

Property Research Sheet

Location ID#: 21243

As of: 1/29/2016

Researched By: Tracey Vacek

Address: 1271 N. Lake St

1957 Zoning: Not Applicable

Subdivision: Part of Lot 12 of The George Acres

Comp Plan Designation: Commercial

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

School District: SD 129 - West Aurora School District

Size: 1.26 Acres

Park District: FVPD - Fox Valley Park District

Current Zoning: B-3(S) Business and Wholesale

Ward: 6

1929 Zoning: Not Applicable

TIF District: TIF #5

Current Land Use

Current Land Use: Commercial

Number of Stories: 1

Number of Buildings: 1

Non-Residential Area: 49,093.2

Building Built In: 1995

Total Dwelling Units: 1

Total Building Area: 6,228 sq. ft.

Parking Spaces: 78

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.

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: Additional Use: Medical Cannabis Dispensing Facility

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:

062-3441 approved on 12/3/1962:AN ORDINANCE ANNEXING CERTAIN TERRITORY TO THE CITY OF AURORA, COUNTY OF KANE, STATE OF ILLINOIS


064-3598 approved on 6/22/1964: ANNEXATION - WILLIAM F. ROBBINS INC. (NORTH LAKE STREET)

014-069 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 ST, AURORA, ILLINOIS, 60506

Location Maps Attached:

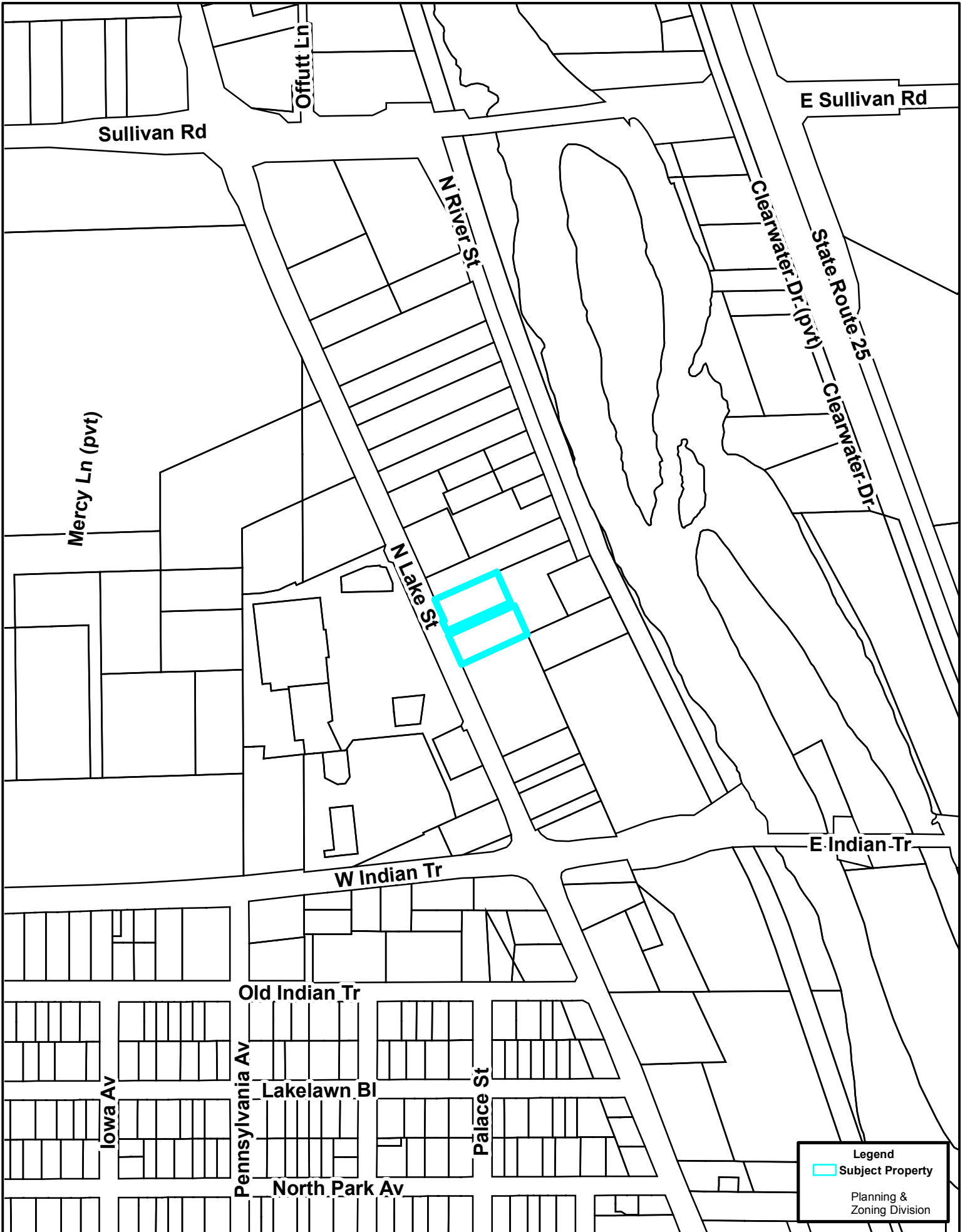
Aerial Overview
Location Map
Zoning Map
Comprehensive Plan Map



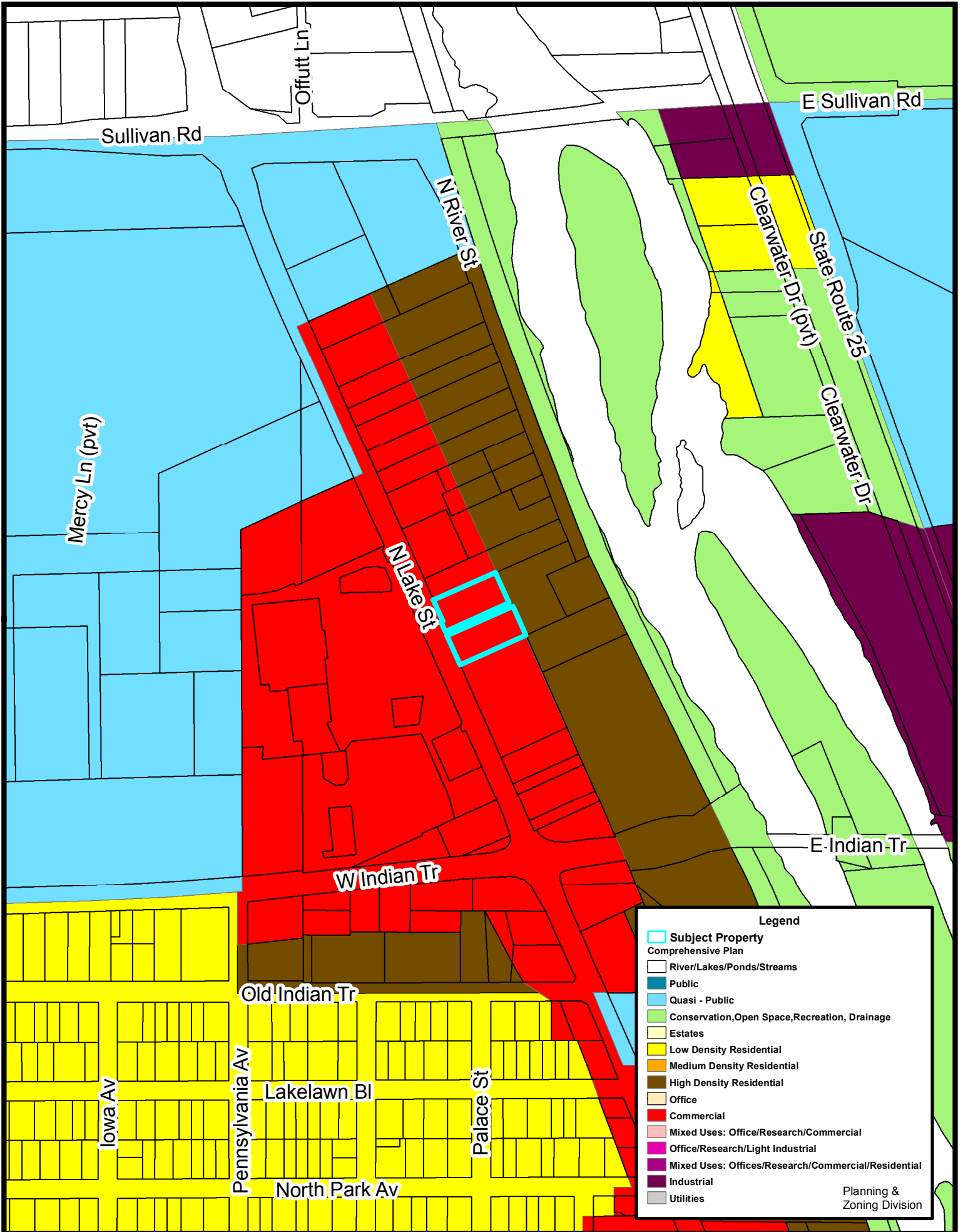
Legend
 Subject Property
Planning &
Zoning Division

Location Map (1:5,000):

N



Comprehensive Plan (1:5,000):



Legend

- Subject Property
- 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

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Zoning Plan (1:5,000):

