# **Property Research Sheet**

Location ID#(s): 21230
Researched Bv: Jacob Sodaro

Address: 1165 N Lake Street <u>Current Zoning:</u> B-2 General Retail

Parcel Number(s): 15-15-176-003 1929 Zoning: Not Applicable

Size: 1.02 Acres / 44,431 Sq. Ft. 1957 Zoning: Not Applicable

School District: SD 129 - West Aurora School Comp Plan Designation: Commercial

District

As of: 2/10/2020

ANPI Neighborhood: North River

Park District: FVPD - Fox Valley Park District

TIF District: TIF #5

Ward: 6
Historic District: None

**Current Land Use** 

Current Land Use: Commercial AZO Land Use Category: Restaurant with a drive-

through facility (2530)

Number of Buildings: 1 Number of Stories: 1

Building Built In: 1982 Parking Spaces: 39

Total Building Area: 2,134 sq. ft. Non-Residential Area: 44431.20 sq. ft.

# **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: From Tollway - 75 feet; from Arterial - 30 feet; from other 15 feet for buildings 35' or less in height and 20 feet for buildings over 35' in height.

**Side Yard Setback:** From Fox River - 30 Feet; from residential 20 feet for buildings 35' or less in height and 30' for buildings over 35' in height; from other 5 feet.

**Exterior Side Yard Setback:** From Tollway - 75 feet; from Arterial - 30 feet; from other 15 feet for buildings 35' or less in height and 20 feet for buildings over 35' in height. **Exterior Side Yard** 

**Reverse Corner Setback:** 

**Rear Yard Setback:** From Fox River - 30 Feet; from residential 20 feet for buildings 35' or less in height and 30' for buildings over 35' in height; from other - 8 feet.

**Exterior Rear Yard Setback:** From Tollway - 75 feet; from Arterial - 30 feet; from other 15 feet for buildings 35' or less in height and 20 feet for buildings over 35' in height.

**Setback Exceptions:** 

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 <u>Table Two</u>: 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 <u>Table One</u>: Use Categories and Section(s) 4.2 and Section 8.3 Permitted Exceptions:

#### Special Uses:

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

### **Miscellaneous Notes on History**

None

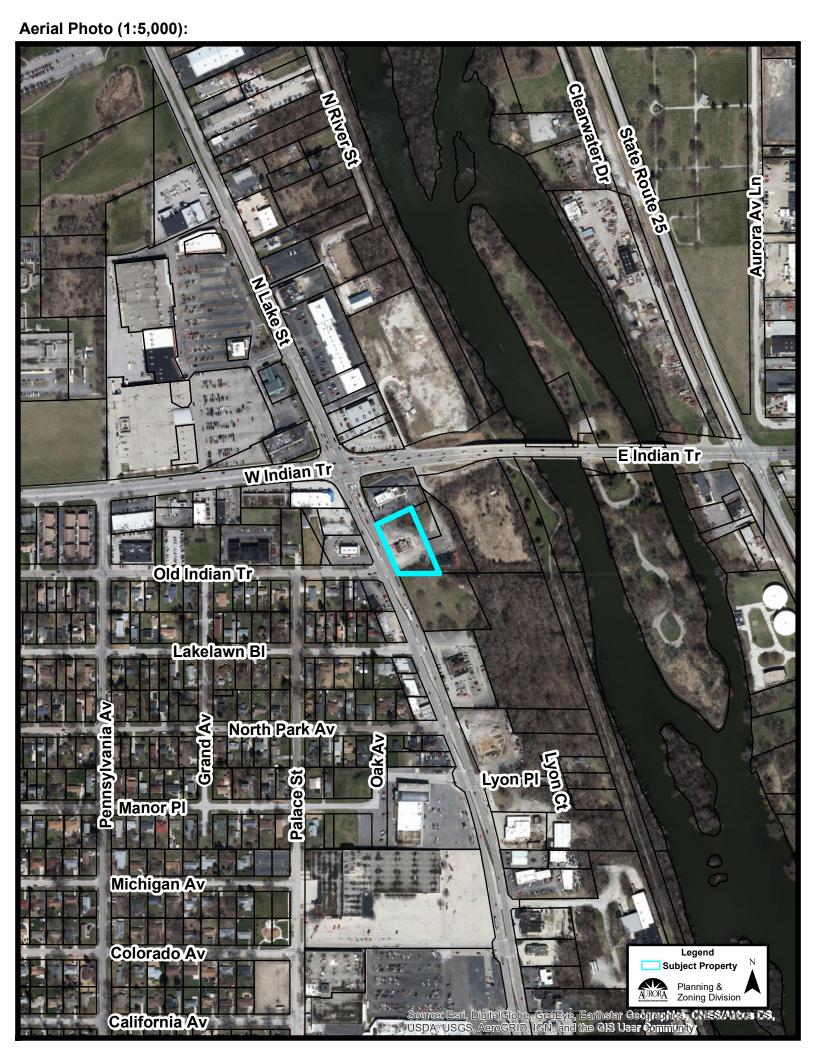
# **Legislative History**

The known legislative history for this Property is as follows:

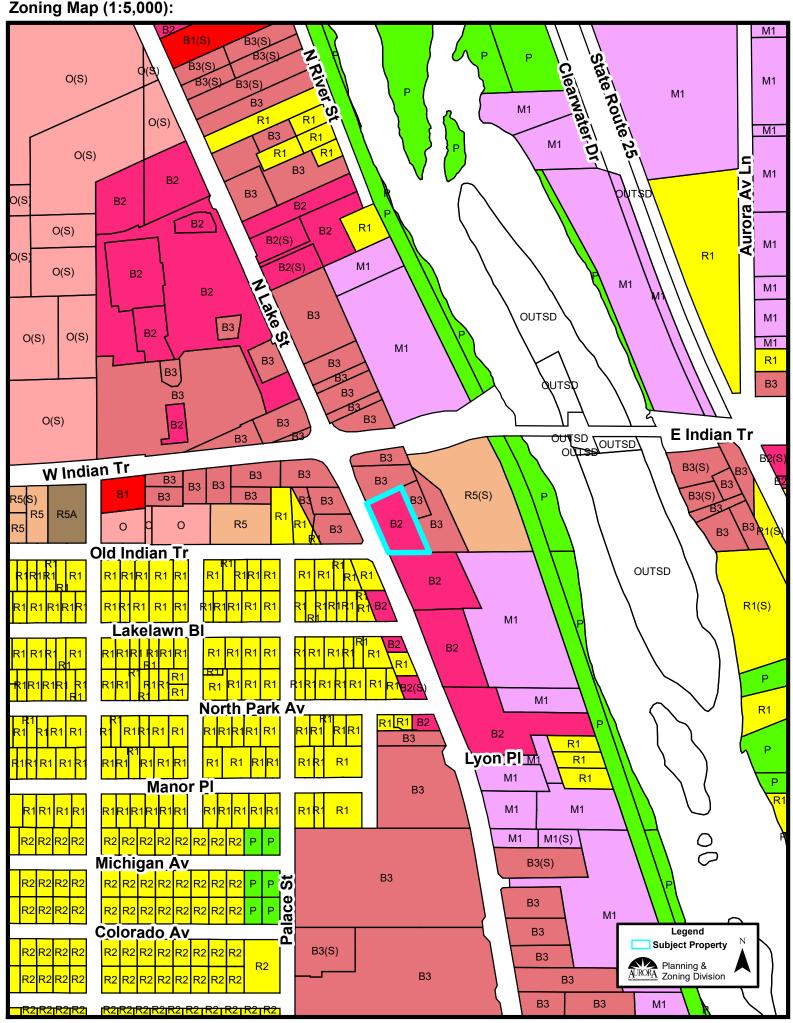
**O1980-4934 approved on 8/5/1980:** AN ORDINANCE ANNEXING TERRITORY TO THE CITY OF AURORA, IN THE COUNTIES OF KANE AND DUPAGE, STATE OF ILLINOIS, AND PLACING THE SAME IN PROPER ZONING CLASSIFICATIONS.

#### **Location Maps Attached:**

Aerial Overview Location Map Zoning Map Comprehensive Plan Map



Location Map (1:5,000): \_clearwater.Dr7 \_\_state\_Route\_25\_ Aurora Av Ln E Indian Tr W Indian Tr Old Indian Tr Lakelawn Bl ٩ North Park Av Oak⁻A⊽ Lyon PI 25 Ivani Grand **Pennsyl** Palace St Manor Pl Michigan Av Colorado Av Legend Subject Property AURORA Zoning Division California Av



# Comprehensive Plan (1:5,000): State Route 25 Aurora Av Lin E Indian Tr Windian Tr Old Indian Tr Lakelawn Bl \{\} Manor Pl North Park Av Oak.Av Grand / Legend Lyon Pl St Comprehensive Plan ace: River/Lakes/Ponds/Streams Public Quasi - Public Pall Conservation, Open Space, Recreation, Drainage Estates Low Density Residential Medium Density Residential Michigan Av High Density Residential Office Commercial Mixed Uses: Office/Research/Commercial Office/Research/Light Industrial Colorado Av Mixed Uses: Offices/Research/Commercial/Residential Industrial Planning & Zoning Division Subject Property California Av