

Property Research Sheet

Location ID#: 13682

As of: 8/28/2015

Researched By: Ty McCarthy

Address: 850 Ridgeway Avenue

Comp Plan Designation: Industrial

Subdivision: of County Clerks Subdivision of Wagner's 2nd Addition,

School District: SD 129 - West Aurora School District

Parcel Number(s): 15-28-103-022; 15-28-103-014

Park District: FVPD - Fox Valley Park District

Size: 4.025942 Acres

Ward: 4

Current Zoning: M-2 Manufacturing - General

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 feet

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

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 Table Two: Schedule of Off-street Parking Requirements and Section(s) 5, and 9.3.

Permitted Uses:

Permitted Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.2, and 9.3 Permitted Exceptions:

Special Uses:

Special Uses are pursuant to the Aurora Zoning Ordinance Table One: 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 Table One: 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:

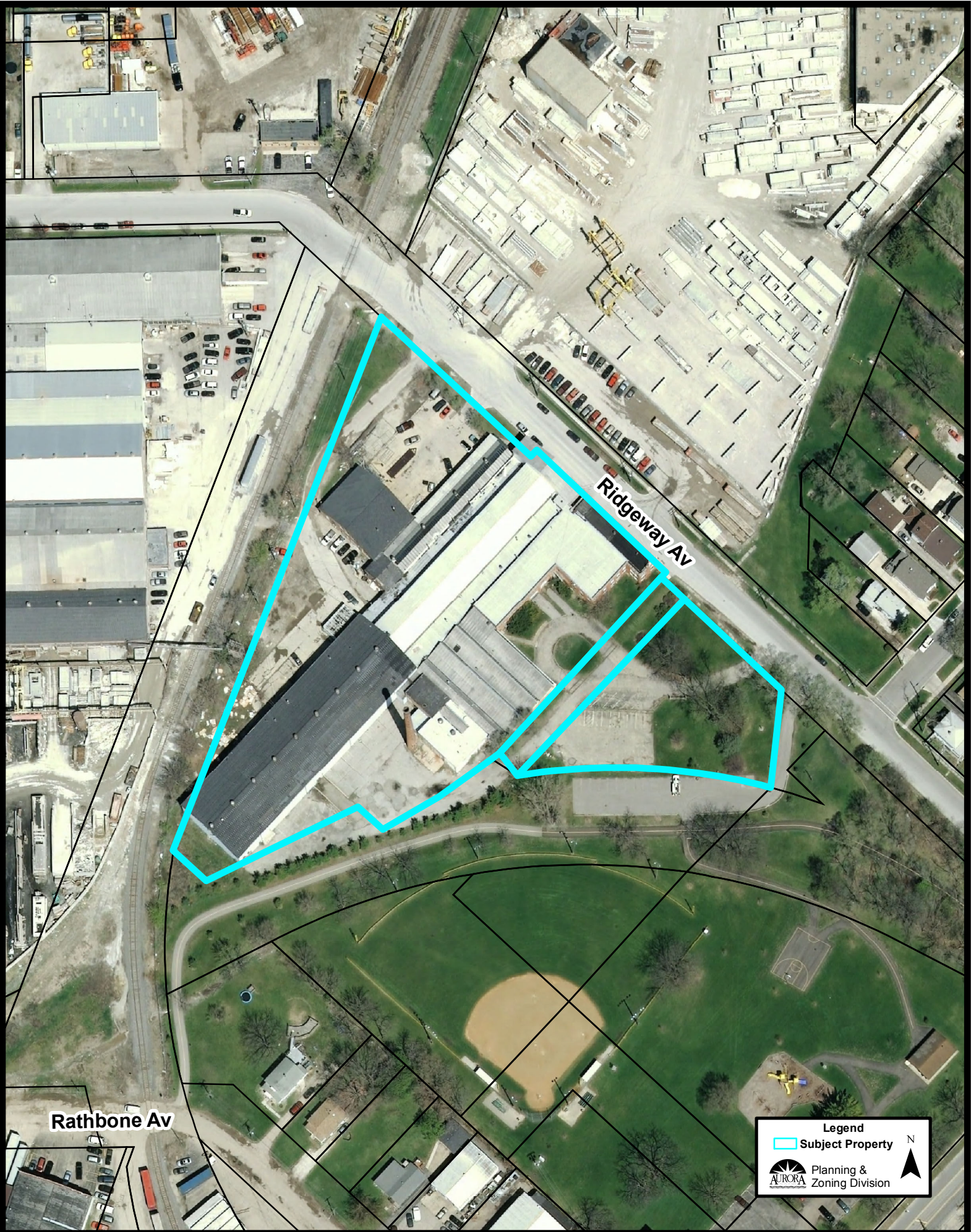
Aerial Overview

Location Map

Zoning Map

Comprehensive Plan Map


Aerial Photo (1:1,000):




Ridgeway Av

Rathbone Av

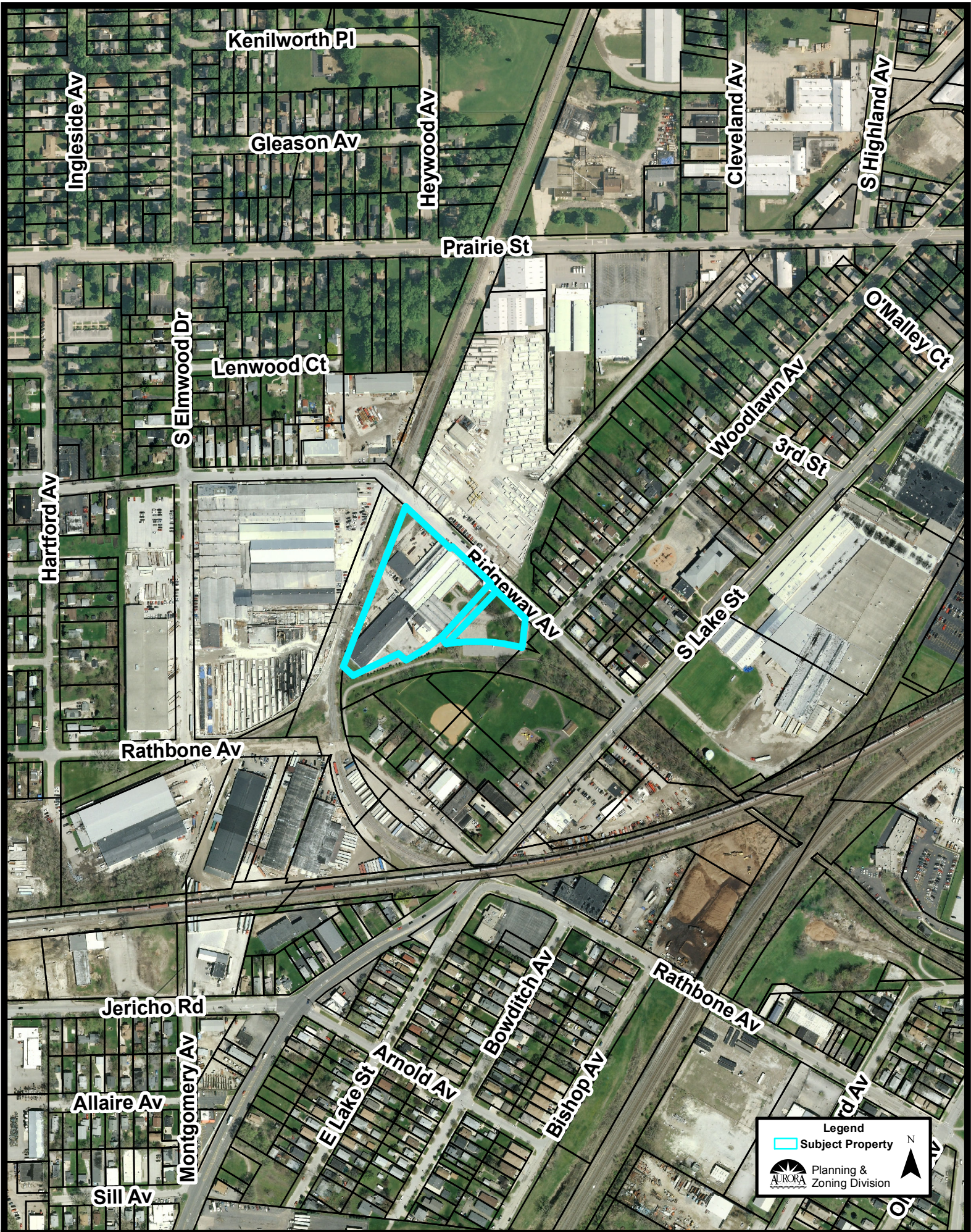
Legend
Subject Property



Planning & Zoning Division



Aerial Photo (1:5,000):

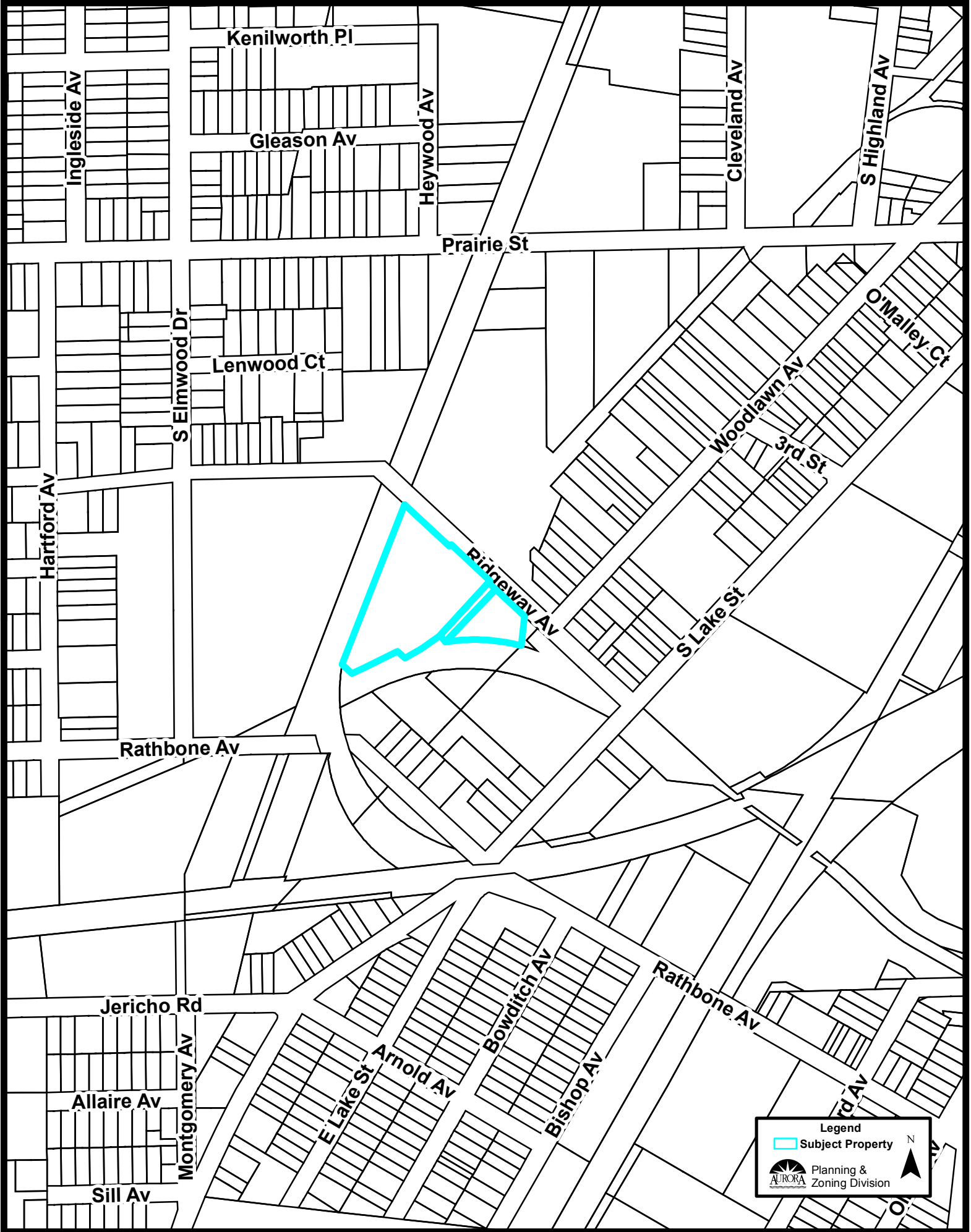


Legend

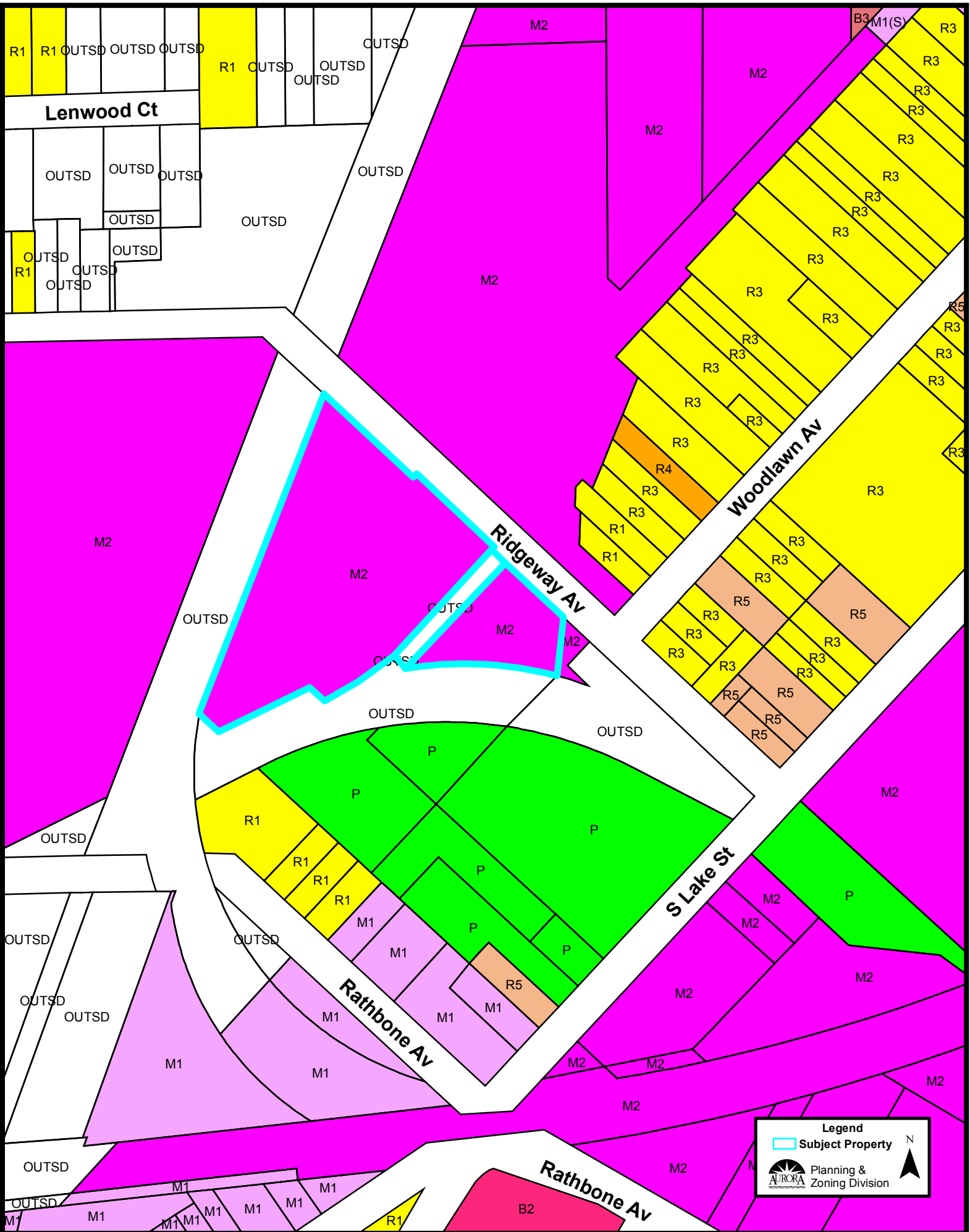
- Subject Property

Planning & Zoning Division


Location Map (1:5,000):





Zoning Plan (1:2,500):



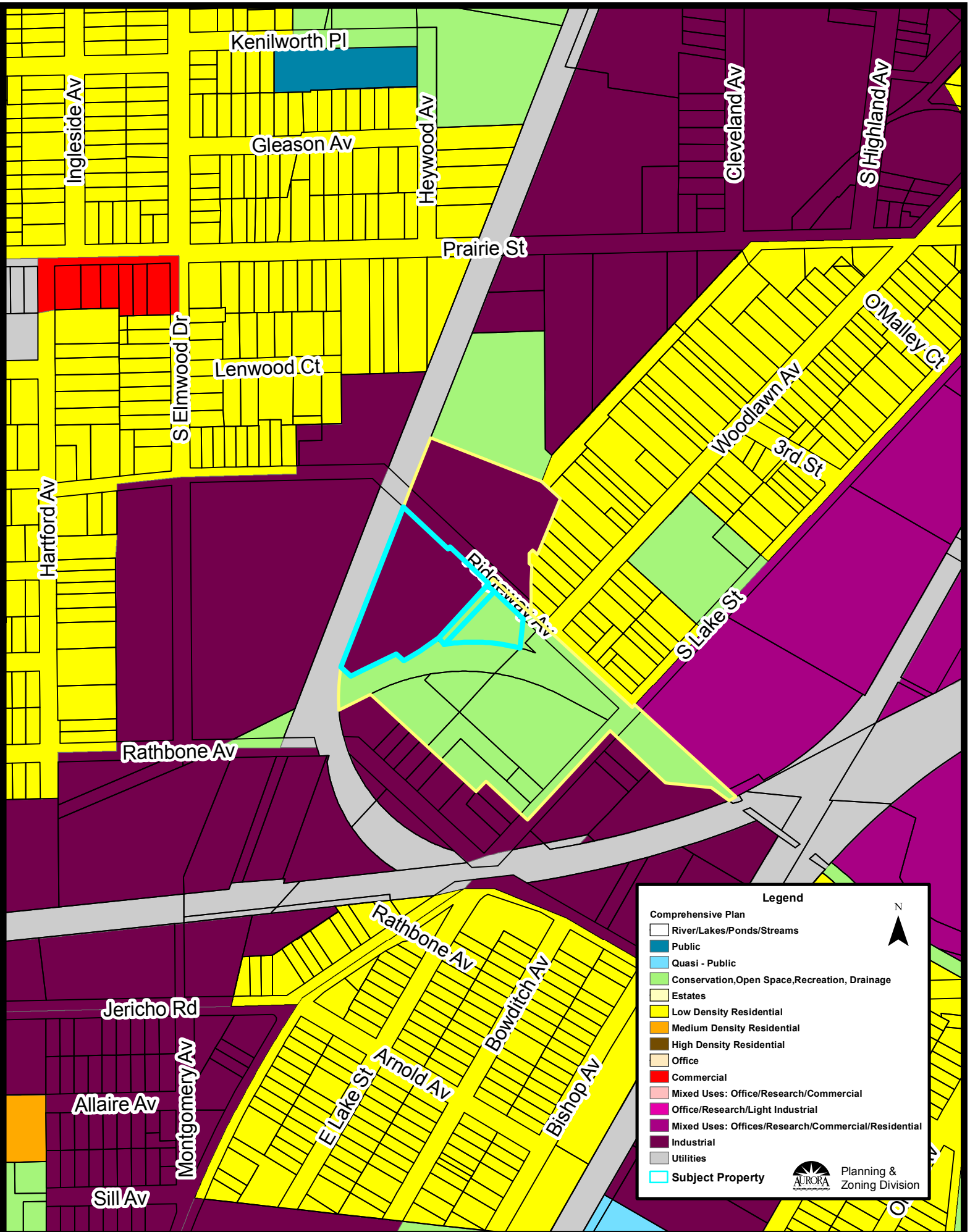
Legend

-  Subject Property

 Planning & Zoning Division

 N

Comprehensive Plan (1:5,000):



Legend

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
 Planning & Zoning Division