

Property Research Sheet

Location ID#: 21212

As of: 5/26/2015

Researched By: Ty McCarthy

Address: 954 N Lake St

Comp Plan Designation: Commercial

Subdivision: of Northgate Shopoing Center,

School District: SD 129 - West Aurora School District

Parcel Number(s): 15-15-155-015

Park District: FVPD - Fox Valley Park District

Size: 1.204142 Acres

Ward: 6

Current Zoning: B-3 Business and Wholesale

Historic District: None

1929 Zoning: Not Applicable

ANPI Neighborhood: None

1957 Zoning: Not Applicable

TIF District: TIF #5

Current Land Use

Current Land Use: Commercial

Total Building Area: 46,396 sq. ft.

Number of Buildings: 1

Number of Stories: 1

Building Built In: 1974

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:

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

The known legislative history for this Property is as follows:

O61-3376 approved on 12/27/1961: ANNEXATION O61-3376

O62-3438 approved on 11/19/1962: REZONING - NORTH LAKE ST. - STONER PROPERTY

R81-532 approved on 1/1/1981: APPROVING SIGN ORDINANCE VARIATION PETITION OF VALLEY OFFICE AND EDUCATIONAL PRODUCTS, INC. FOR PROPERTY LOCATED AT 984 N. LAKE STREET

PCR00-001 approved on 04/04/2000: A RESULTION APPROVING A MAJOR SIGN VARIATION TO THE AURORA SIGN ORDINANCE FOR THE PROPERTY LOCATED AT NORTH GATE SHOPPING CENTER, 950 LAKE STREET, IN ORDER TO PERMIT AN ADDITIONAL GROUND SIGN

Location Maps Attached:

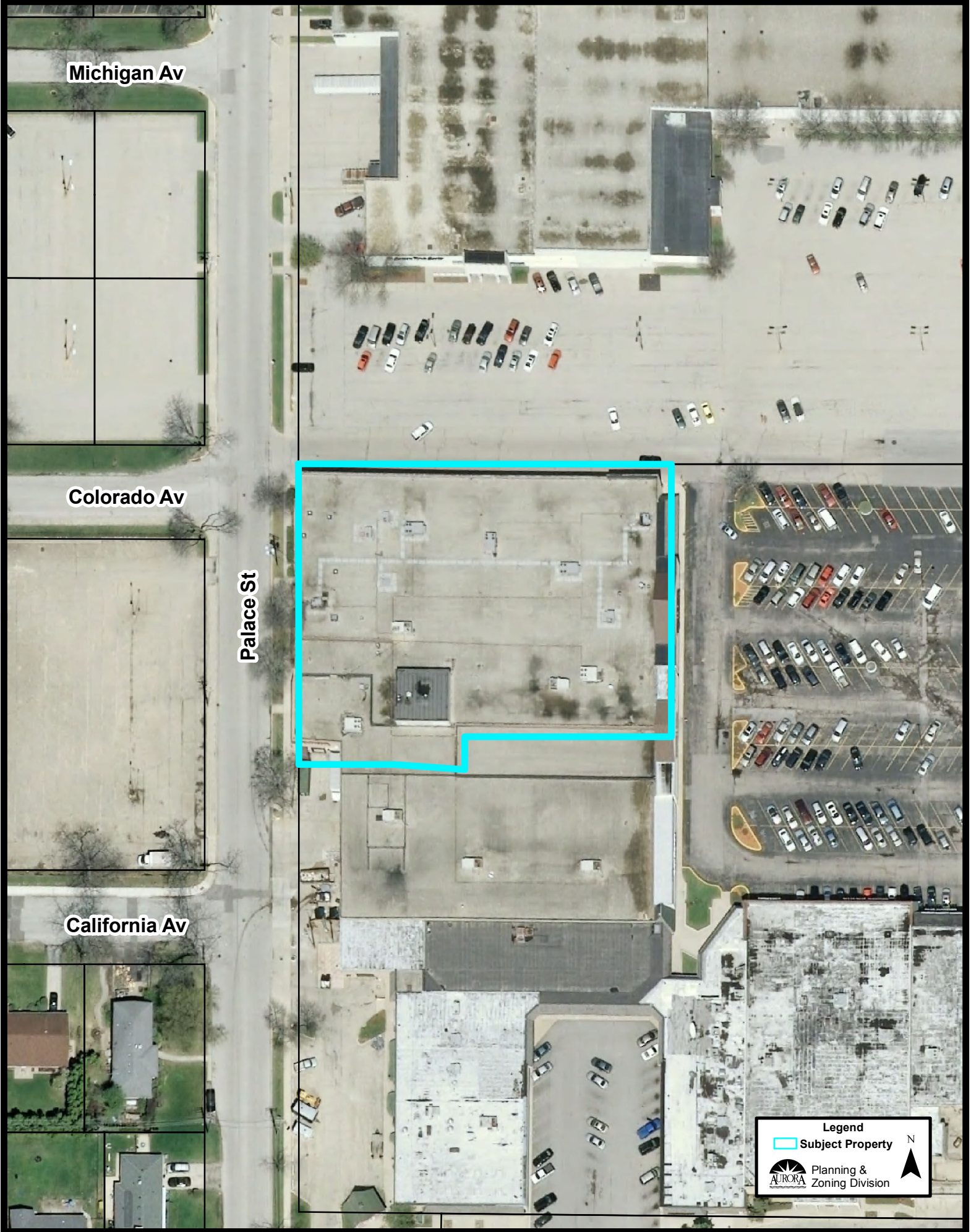
Aerial Overview

Aerial Map

Zoning Map

Comprehensive Plan Map

Aerial Photo (1:1,000):



Michigan Av

Colorado Av

Palace St

California Av

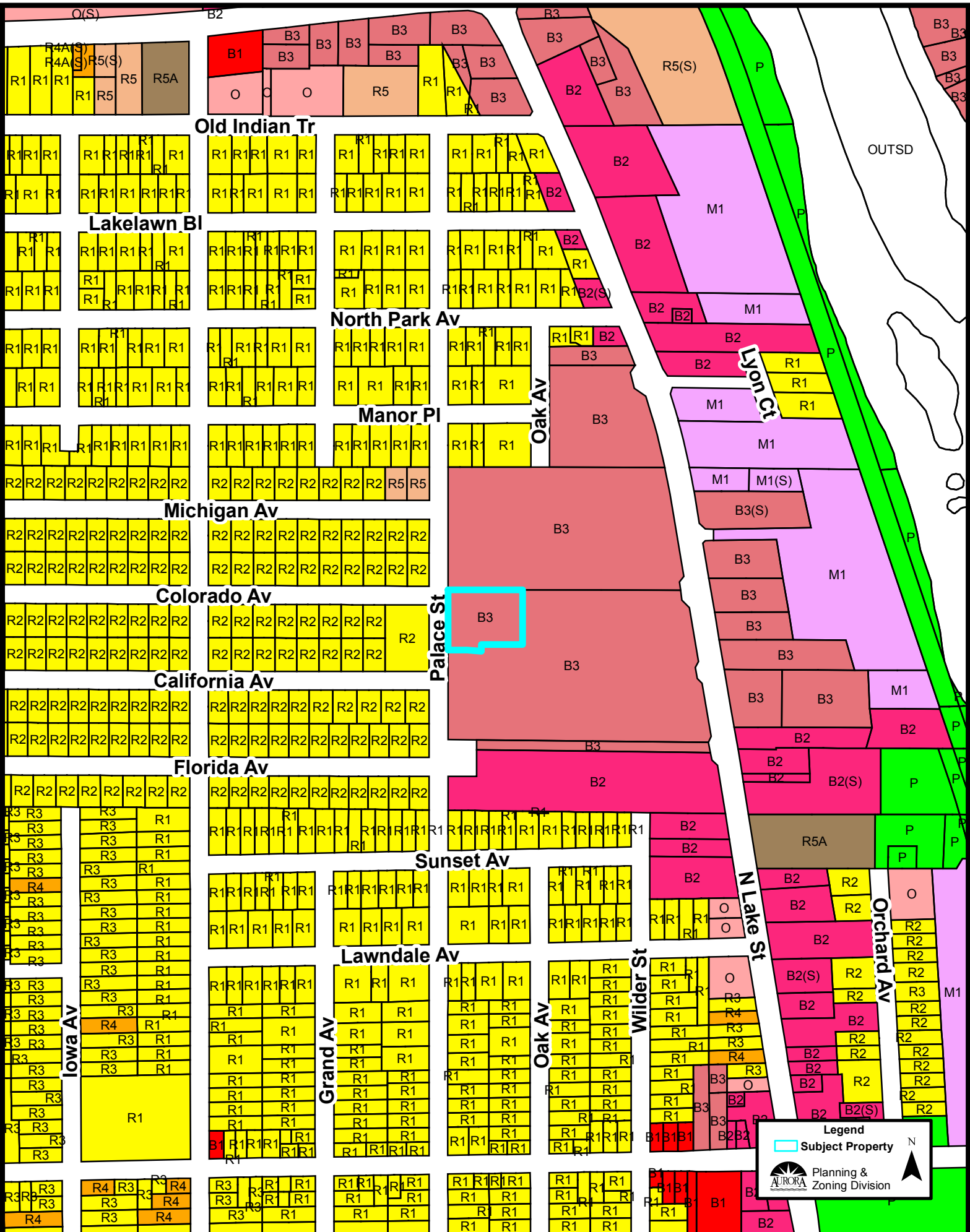
Legend

 Subject Property

 Planning & Zoning Division

N 

Zoning Plan (1:5,000):



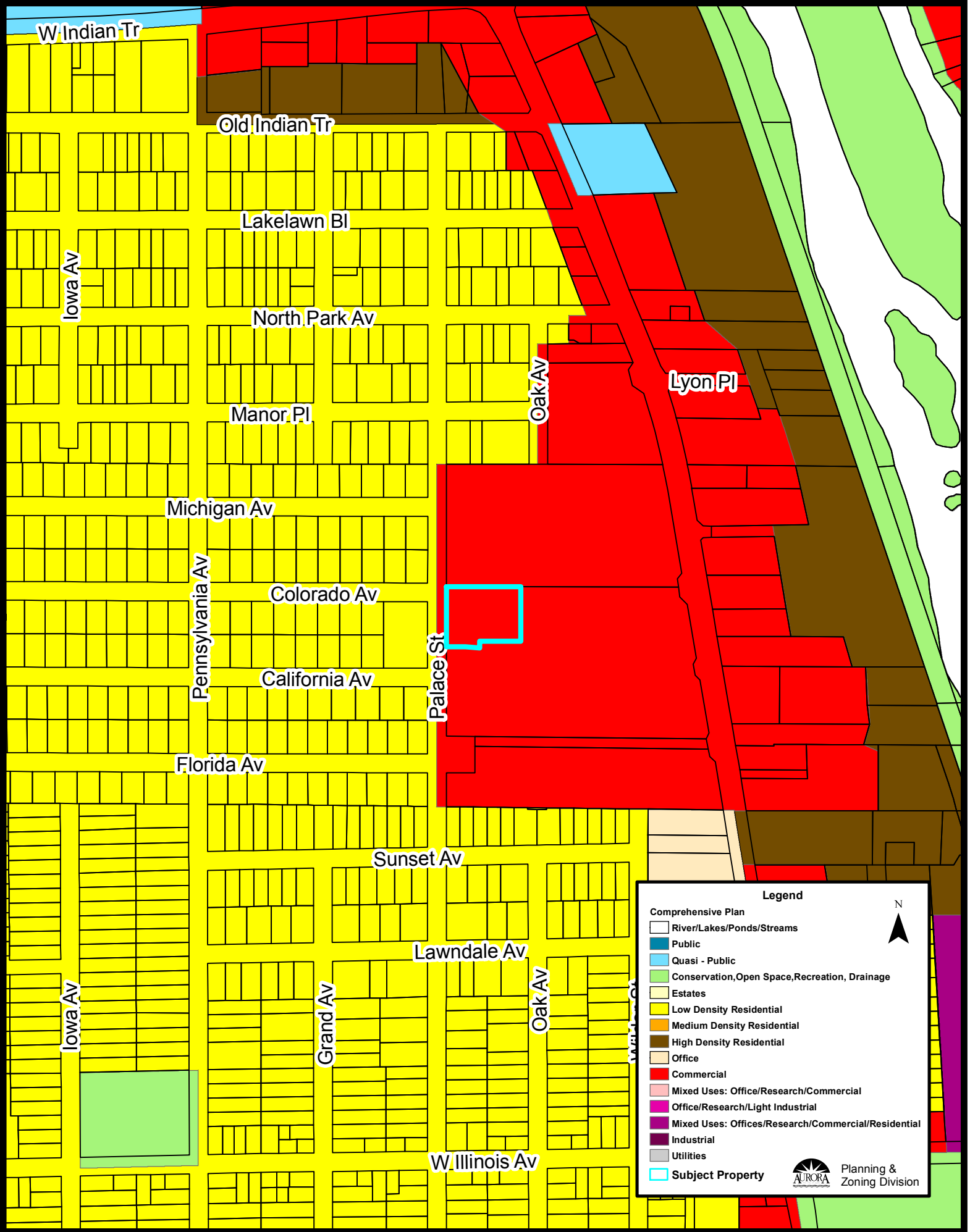
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Subject Property

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Planning & Zoning Division

Comprehensive Plan (1:5,000):



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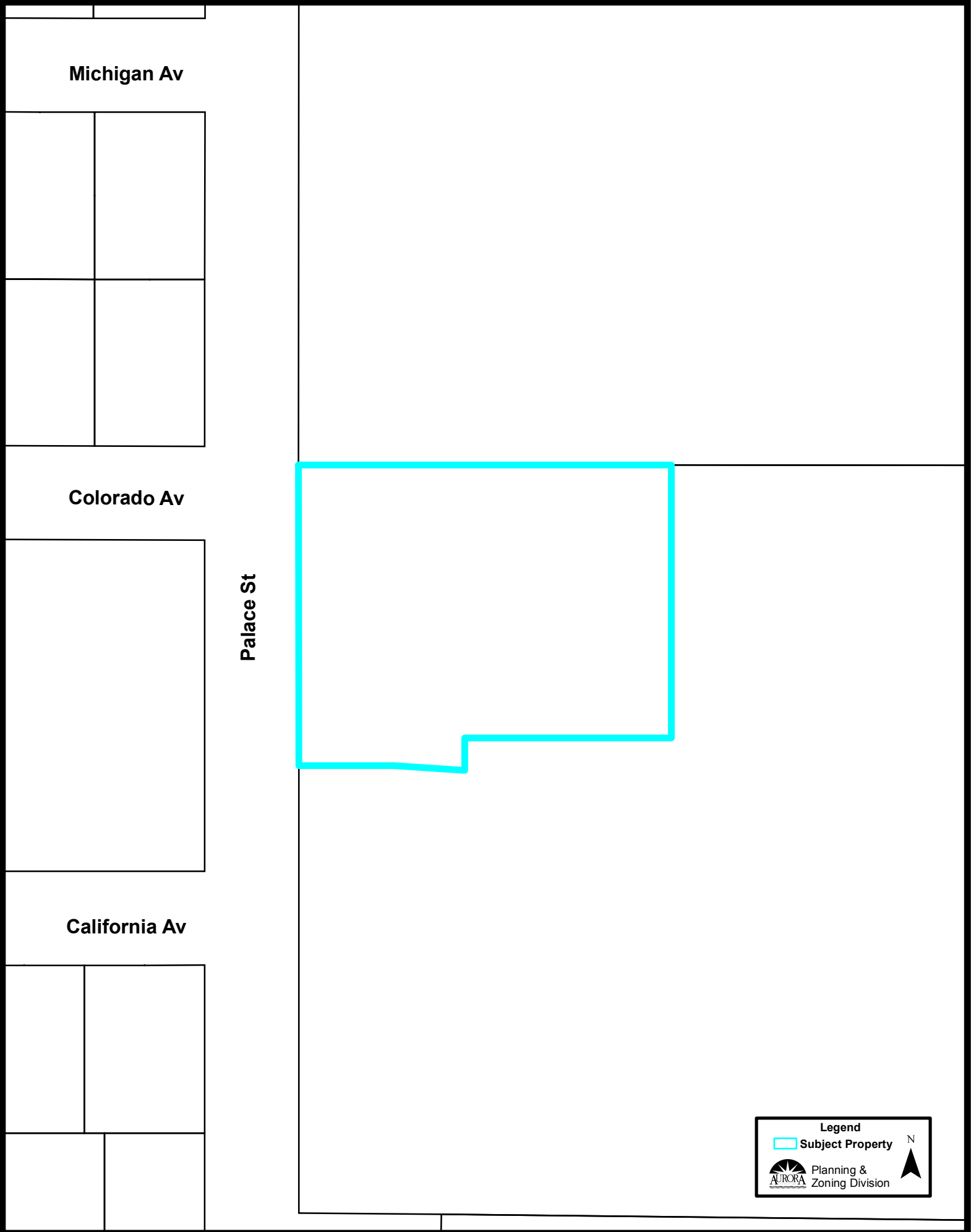
Comprehensive Plan

- 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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Planning & Zoning Division


Location Map (1:1,000):



Legend

-  Subject Property

 Planning & Zoning Division

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