**Property Research Sheet** 

As of: 8/28/2015 Researched By: Ty McCarthy

Address: 850 Ridgeway Avenue

Subdivision: of County Clerks Subdivision of

Wagner's 2nd Addition,

Parcel Number(s): 15-28-103-022; 15-28-103-

014

Size: 4.025942 Acres

Current Zoning: M-2 Manufacturing - General

Comp Plan Designation: Industrial

School District: SD 129 - West Aurora School

Location ID#: 13682

District

Park District: FVPD - Fox Valley Park District

Ward: 4

#### **Current Land Use**

Current Land Use: Industry Total Building Area: 86, 143 sq. ft. sq. ft.

Number of Buildings: 1 Number of Stories: 1

Building Built In: 1901

#### **Zoning Provisions**

#### Setbacks and Other Bulk Standards:

Requirements are pursuant to the Aurora Zoning Ordinance Section(s) 5 and 9.3.

Setbacks and other bulk standards are typically as follows:

Front Yard Setback: From Tollway - 75 feet; from Arterial - 30 feet: from other - 25 feet

Interior Side Yard Setback: From Fox River - 30 feet; from residential 60 feet; from other 15 feet.

**Interior Drive Yard Setback:** 

Exterior Side Yard Setback: From Tollway -75 feet; from Arterial - 30 feet; from other - 25

feet

**Exterior Side Yard Reverse Corner Setback:** From Tollway - 75 feet; from Arterial - 30 feet; from other - 25 feet

Exterior Rear Yard Setback: From Tollway -75 feet; from Arterial - 30 feet; from other - 25

Rear Yard Setback: From Fox River - 30 Feet; from residential 60 feet; from other 15

**Setback Exceptions:** 

**Building Separations:** None

Minimum Lot Width and Area: None

Maximum Lot Coverage: None

Maximum Structure Height: Typically 75

feet and not over 6 stories. Floor Area Ratio: None

Minimum Primary Structure Size: None

Minimum Dwelling Unit Size: None

Maximum Density: None

#### 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 9.3.

#### Permitted Uses:

Permitted Uses are pursuant to the Aurora Zoning Ordinance <u>Table One</u>: Use Categories and Section(s) 4.2, and 9.3 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 9.3.

#### **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 9.3.

#### **Legislative History**

The known legislative history for this Property is as follows:

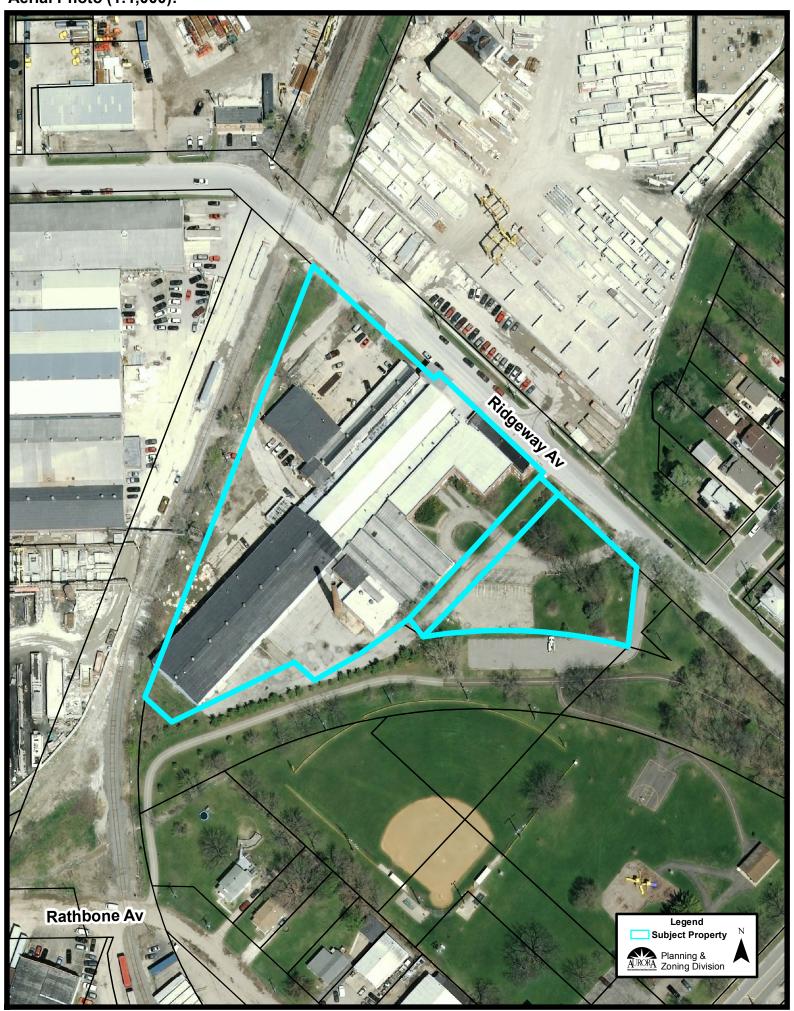
**O62-3440** approved on **11/26/1962**: ANNEXATION O62-3440

**O85-5400 approved on 8/6/1985:** RIGHT-OF-WAY VACATION - STEPHENS-ADAMSON - RIDGEWAY AVE.

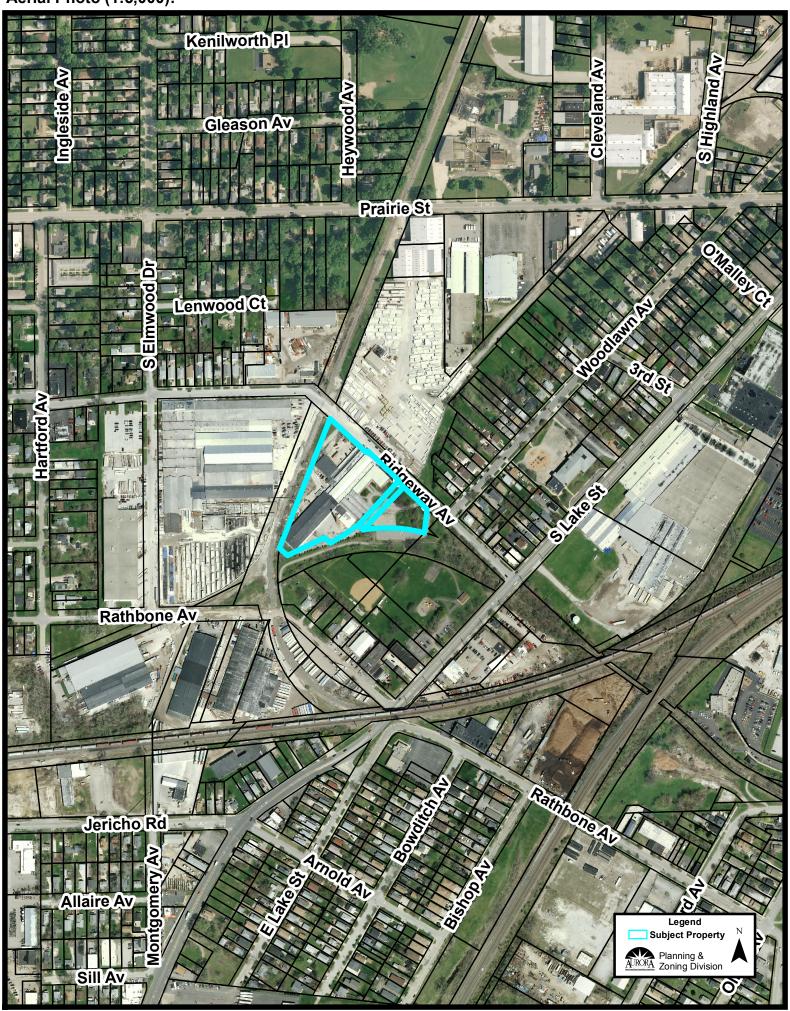
# **Location Maps Attached:**

Aerial Overview
Location Map
Zoning Map
Comprehensive Plan Map

## Aerial Photo (1:1,000):

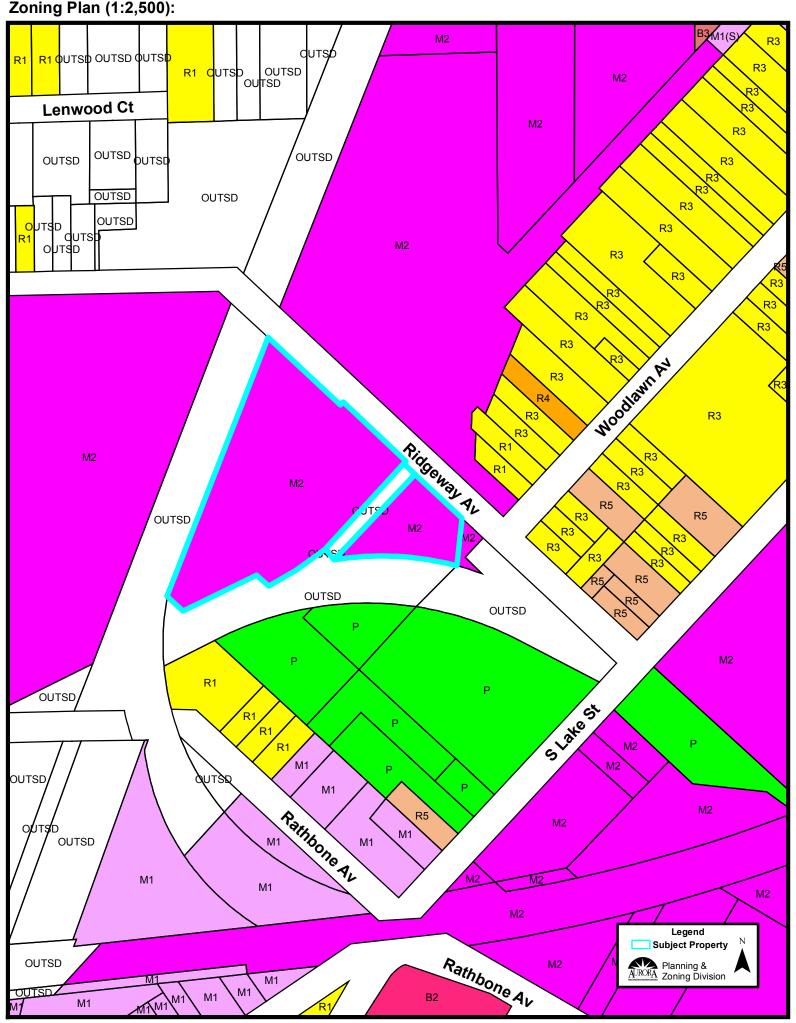


### Aerial Photo (1:5,000):



Location Map (1:5,000): Kenilworth Pl Highland Av eveland Av Heywood Av del esi Gleason Av Ingl Prairie St O.Molley C. poomu Lenwood Ct Modlant Ш 3rd.St ີ (ດ Hartford Pinneway Av Rathbone Av Rathbone Av Jericho Rd Arnold Av ¥ Montgomery Allaire Av Legend Subject Property Planning & Zoning Division Sill Av

### Zoning Plan (1:2,500):



# Comprehensive Plan (1:5,000): Kenilworth PI eside Av Heywood Av Gleason Av ngl Prairie St OMelley Ct ٥ Elmwood NO COUNTY Lenwood Ct Hartford Av **Rathbone Av** Rainbone Av Legend Comprehensive Plan River/Lakes/Ponds/Streams 1 Bowdich AV Public Quasi - Public Conservation, Open Space, Recreation, Drainage Estates Jericho Rd Low Density Residential Medium Density Residential Arnold Av, **Montgomeny Av** High Density Residential Office Commercial Mixed Uses: Office/Research/Commercial **Allaire Av** Office/Research/Light Industrial Mixed Uses: Offices/Research/Commercial/Residential Industrial Planning & Subject Property Zoning Division SillAv O