

# Property Research Sheet

**Location ID#(s): 71692**

As of: 6/24/2020

Researched By: Steve Broadwell

Address: 2795 CHURCH RD

Current Zoning: Unincorporated, Kane County zoning

Parcel Number(s): 15-02-200-045

Comp Plan Designation: Commercial

Size: 1.27 Acres / 55,321 Sq. Ft.

ANPI Neighborhood: Big Woods Marmion

School District: SD 101 - Batavia School District

Park District: FVPD - Fox Valley Park District

Ward: 1

## **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: 1920

Parking Spaces: 2

Total Building Area: 750 sq. ft.

Total Dwelling Units: 1

## **Zoning Provisions**

Unincorporated Property, no current City of Aurora zoning provisions.

## **Legislative History**

The known legislative history for this Property is as follows:

**R2005-031 approved on 1/25/2005:** ADOPTING THE BIG WOODS MARMION NEIGHBORHOOD PLAN CREATED AS PART OF THE AURORA NEIGHBORHOOD PLANNING INITIATIVE

**R2010-148 approved on 4/27/2010:** RESOLUTION ACCEPTING THE DEDICATION OF A CITY EASEMENT AT 2795 CHURCH ROAD, AURORA TOWNSHIP, ILLINOIS

## **Location Maps Attached:**

Aerial Overview

Location Map

Zoning Map

Comprehensive Plan Map

Aerial Map (1:1,500):



Church Rd

Downen Rd (pvt)



**Legend**

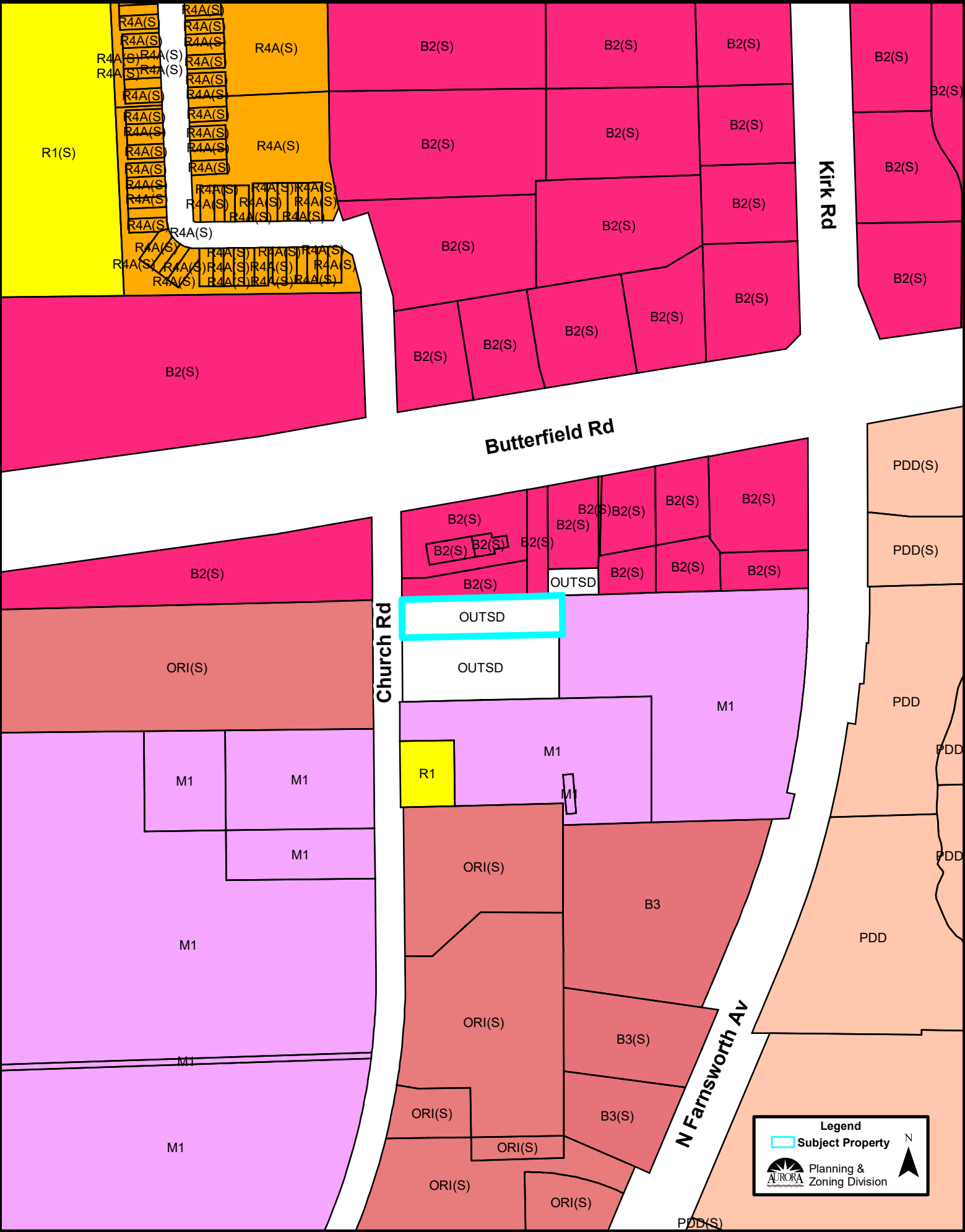
 Subject Property

 Planning & Zoning Division

N



Zoning Map (1:5,000):



Comprehensive Plan (1:5,000):

