

Property Research Sheet

Location ID#(s): 46446

As of: 7/20/2017

Researched By: Alex Minnella

Address: 1023 Ridgeway Av

Current Zoning: R-1 One Family Dwelling District

Parcel Number(s): 15-29-230-023

1929 Zoning: Not Applicable

Subdivision: Lot 2 of Lathrops

1957 Zoning: Not Applicable

Size: 0.44 Acres / 19,166 Sq. Ft.

Comp Plan Designation: Low Density Residential

School District: SD 131 - East Aurora School District

ANPI Neighborhood: University Neighbors

Park District: FVPD - Fox Valley Park District

TIF District: N/A

Ward: 4

Historic District: None

Current Land Use

Current Land Use: Residential: Single Family AZO Land Use Category: One Family Dwelling (1110)

Number of Buildings: 1

Number of Stories: 1

Building Built In: 1943

Total Dwelling Units: 1

Total Building Area: 1,384 sq. ft.

Zoning Provisions

Setbacks and Other Bulk Standards:

Requirements are pursuant to the Aurora Zoning Ordinance Section(s) 5 and 7.5.

Setbacks are typically as follows:

Front Yard Setback: 30 feet

Side Yard Setback: 6 feet on lots less than 60 feet wide or less or 8 feet on lots greater than 60 feet

Exterior Side Yard Setback: 10 feet **Exterior**

Side Yard Reverse Corner Setback: 15 feet

Rear Yard Setback: 30 feet

Setback Exceptions: Front setback exception for an infill lot. On infill lots the public street elevation of the structure shall be located at the average established setback line of the Impact

Area. For additional regulations on infill lots refer to Infill Housing Standards located in the Residential District Specific Regulations of the zoning ordinance. Side setback exception for religious institutions: On lots upon which a religious institution is constructed or extensions made to an existing religious institution, there shall be a side setback line of not less than ten (10) feet on each side of the main structure and a combined total of side setback of not less than twenty-five (25) feet.

Other bulk standards are typically as follows:

Building Separations: None

Minimum Lot Width and Area: Typically 75 feet and 10,000 sq ft

Maximum Lot Coverage: 40%

Maximum Structure Height: Typically 35 feet and not over 2 ½ stories.

Floor Area Ratio: None

Minimum Primary Structure Size: Typically 1,450 sq ft

Minimum Dwelling Unit Size: See minimum Primary Structure /Building Size

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 7.5.

Permitted Uses:

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

Special Uses:

Special Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.3 and 7.5.

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 7.5.

Legislative History

The known legislative history for this Property is as follows:

O1994-026 approved on 4/5/1994: AN ORDINANCE ANNEXING TERRITORY TO THE CITY OF AURORA, KANE AND DUPAGE COUNTIES, ILLINOIS, WHICH IS LOCATED AT 1023 RIDGEWAY.

Location Maps Attached:

Aerial Overview

Location Map

Zoning Map

Comprehensive Plan Map

Aerial Photo (1:1,000):



White Av

Hartford Av

Ridgeway Av

Ridgeway Av

S Elmwood Dr

Legend

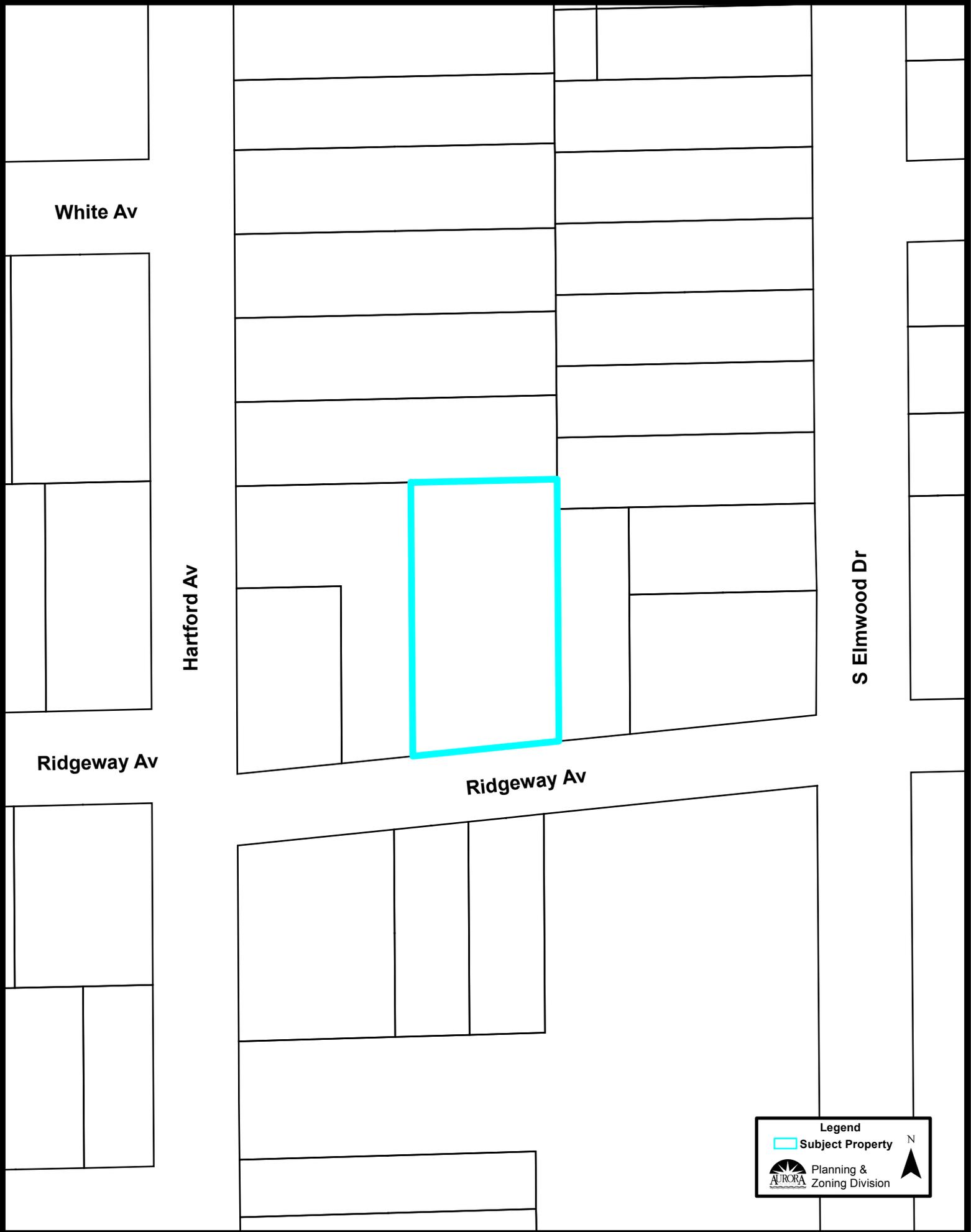
 Subject Property

 N

 Planning & Zoning Division

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Location Map (1:1,000):



White Av

Hartford Av

S Elmwood Dr

Ridgeway Av

Ridgeway Av

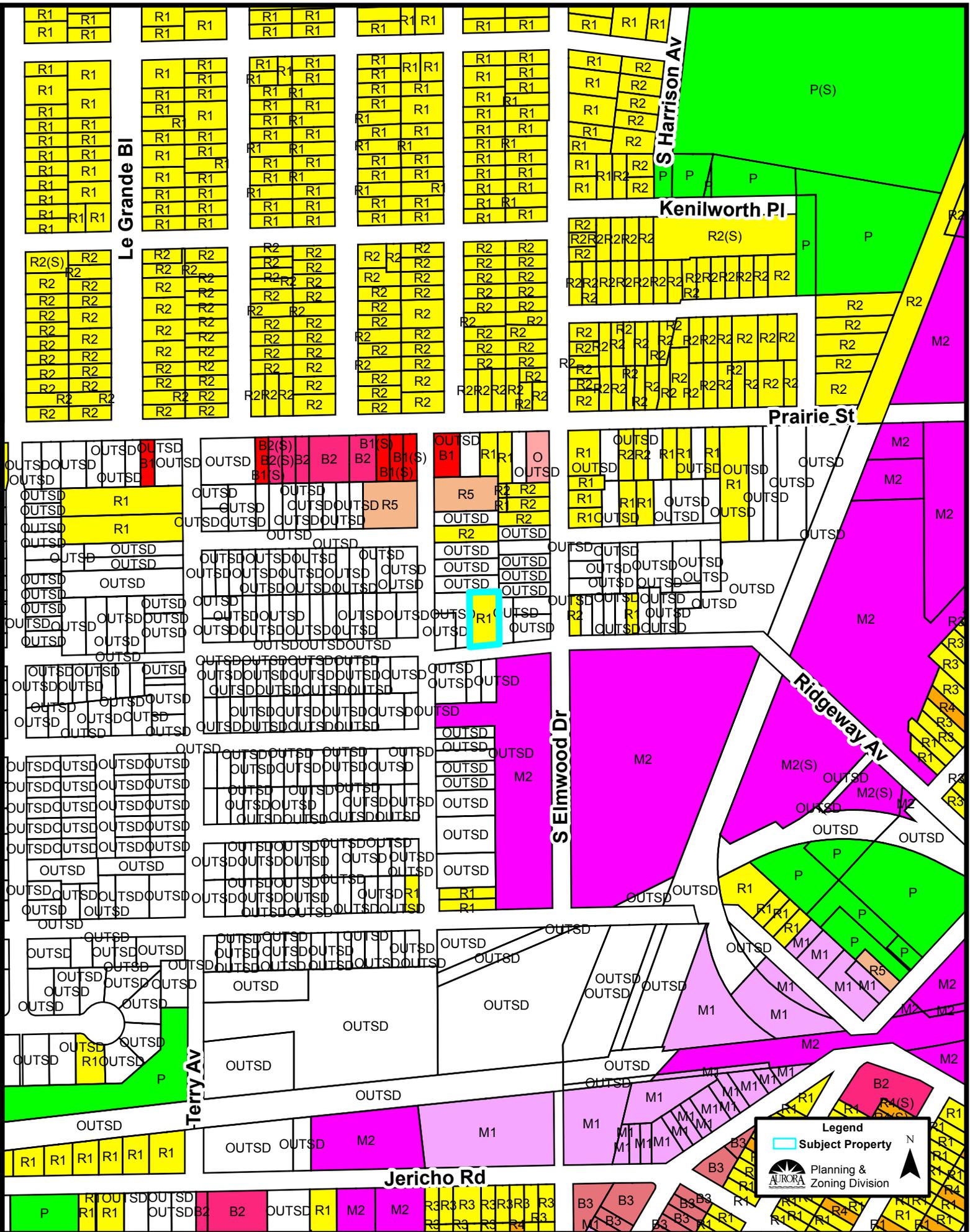
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 Planning & Zoning Division

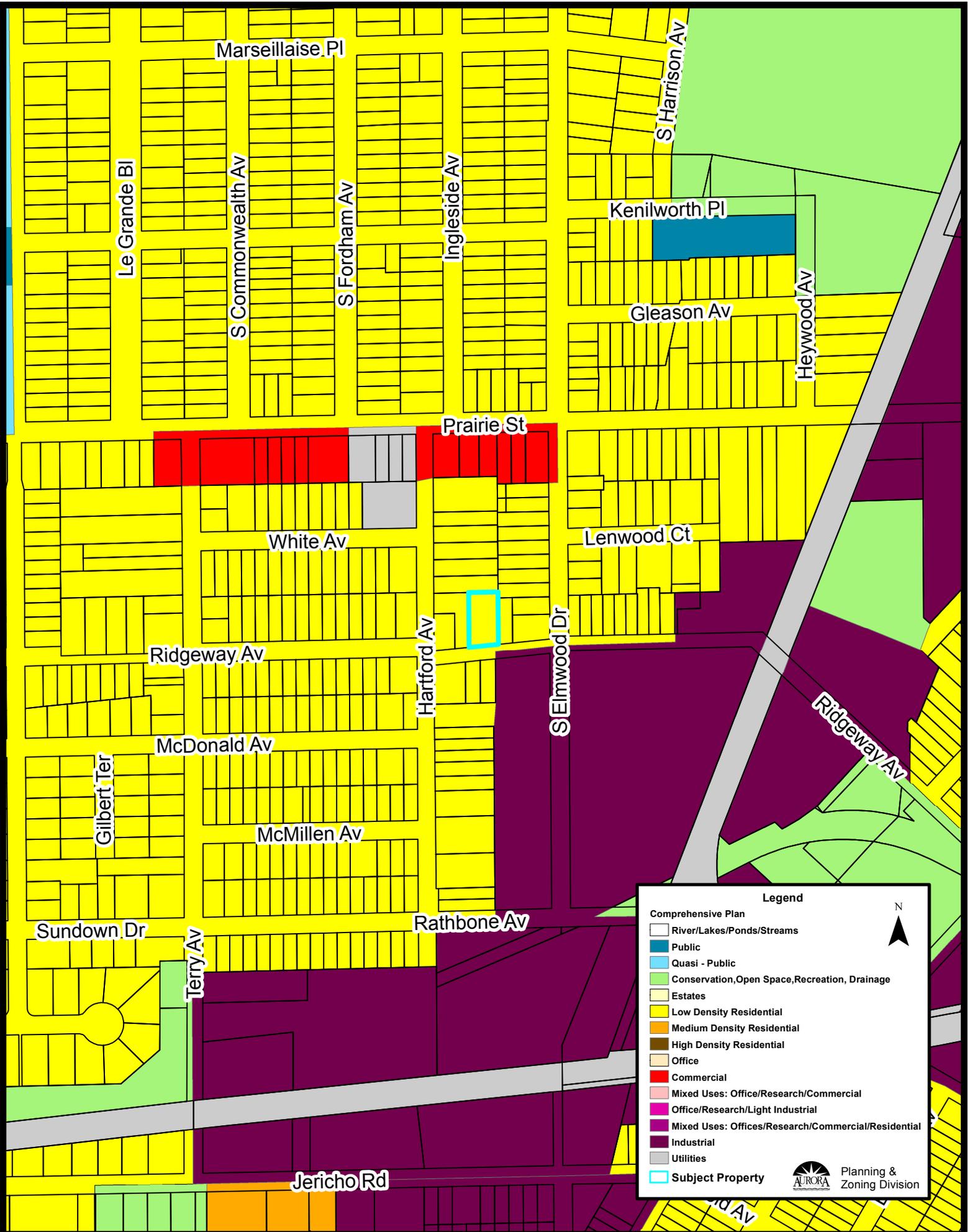
Zoning Map (1:5,000):



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Comprehensive Plan (1:5,000):



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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

N
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