

Property Research Sheet

Location ID#: 21245

As of: 1/29/2016

Researched By: Tracey Vacek

Address: 1275 N. Lake Street

1957 Zoning: Not Applicable

Subdivision: Part of Lot 12 and Part of 13 of
The George Acres,

Comp Plan Designation: Commercial

Parcel Number(s): 15-10-352-039

School District: SD 129 - West Aurora School
District

Size: 1.15 Acres

Park District: FVPD - Fox Valley Park District

Current Zoning: B-2 General Retail

Ward: 6

1929 Zoning: Not Applicable

TIF District: TIF #5

Current Land Use

Current Land Use: Commercial

Zoning Provisions

Setbacks and Other Bulk Standards:

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

Setbacks and other bulk standards are typically as follows:

Front Yard Setback: From Tollway - 75 feet;
from Arterial - 30 feet; from other - 15 feet to
20 feet based on building height.

Interior Side Yard Setback: From Fox River
- 30 Feet; from residential 20 feet to 30 feet
based on building height; from other 5 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 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.

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 8.3.

Permitted Uses:

Permitted Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.2 and 8.3 Permitted Exceptions:

Special Uses:

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

Legislative History

The known legislative history for this Property is as follows:

O80-4934 approved on 8/5/1980:ANNEXING TERRITORY AND PLACING SAME IN PROPER ZONING CLASSIFICATIONS - CONTEMPLATED ANNEXATIONS & REZONING

R13-168 approved on 5/28/2013: RESOLUTION AUTHORIZING THE EXECUTION OF A CONTRACT TO PURCHASE REAL PROPERTY KNOWN AS 1275 N. LAKE STREET, AURORA, ILLINOIS

Location Maps Attached:

Aerial Overview
Location Map
Zoning Map
Comprehensive Plan Map

Aerial Photo (1:2,000):





N River St


N Lake St

W Indian Tr

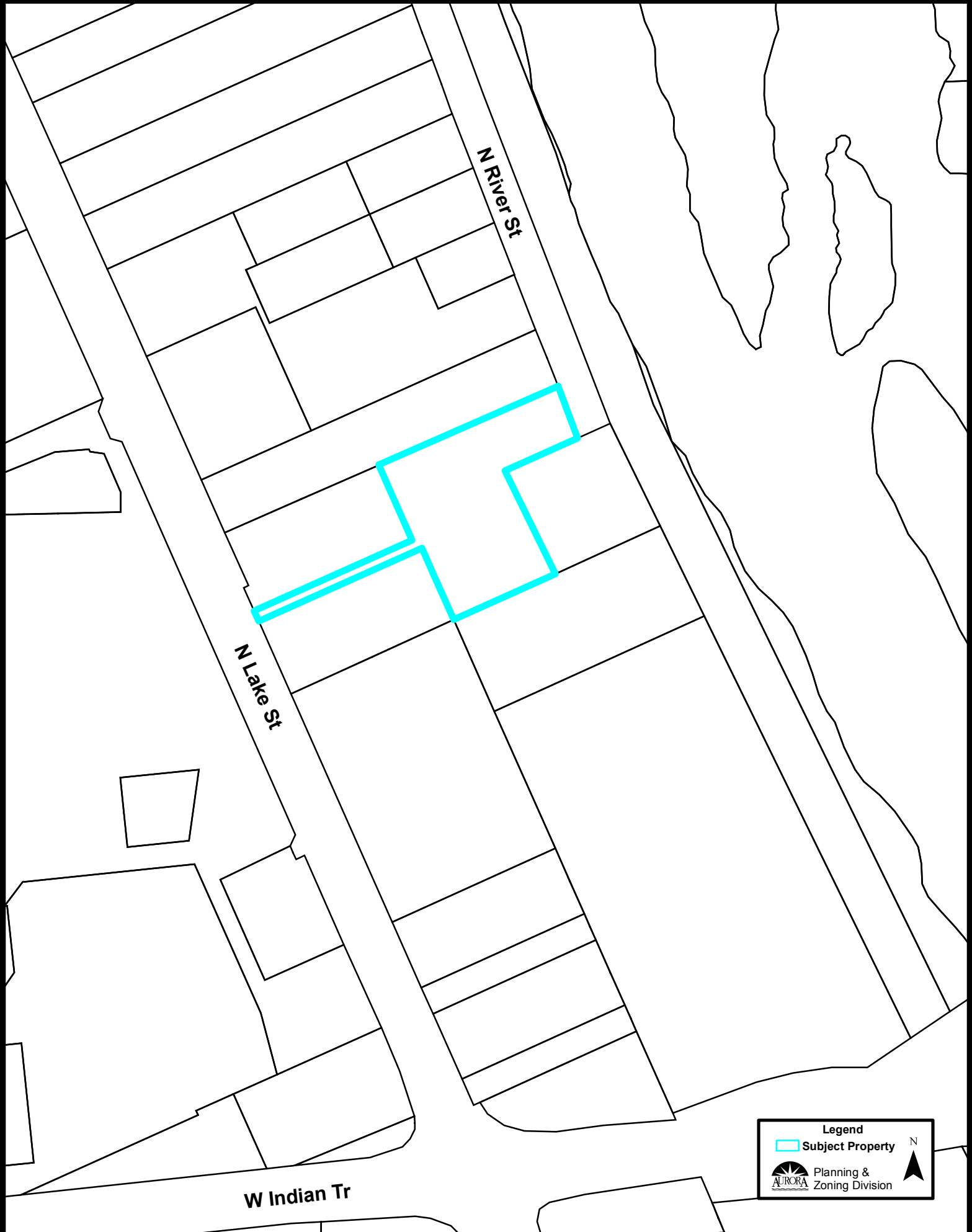
Legend

 Subject Property


 N


 Planning & Zoning Division


Location Map (1:2,000):



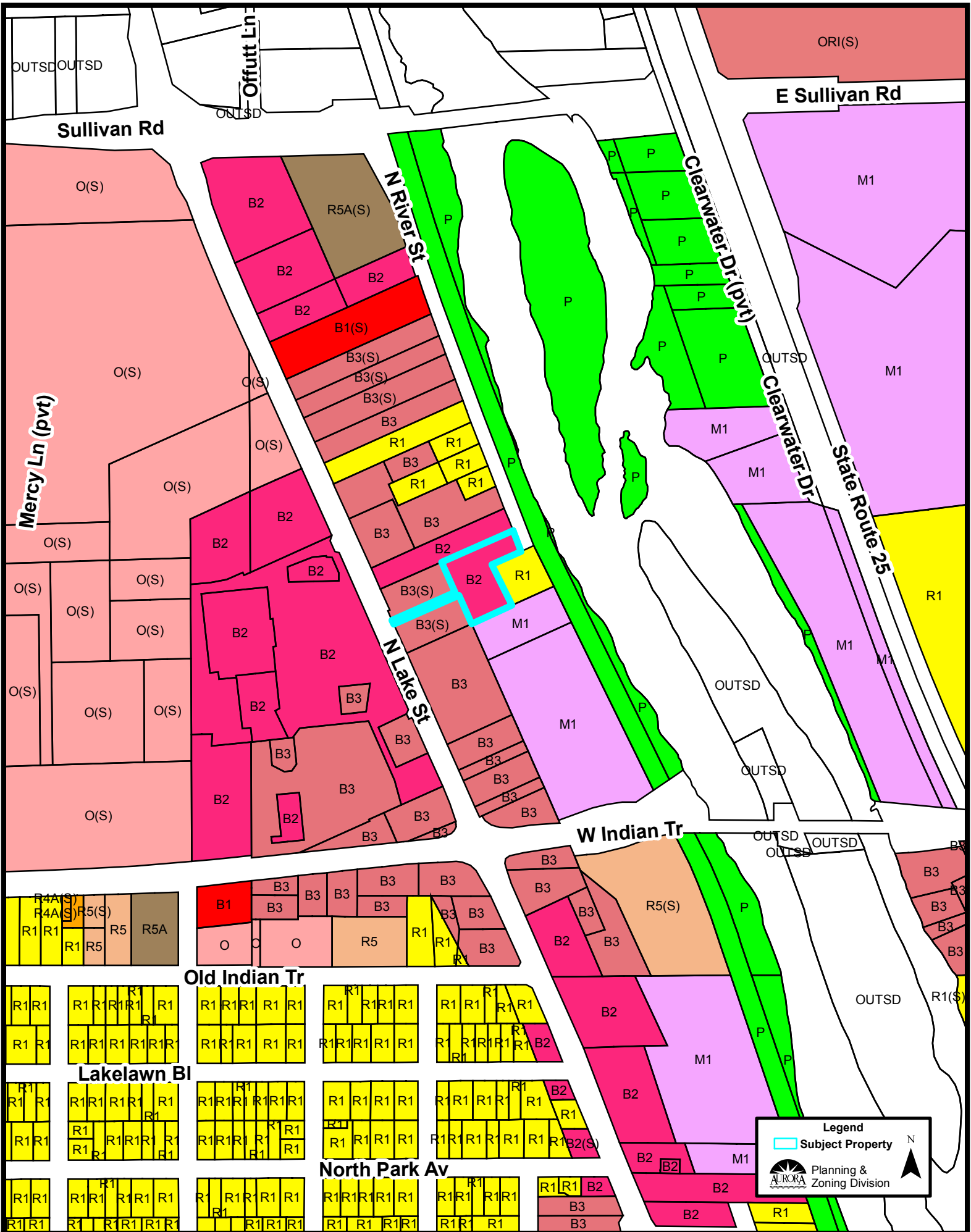
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-  Subject Property

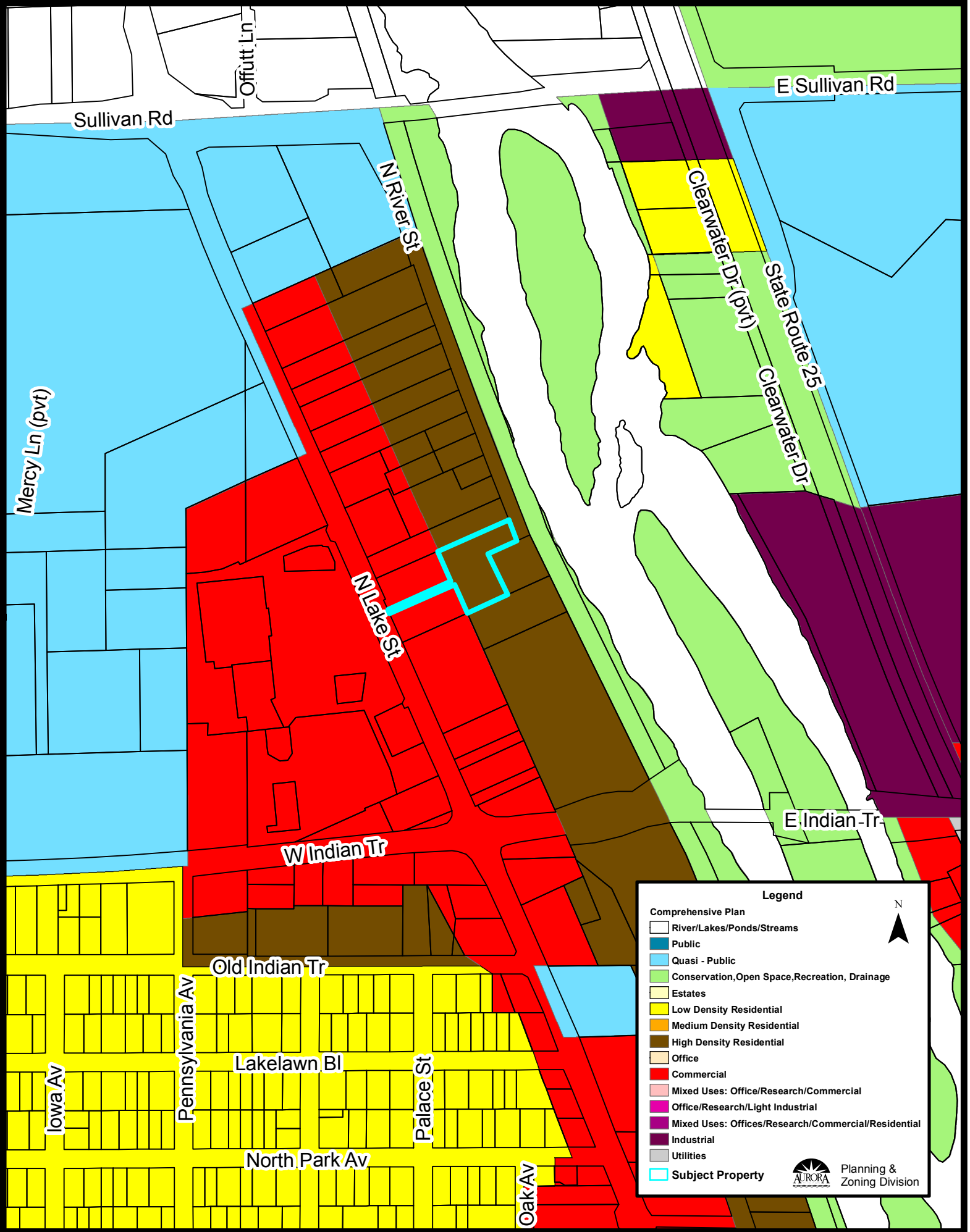
 Planning & Zoning Division

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Zoning Plan (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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