

Property Research Sheet

Location ID#(s): 21230

As of: 2/10/2020

Researched By: Jacob Sodaro

Address: 1165 N Lake Street

Current Zoning: 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 District

Comp Plan Designation: Commercial

Park District: FVPD - Fox Valley Park District

ANPI Neighborhood: North River

Ward: 6

TIF District: TIF #5

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 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:

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:

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:

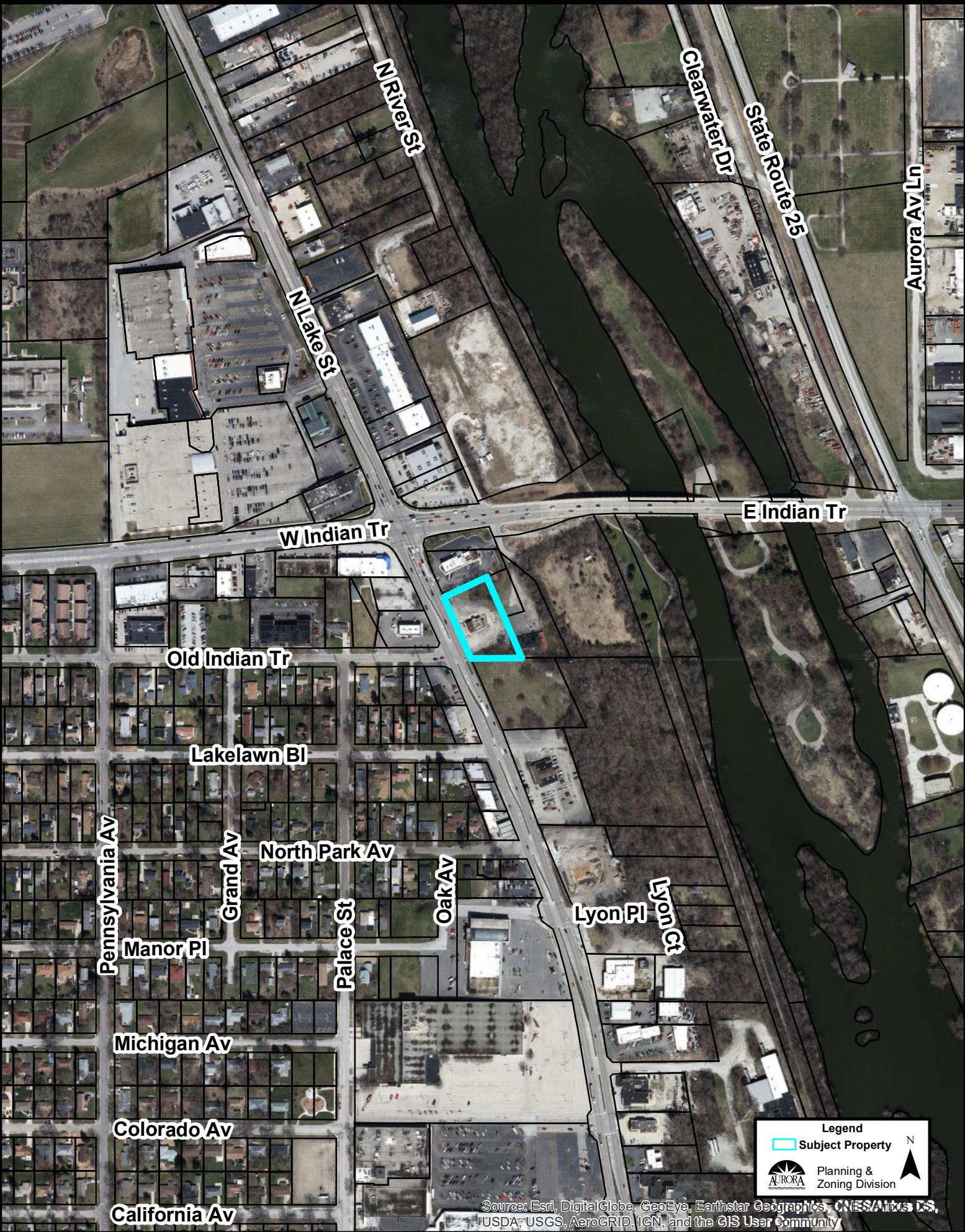
Aerial Overview

Location Map

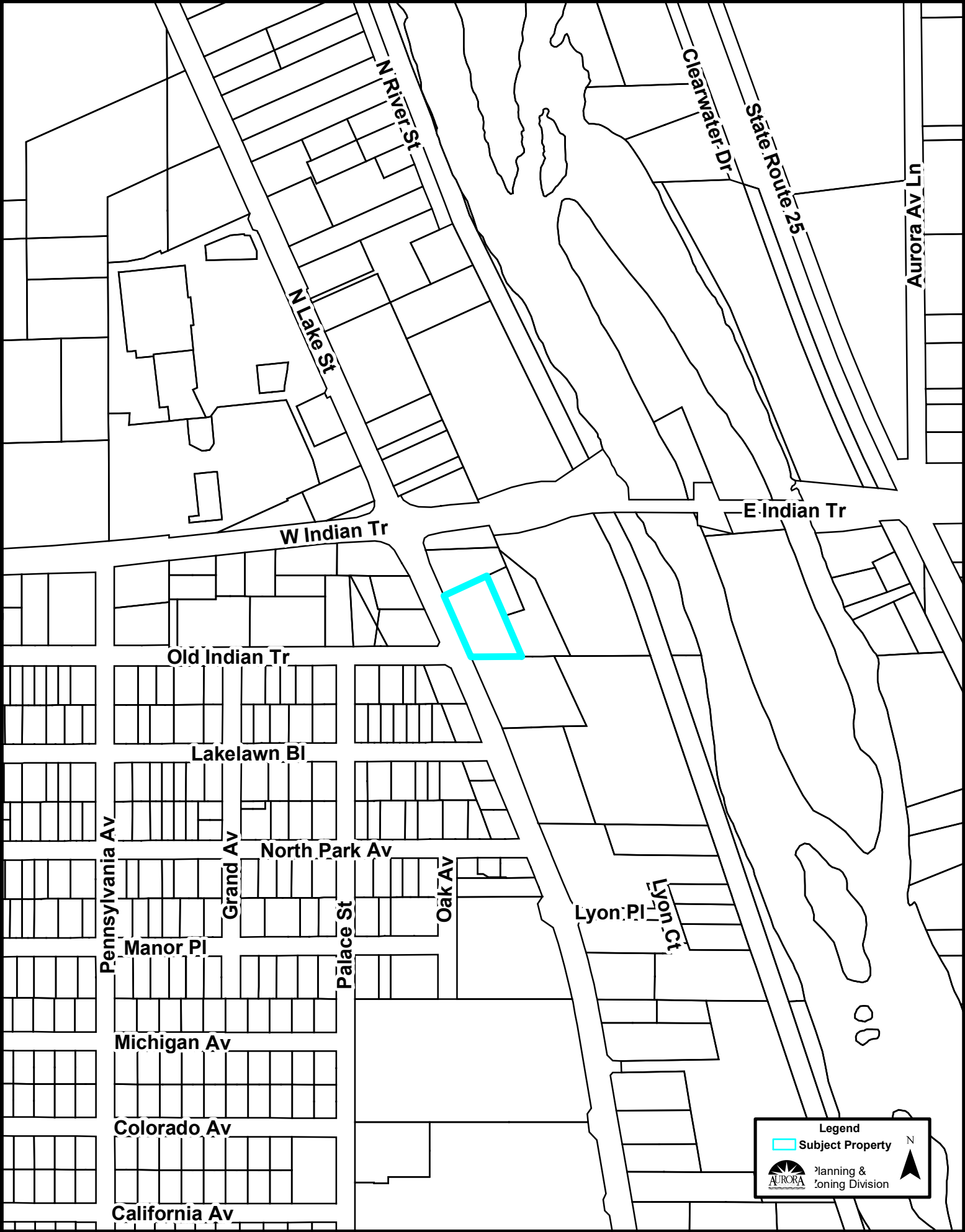
Zoning Map

Comprehensive Plan Map

Aerial Photo (1:5,000):



Location Map (1:5,000):



Zoning Map (1:5,000):

