

Property Research Sheet

Location ID#(s): 21243-72543

As of: 3/12/2019

Researched By: Jill Morgan

Address: 1271-1273 N. Lake St

Current Zoning: B-2(S) Business and Wholesale

Parcel Number(s): 15-10-352-044

1929 Zoning: Not Applicable

Subdivision: Part of Lot 12 of The George Acres

1957 Zoning: Not Applicable

Size: 1.26 Acres / 54,886 Sq. Ft.

Comp Plan Designation: Commercial

School District: SD 129 - West Aurora School District

ANPI Neighborhood: None

Park District: FVPD - Fox Valley Park District

TIF District: TIF #5

Ward: 6

Historic District: None

Overall Development Name: Maruti

Current Land Use

Current Land Use: Commercial services (2500)

AZO Land Use Category: Restaurant/Food and beverage

Number of Buildings: 1

Parking Spaces: 78

Building Built In: 1995

Non-Residential Area: 49,093.2 sq. ft.

Total Building Area: 6,228 sq. ft.

Total Dwelling Units: 1

Number of Stories: 1

Zoning Provisions

Setbacks and Other Bulk Standards:

Requirements are pursuant to the Aurora Zoning Ordinance Section(s) 5 and Section 8.3.

Setbacks are typically as follows:

Front Yard Setback: 14 feet

Rear Yard Setback: 6 feet

Side Yard Setback: 0 feet

Exterior Rear Yard Setback:

Exterior Side Yard Setback: Exterior Side

Setback Exceptions: Front Yard: patio fencing may encroach into the front yard setback up to 2 feet

Yard Reverse Corner Setback:

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: The total square footage permitted for the residential use shall not exceed the total first floor square footage that is utilized for the office or business use.

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 8.3.

Permitted Uses:

Permitted Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.2 and Section 8.3 Permitted Exceptions: Planned Development; One Restaurant with a drive-through facility

Special Uses:

Special Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.3 and Section 8.3.

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 8.3.

Miscellaneous Notes on History

None

Legislative History

The known legislative history for this Property is as follows:

O1962-3441 approved on 12/3/1962: AN ORDINANCE ANNEXING CERTAIN TERRITORY TO THE CITY OF AURORA, COUNTY OF KANE, STATE OF ILLINOIS.

O1964-3598 approved on 6/22/1964: AN ORDINANCE ANNEXING CERTAIN TERRITORY TO THE CITY OF AURORA AND AMENDED ORDINANCE NUMBER 3100 TO ZONE SAID PREMISES.

O1980-4934 approved on 8/5/1980: AN ORDINANCE ANNEXING TERRITORY TO THE CITY OF AURORA, IN THE COUNTIES OF KANE AND DUPAGE, STATE OF ILLINOIS, AND PLACING THE SAME IN PROPER ZONING CLASSIFICATIONS.

O2014-069 approved on 11/18/2014: AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR A MEDICAL CANNABIS DISPENSING FACILITY USE ON THE PROPERTY LOCATED AT 1271 N. LAKE STREET, AURORA, ILLINOIS, 60506.

O2016-022 approved on 4/26/2016: AN ORDINANCE ESTABLISHING A SPECIAL USE PLANNED DEVELOPMENT, APPROVING THE MARUTI PLAN DESCRIPTION AND AMENDING ORDINANCE NUMBER 3100, BEING THE AURORA ZONING ORDINANCE AND THE ZONING MAP ATTACHED THERETO, TO AN UNDERLYING ZONING OF B-2 BUSINESS DISTRICT, GENERAL RETAIL FOR THE PROPERTY LOCATED AT 1271 N. LAKE STREET (PUBLIC HEARING)

O2016-023 approved on 4/26/2016: AN ORDINANCE AUTHORIZING AN AGREEMENT BETWEEN THE CITY OF AURORA, MARUIT REAL ESTATE LLC, PHILIP E. HOTCHKIN AND GARY G. PICCONY, AS EXECUTOR OF THE ESTATE OF PAUL W. SODERSTROM TO CONVEY A PORTION OF THE CITY'S PROPERTY AT 1275 N. LAKE STREET TO MARUIT REAL ESTATE LLC, TO TERMINATE THE INGRESS-EGRESS ACCESS EASEMENT CREATED BY DOCUMENT NO. 2013K014624, AND TO GRANT A NEW INGRESS-EGRESS ACCESS EASEMENT.

R2016-115 approved on 4/26/2016: A RESOLUTION APPROVING THE FINAL PLAT FOR MARUTI SUBDIVISION ON THE EAST SIDE OF LAKE STREET NORTH OF INDIAN TRAIL ROAD.

R2016-116 approved on 4/26/2016: A RESOLUTION APPROVING A FINAL PLAN ON LOT 1 & LOT 2 OF MARUTI SUBDIVISION LOCATED ON EAST SIDE OF LAKE STREET NORTH OF INDIAN TRAIL.

Location Maps Attached:

Aerial Overview

Location Map

Zoning Map

Comprehensive Plan Map


Aerial Photo (1:1,000):





N Lake St

N River St

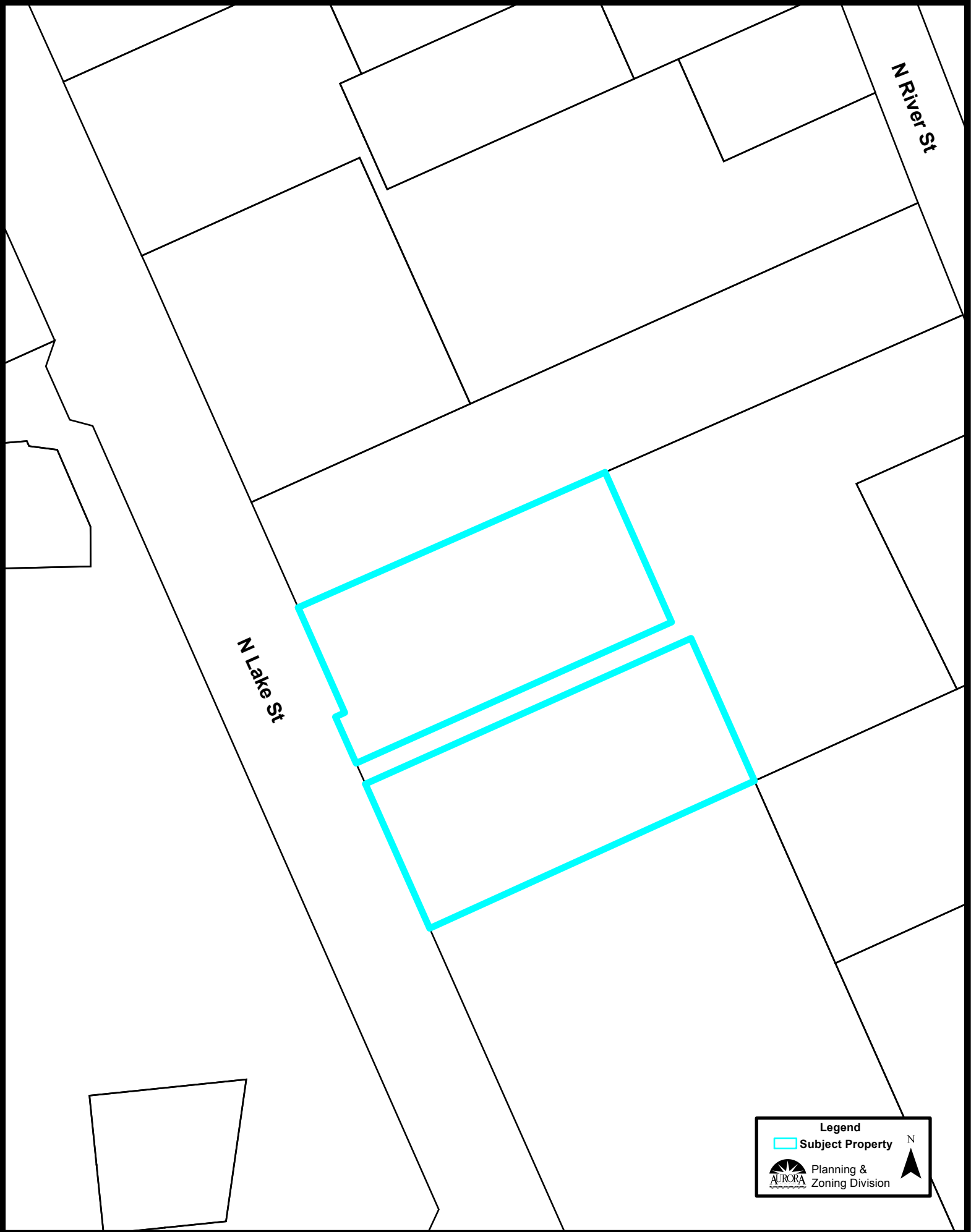
Legend

-  Subject Property


 Planning & Zoning Division


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Location Map (1:1,000):



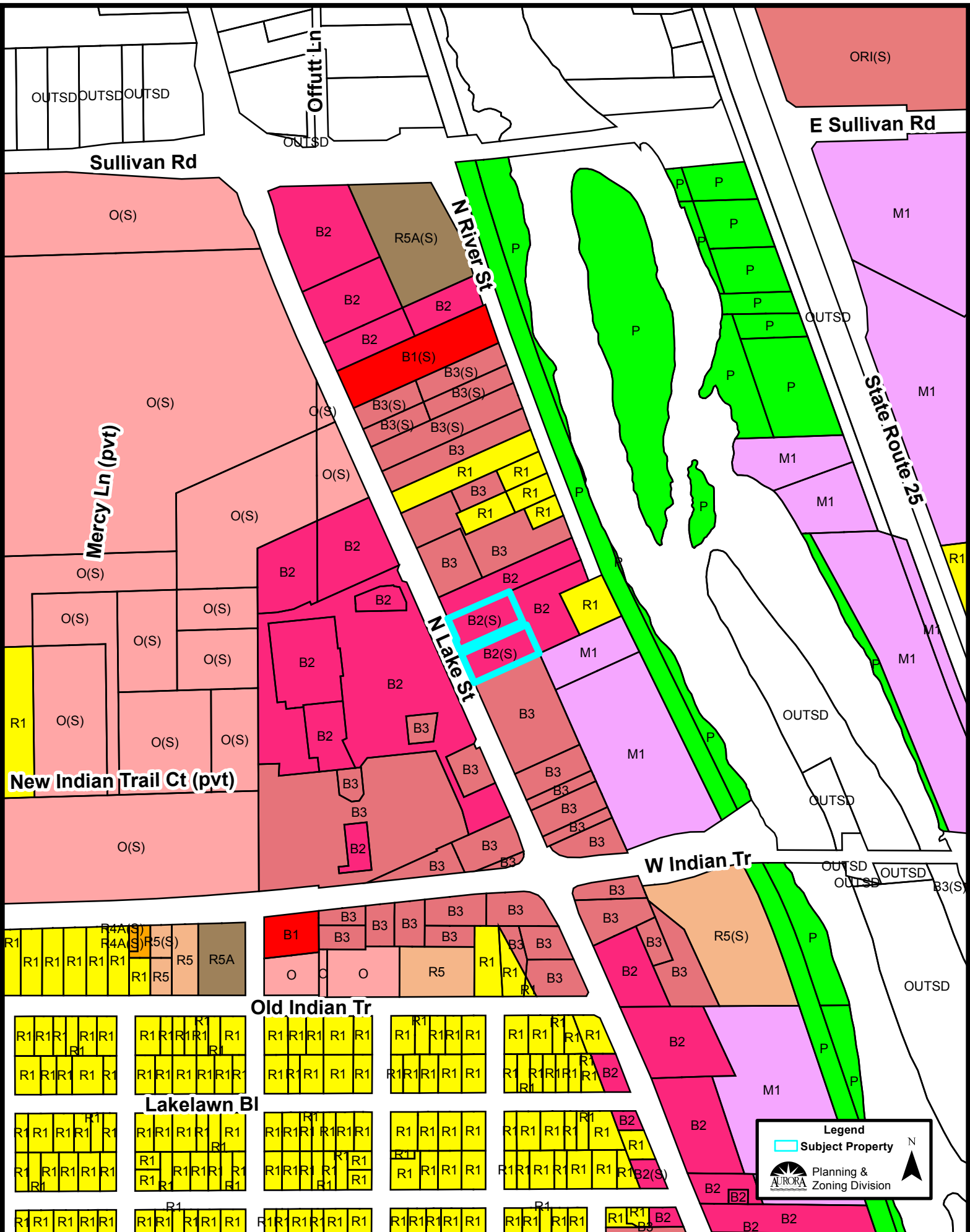
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-  Subject Property

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Zoning Map (1:5,000):



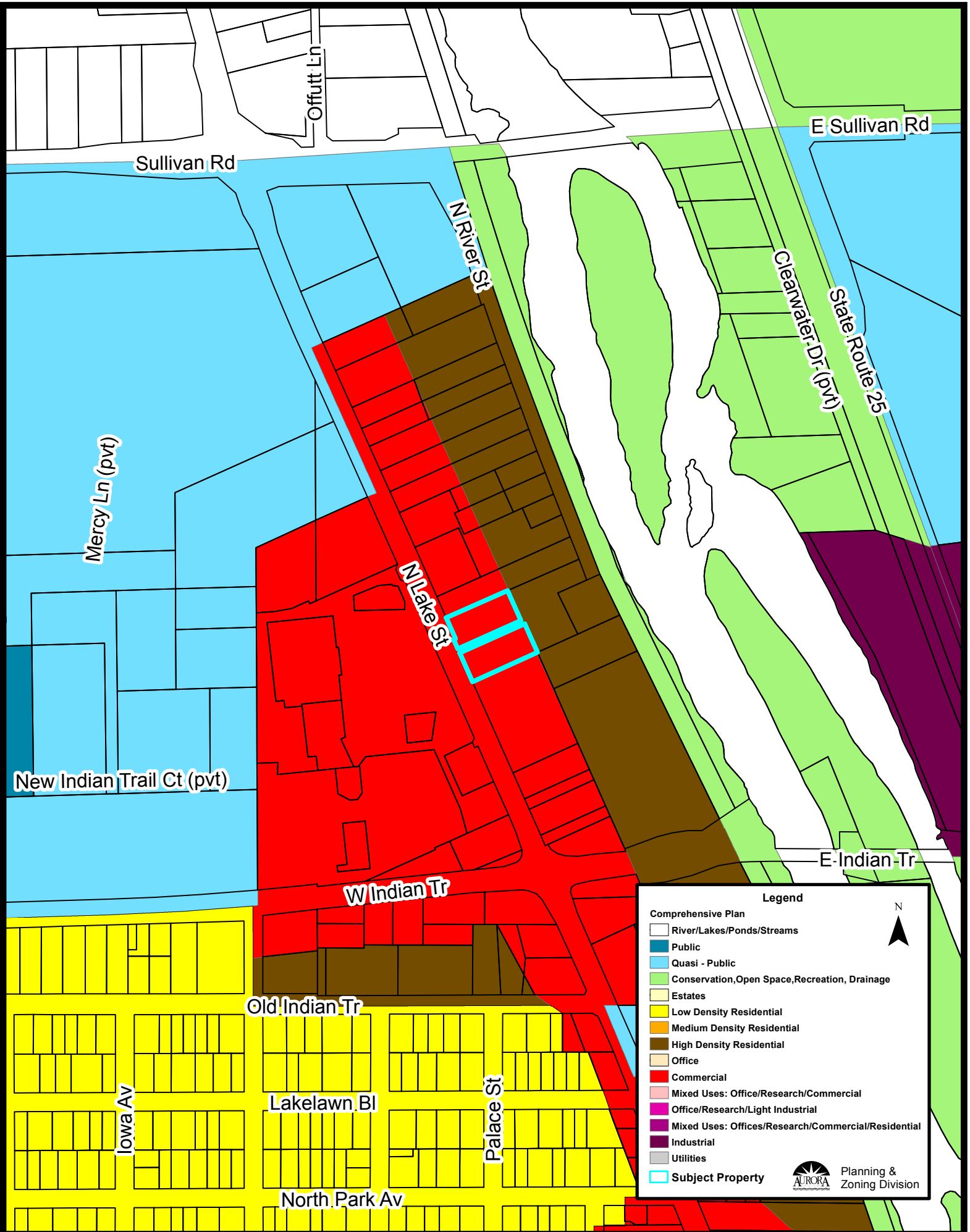
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Comprehensive Plan (1:5,000):



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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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