S Lake St

Current Zoning: B3

Parcel Number(s): 15-22-307-004

1929 Zoning: E Commercial Districts

Subdivision: Lots 2-11; Pt Lot 12 of Supervisor's Assessment; Assessor's Subdivision

1957 Zoning: B-3 Business and Wholesale District

Size: 0.15 Acres / 6,534 Sq. Ft.

Comp Plan Designation: Commercial

School District: SD 129 - West Aurora School District

ANPI Neighborhood: Near West Galena

Park District: FVPD - Fox Valley Park District

TIF District: N/A

Ward: 6

Historic District: None

Overall Development Name:

Current Land Use

Current Land Use: Commercial institutions (5200)

AZO Land Use Category: Special purpose recreational

Number of Buildings: 1

Parking Spaces:

Building Built In: 1926

Non-Residential Area: 11,826 sq. f.

Total Building Area: 11,826 sq. ft.

Total Dwelling Units: 0

Number of Stories: 2

Residential Rental: 0 / License:

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.

Exterior Side Yard Reverse Corner Setback:

Rear Yard Setback: From Fox River - 30 Feet; from residential - 20 feet; from manufacturing - 8 feet; from other - 10 feet.

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

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:

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

R2017-100 approved on 3/28/2017: A RESOLUTION APPROVING REDEVELOPMENT AGREEMENT BETWEEN THE CITY OF AURORA AND MR. DAN SLEDZ FOR THE DISPOSITION OF CITY-OWNED PROPERTY LOCATED AT 55 SOUTH LAKE STREET, AURORA, ILLINOIS

Location Maps Attached:

Aerial Overview

Location Map

Zoning Map

Comprehensive Plan Map

Aerial Photo (1:1,000):




W Downer Pl


W Benton St

S Lake St

Middle Av

Legend

 Subject Property

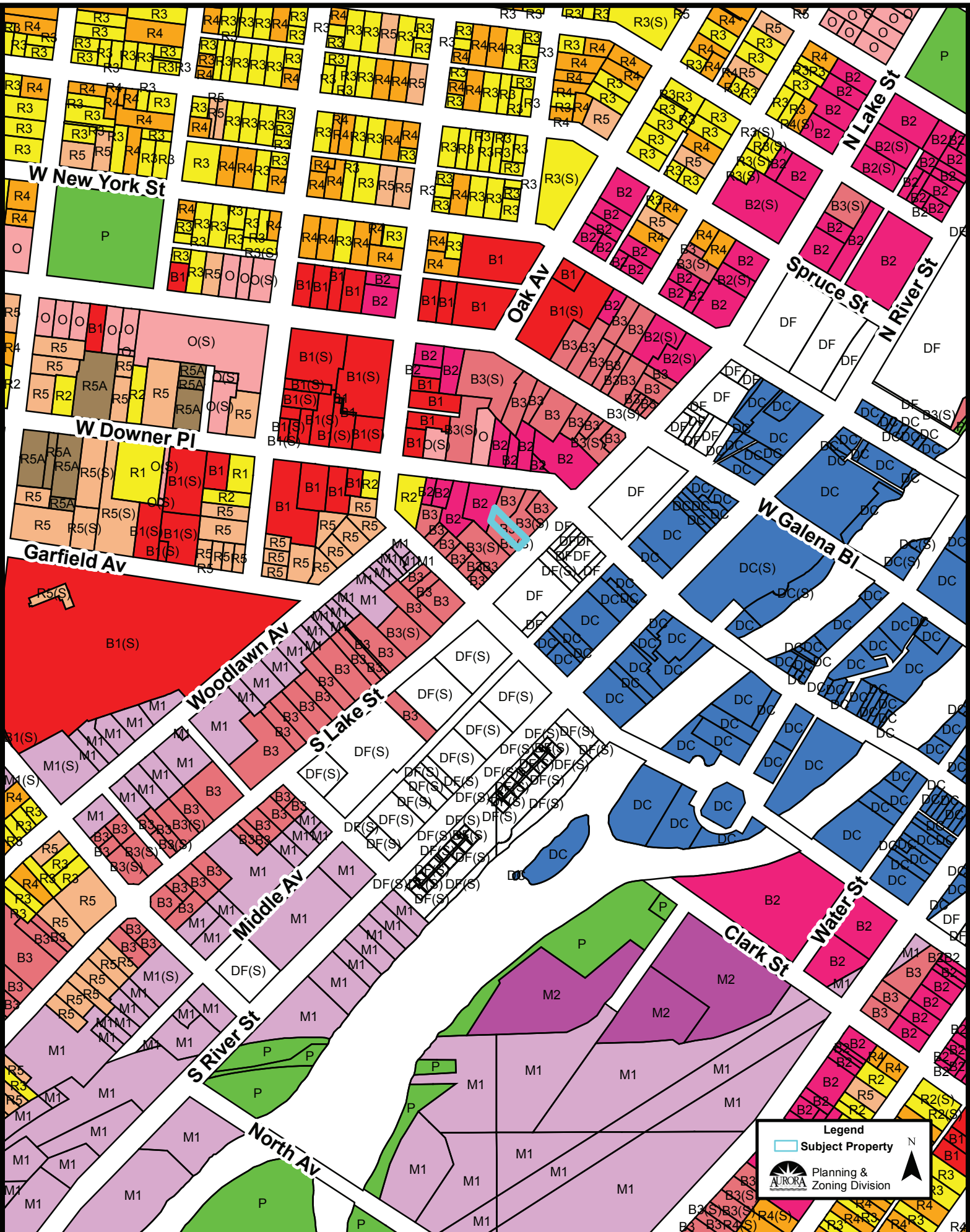
 Planning & Zoning Division

N 

Location Map (1:1,000):



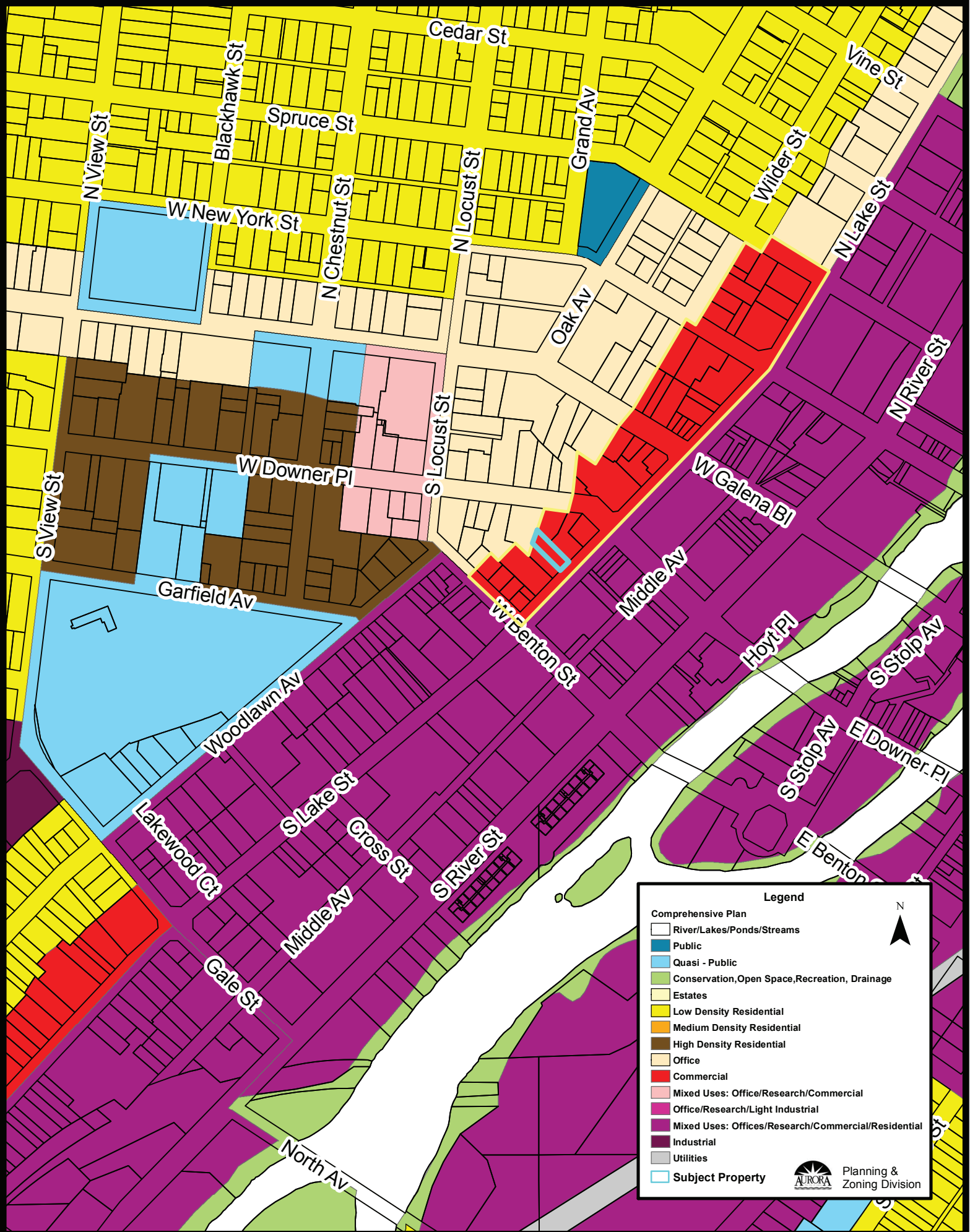
Zoning Map (1:5,000):



Legend

-  Subject Property
-  N
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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

N
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