

# Property Research Sheet

**Location ID#(s): 34347-2802**

As of: 3/1/2017

Researched By: Alex Minnella

Address: 518-520-524 S Lake St

Current Zoning: B-3 Business and Wholesale

Parcel Number(s): 15-28-203-007; 15-28-203-008

1929 Zoning: F Industrial Districts

Subdivision: Lot 4; Lot 5; Lot 6 of Wagners Addition

1957 Zoning: B-3 Business and Wholesale District

Size: 0.67 Acres / 29,185 Sq. Ft.

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

School District: SD 129 - West Aurora School District

Park District: FVPD - Fox Valley Park District

Ward: 4

## Current Land Use

Current Land Use: Commercial

AZO Land Use Category: Restaurant/Food and beverage services (2500)

Number of Buildings: 1

Number of Stories: 1

Building Built In: 1977

Parking Spaces: 13

Total Building Area: 4,248 sq. ft.

Non-Residential Area: 14,810 sq. ft.

## 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.

**Legislative History**

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The known legislative history for this Property is as follows:

**01923-1883 approved on 5/9/1923:** An Ordinance No. 1883. Building Zone Ordinance for Aurora, IL

**01926-2050 approved on 8/16/1926:** An Ordinance Number 2050 to Amend Ordinance Number 1883 Known as the Building Zone Ordinance for Aurora, Illinois, Establishing a Plan for Dividing the City of Aurora into Districts for the Purpose of Regulating the Location of Trades and Industries and of Buildings and Structures Designed for Dwellings, Apartment Houses, Trades, Industries and Other Specified Uses, For Regulating the Height, Volume and Size of Buildings and Structures, and Intensity of Use of Lot Areas, for Determining Building Lines, for Creating a Board of Appeals and for Other Purposes.

**01929-2250 approved on 6/18/1929:** AN ORDINANCE NO.2250 AMENDING ORDINANCE NO.2050 WHICH AMENDS ORDINANCE NO.1183, KNOWN AS THE BUILDING ZONE ORDINANCE FOR AURORA, ILLINOIS, ESTABLISHING A PLAN FOR DIVIDING THE CITY OF AURORA INTO DISTRICTS FOR THE PURPOSE OF REGULATING THE LOCATION OF TRADES AND INDUSTRIES AND OF BUILDINGS AND STRUCTURES DESIGNED FOR DWELLINGS, APARTMENT HOUSES, TRADES, INDUSTRIES, AND OTHER SPECIFIED USES, FOR REGULATING THE HEIGHT, VOLUME, AND SIZE OF BUILDINGS AND STRUCTURES, AND INTENSITY OF USE OF LOT AREAS, FOR DETERMINING BUILDING LINES, FOR CREATING A BOARD OF APPEALS, AND FOR OTHER PURPOSES.

**01957-3100 approved on 11/4/1957:** AURORA ZONING ORDINANCE AND MAP

**Location Maps Attached:**

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Aerial Overview

Location Map

Zoning Map

Comprehensive Plan Map



Aerial Photo (1:1,000):



Prairie St

S Lake St

2nd St

Middle Av

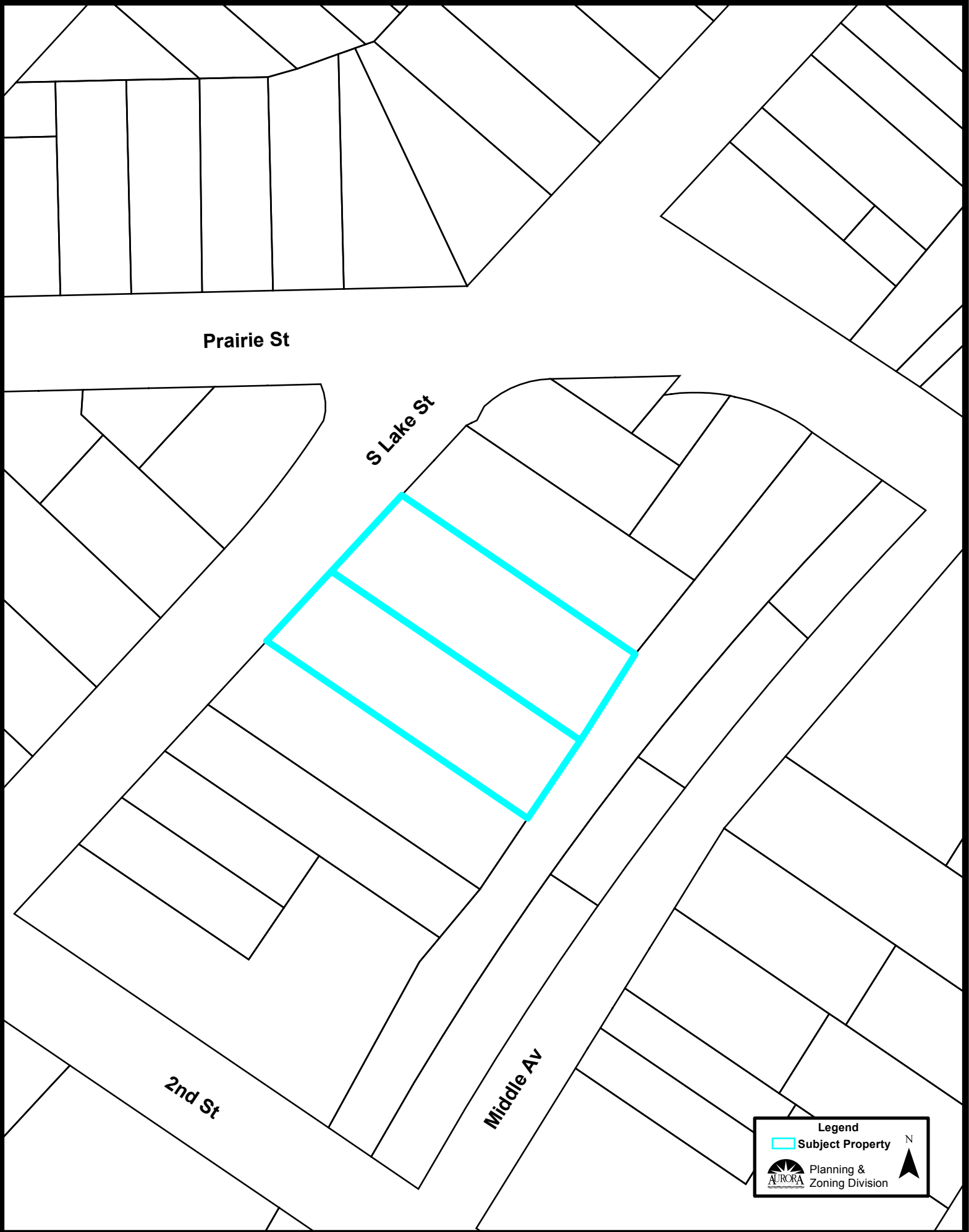
Legend

- Subject Property


AURORA Planning & Zoning Division





**Location Map (1:1,000):**



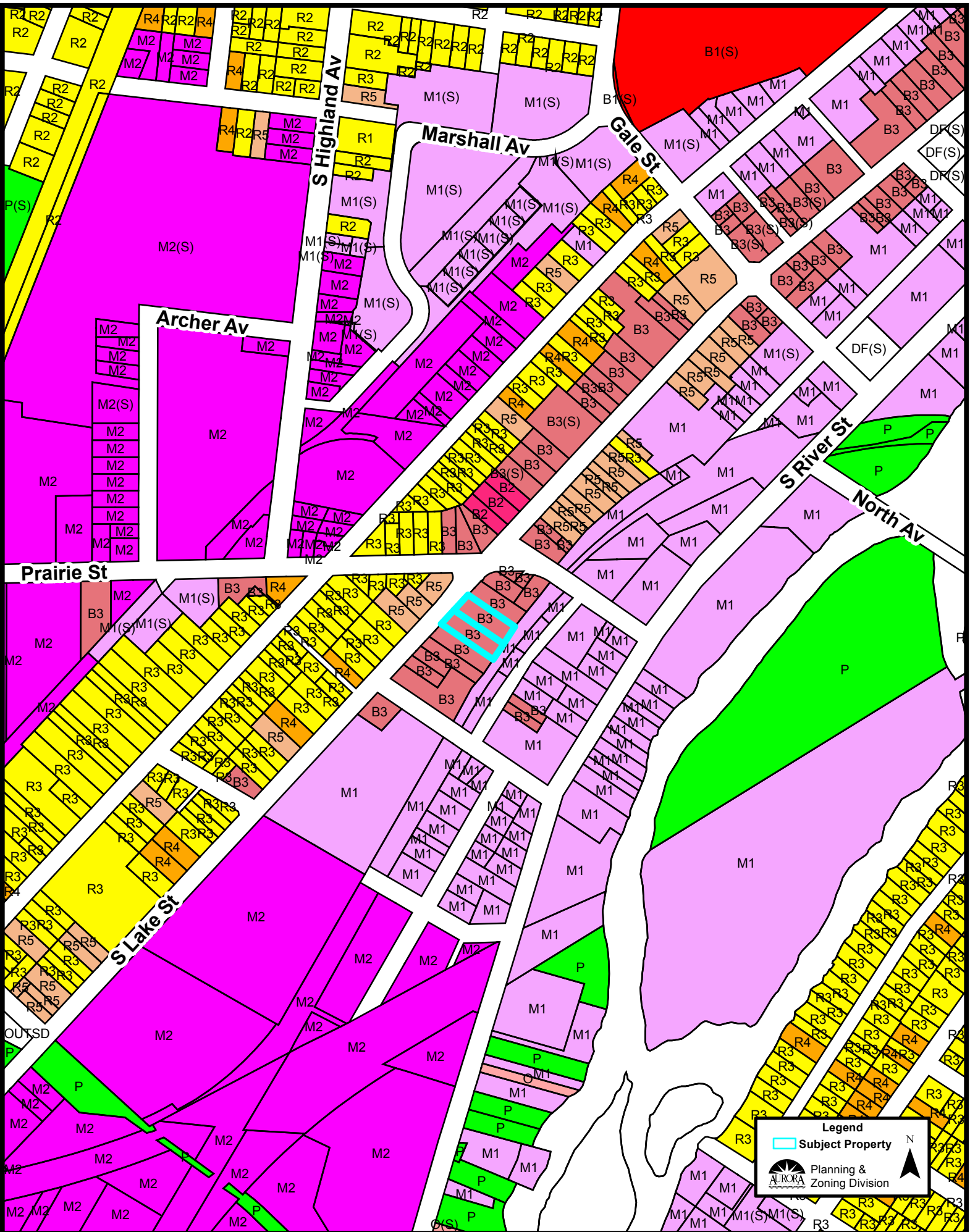
**Legend**

-  Subject Property




 **Planning & Zoning Division**

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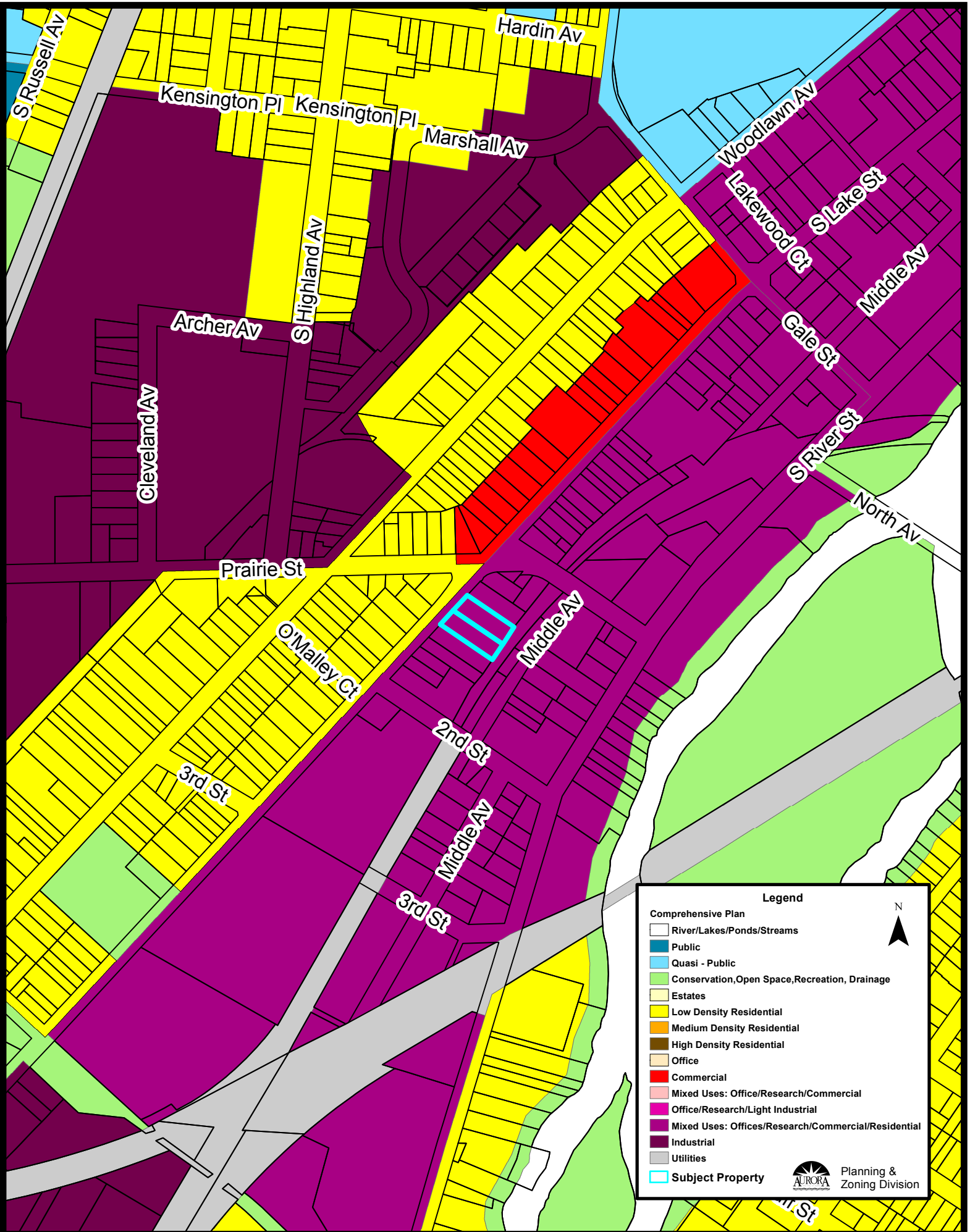
Zoning Map (1:5,000):



**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

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