

## Property Research Sheet

**Location ID#: 7553**

As of: 9/4/2015

Researched By: Ty McCarthy

Address: 233 Ashland Ave

Comp Plan Designation: Low Density Residential

Subdivision: Lot A of Wm T Elliotts Farm Pert

School District: SD 131 - East Aurora School District

Parcel Number(s): 15-33-226-024

Park District: FVPD - Fox Valley Park District

Size: 0.174674 Acres

Ward: 4

Current Zoning: R-2 One-Family Dwelling District

Historic District: None

1929 Zoning: Not Applicable

ANPI Neighborhood: None

1957 Zoning: R-2 One-Family Dwelling District

TIF District: N/A

## Current Land Use

Current Land Use: Residential: Single Family

Total Building Area: 1,056 sq. ft.

Number of Buildings: 1

Number of Stories: 1

Building Built In: 1924

## Zoning Provisions

### Setbacks and Other Bulk Standards:

Requirements are pursuant to the Aurora Zoning Ordinance Section(s) 5 and 7.6.

Setbacks and other bulk standards are typically as follows:

**Front Yard Setback:** 30 feet

**Interior 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.

**Building Separations:** None

**Minimum Lot Width and Area:** Typically 60 feet and 8,000 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 1,300 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 7.6.

Permitted Uses:

Permitted Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.2, and 7.6

Special Uses:

Special Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.3, and 7.6.

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 7.6.

**Legislative History**

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The known legislative history for this Property is as follows:

**O47-2692 approved on 7/1/1947:** AN ORDINANCE NO. 2692 ANNEXING CERTAIN TERRITORY TO THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

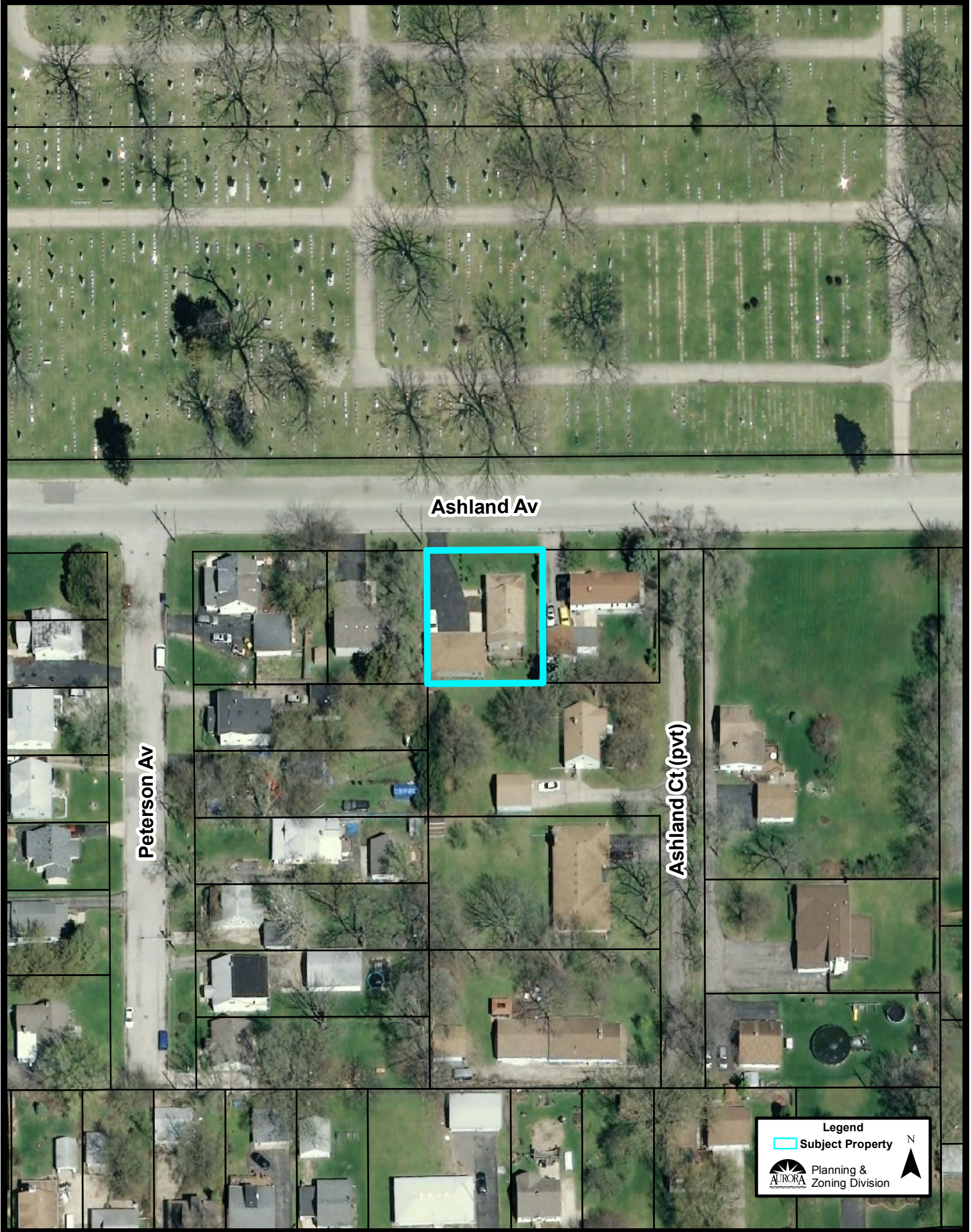
**Location Maps Attached:**

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Aerial Overview  
Location Map  
Zoning Map  
Comprehensive Plan Map



Aerial Photo (1:1,000):



Ashland Av

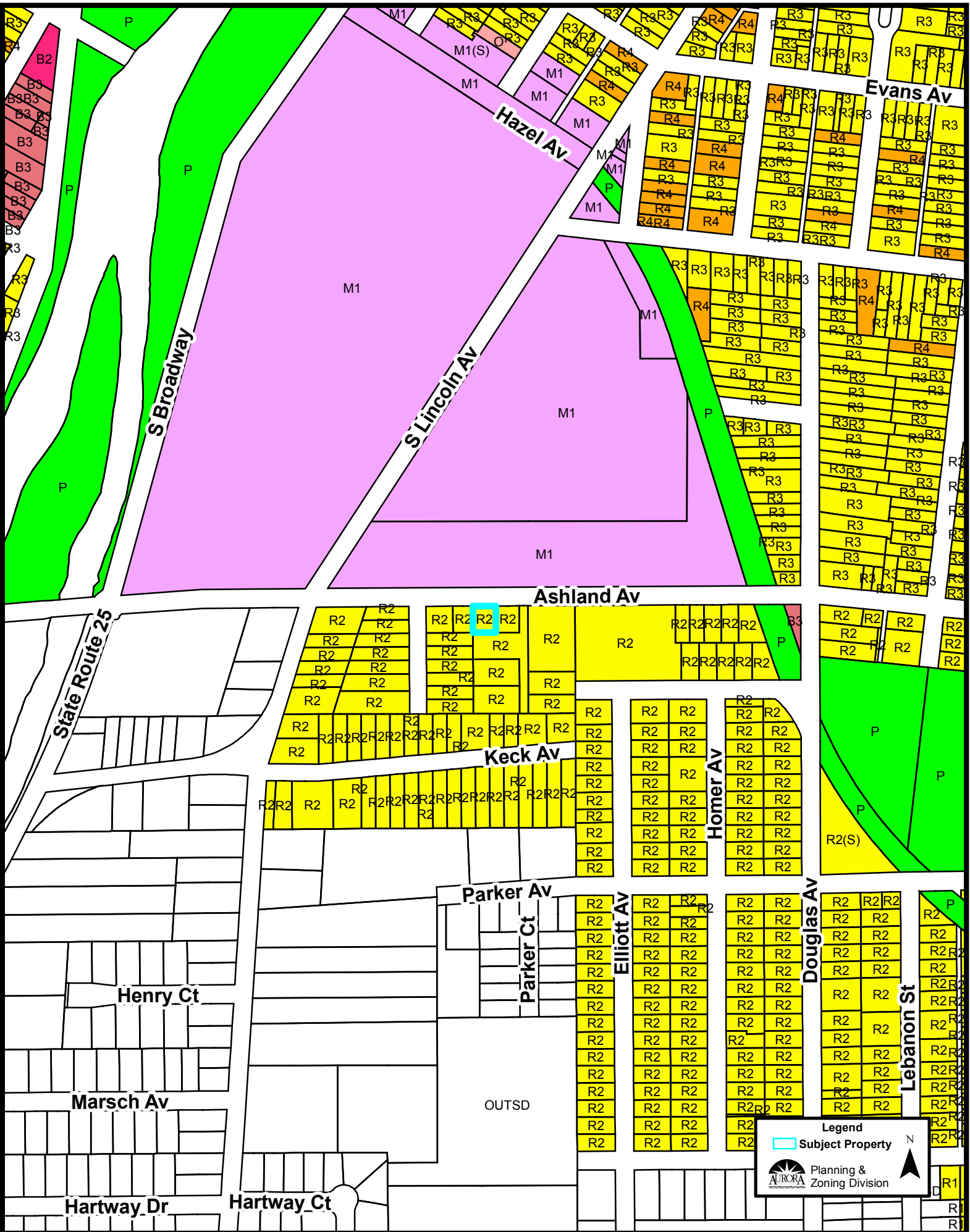
Peterson Av

Ashland Ct (pvt)

Legend  
Subject Property  
AURORA Planning & Zoning Division  
N





Zoning Plan (1:5,000):



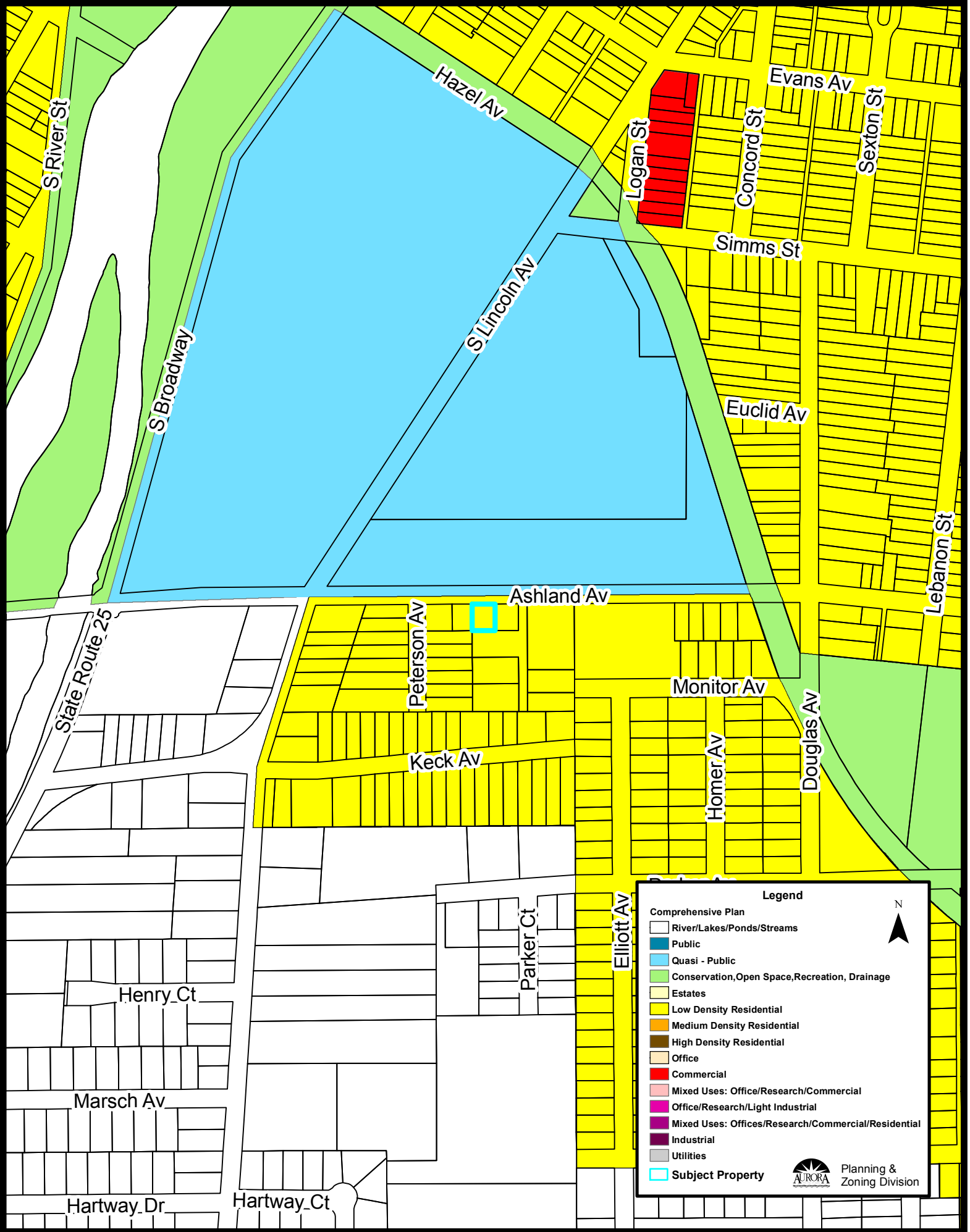
**Legend**

- Subject Property

Planning & Zoning Division



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

Location Map (1:1,000):

