

# Property Research Sheet

**Location ID#(s): 21323**

As of: 7/28/2016

Researched By: Alex Minnella

Address: 407 S Lake Street

Comp Plan Designation: Commercial

Subdivision: Lot 1 of Marshalls Addition,

School District: SD 129 - West Aurora School District

Parcel Number(s): 15-21-452-042

Park District: FVPD - Fox Valley Park District

Size: 0.8 Acres

Ward: 4

Current Zoning: B-3(S)

1929 Zoning: F Industrial Districts

1957 Zoning: R-5 Multiple-Family Dwelling District

## Current Land Use

Current Land Use: Commercial

Total Building Area: 430 sq. ft.

AZO Land Use Category: Gasoline Station (2831)

Number of Stories: 1

Number of Buildings: 1

Non-Residential Area: 34,848

Building Built In: 1956

## 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 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.

### 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: Gas station with a canopy.

### 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**

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The known legislative history for this Property is as follows:

IN 1974, THE COURT ORDERED THE NE CORNER OF LAKE AND PRAIRIE TO BE REZONED FROM R-5 TO B-3. IN 1975, A SPECIAL USE WAS GRANTED FOR 429 S. LAKE FOR NON-RESIDENTIAL PARKING IN A RESIDENTIAL DISTRICT. IN 1977, THE NW CORNER OF LAKE AND PRAIRIE WAS REZONED FROM R-5 TO B-2. IN 1978, THE NE CORNER OF LAKE AND FIRST WAS REZONED FROM R-5 TO B-3. AND IN 1979, 337, 343, 347, 351 AND 401 S. LAKE WERE REZONED FROM R-5 TO B-3 IN TWO CASES.

**O1994-100 approved on 10/4/1994:**AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR A GASOLINE FILLING STATION WITH CANOPY AT 407 S. LAKE STREET

### **Location Maps Attached:**

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Aerial Overview

Location Map

Zoning Map

Comprehensive Plan Map



Woodlawn Av

S Lake St

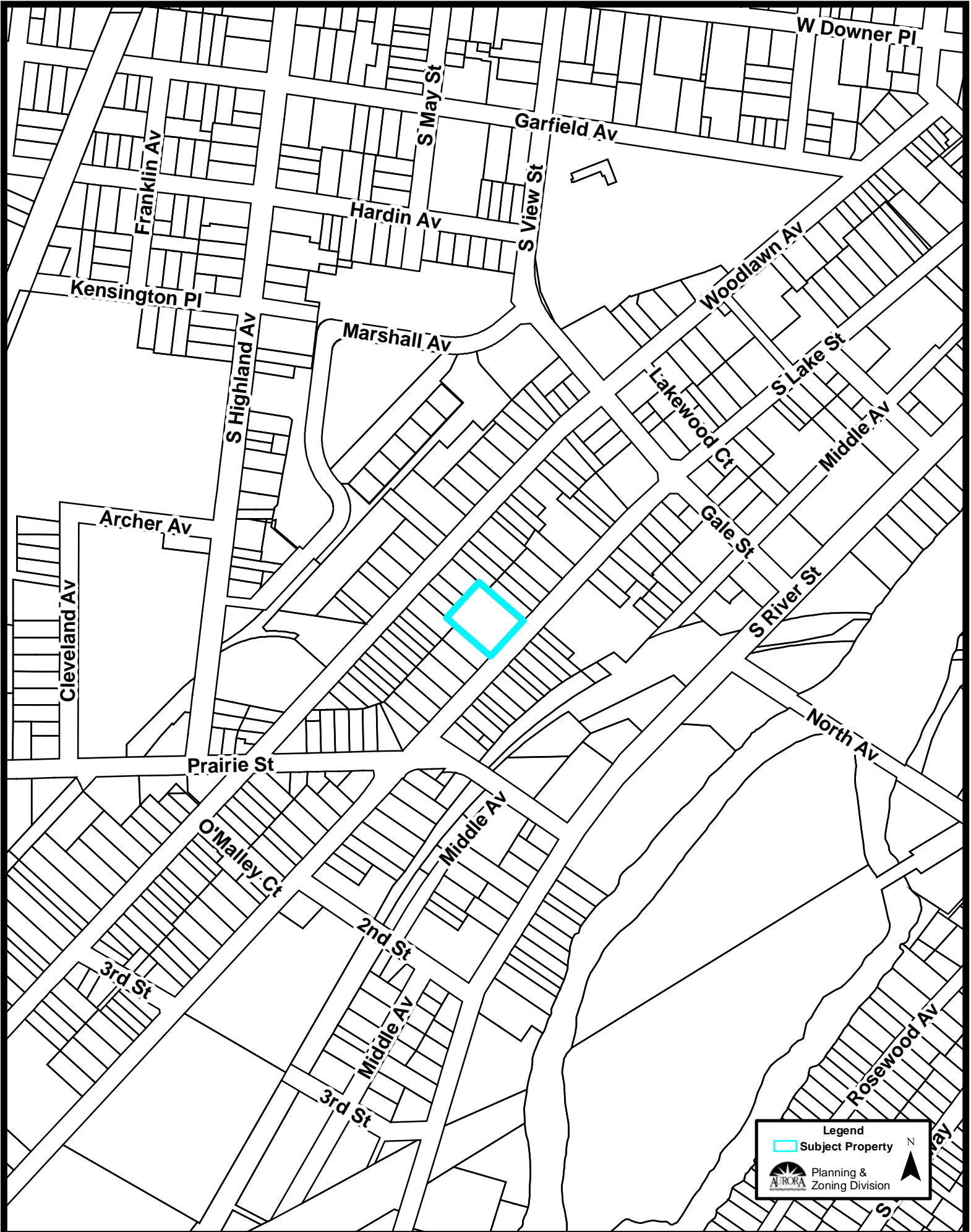
**Legend**

-  Subject Property

 Planning & Zoning Division

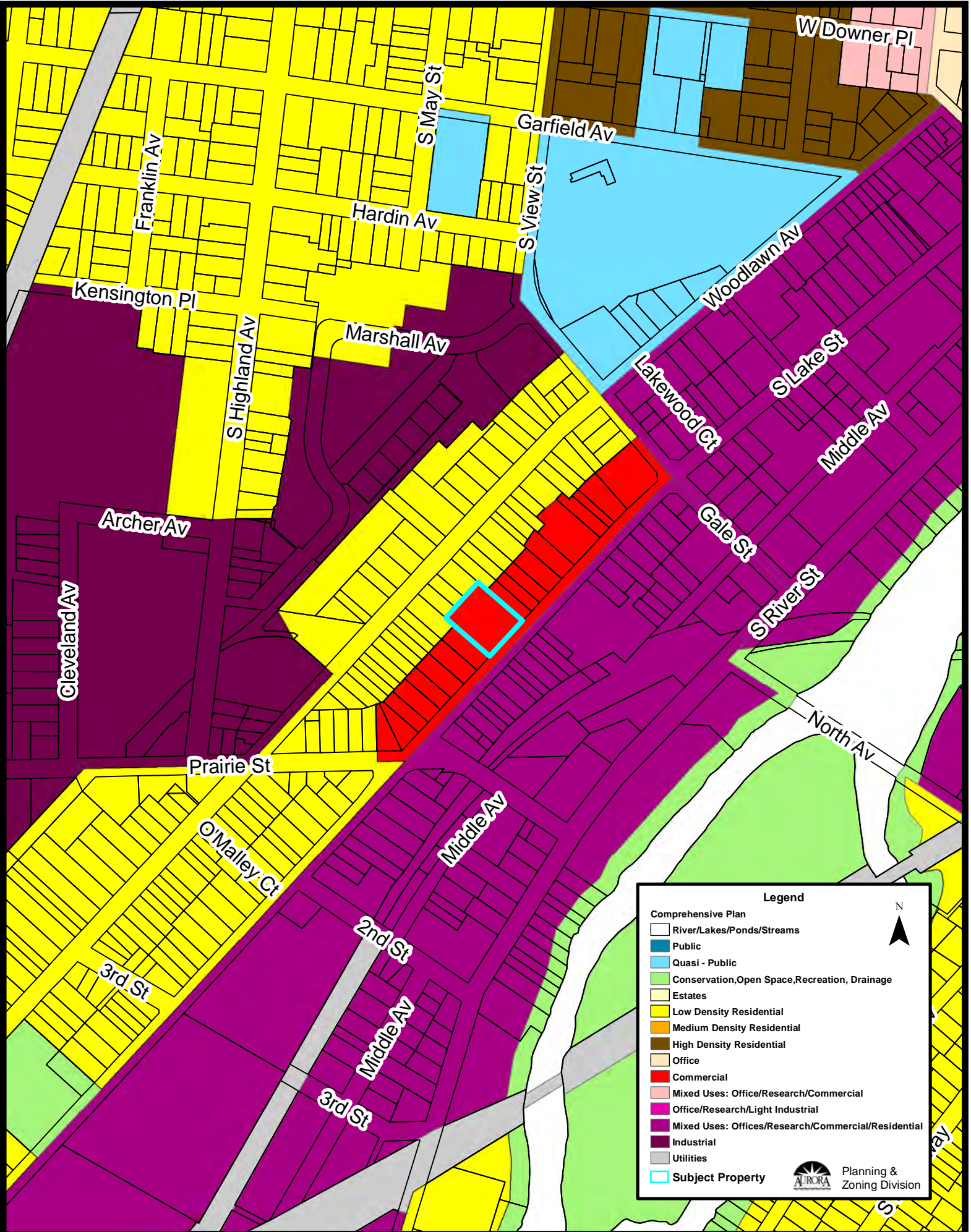
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Location Map (1:5,000):





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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