

City of Aurora,
Zoning Department
Qualifying Statement for Rezoning and Zoning Variance

Re: 1216-18 N Lake Street, Aurora

Dear Reviewer,

The owner Martha Delgadillo of the property at 1216-18 N Lake St. is requesting a rezoning and a variance to improve the 2-story brick commercial/business building and parking lot. We are seeking the following items for zoning approval: The minimum setback on the western property line, where adjacent to 333 Old Indian Trail, is being reduced from 20' to 10'. The minimum setback on Old Indian Trail is being reduced from 15' to 10'. The minimum setback at the southwest corner of 1218 N Lake, where adjacent to 333 Old Indian Trail, is being reduced from 20' to 1'. The minimum setback on W Indian Trail is being reduced from 30' to 0'. The minimum setback on N Lake St is being reduced from 30' to 0'. The minimum setback, where adjacent to the property with the PIN 15-15-101-016, is being reduced from 20' to 0'.

- A) How the proposal relates to the following standards of public health, safety, morals, comfort, or general welfare:
- a. The owner seeks to improve the building and the overall quality of the property thus providing a safe and healthy environment for residence in the comfort of their own city of Aurora.
- B) How the proposal relates to the following standards of the use and enjoyment of other property already in the area.
- a. Approval of the requested rezoning and variance changes will bring further use and enjoyment to the area with new customers from the restaurant.
- C) How the proposal relates to the following standards of property values within the neighborhood.
- a. The owner seeks to improve the building and surrounding parking lot. With the approval of the request for rezoning and variance for the setback the owner can fully access the potential of the property in turn adding value to the property in question and over time adding value within the neighborhood.
- D) How the proposal relates to the following standards of the normal and orderly development and improvement of the surrounding property for uses established or permitted within their respective existing zoning districts.
- a. Approval of the requested rezoning of the residential parcel to business for the already established business use area would not be detrimental to the normal and orderly development and improvement of the surrounding property for uses established or permitted within their respective existing zoning districts.
- E) How the proposal relates to the following standards of utilities, access roads, drainage and or other necessary facilities.
- a. Approval of the requested zoning items in our belief should not have a negative effect on the utilities, access roads, drainage, or any other necessary facilities.
- F) How the proposal relates to the following standards of ingress and egress as it relates to traffic congestion in the public streets
- a. Approval of the requested zoning items will provide adequate parking for the already established business area. The approval allows easy ingress and egress as the existing ingress and egress points have not been changed.
- G) How the proposal relates to the following standards of the applicable regulations of the zoning district in which the subject property is proposed to be or located.
- a. With the property being over 3 different parcels and one of the parcels being currently zoned as residential the owner would not be able to obtain a reasonable return rate if the strict standard of the City of Aurora zoning requirements were to be upheld in this situation. Without the rezoning of the residential parcel to a business zone and the zoning variance of the minimum setback the owner could not fully activate the existing parking lot.
- H) Any Variances, modifications, or exceptions that are being requested.
- a. The minimum setback on the western property line, where adjacent to 333 Old Indian Trail, is being reduced from 20' to 10'.
 - b. The minimum setback on Old Indian Trail is being reduced from 15' to 10'.
 - c. The minimum setback at the southwest corner of 1218 N Lake, where adjacent to 333 Old Indian Trail, is being reduced from 20' to 1'.
 - d. The minimum setback on W Indian Trail is being reduced from 30' to 0'.
 - e. The minimum setback on N Lake St is being reduced from 30' to 0'.

- f. The minimum setback, where adjacent to the property with the PIN 15-15-101-016, is being reduced from 20' to 0'.