

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)

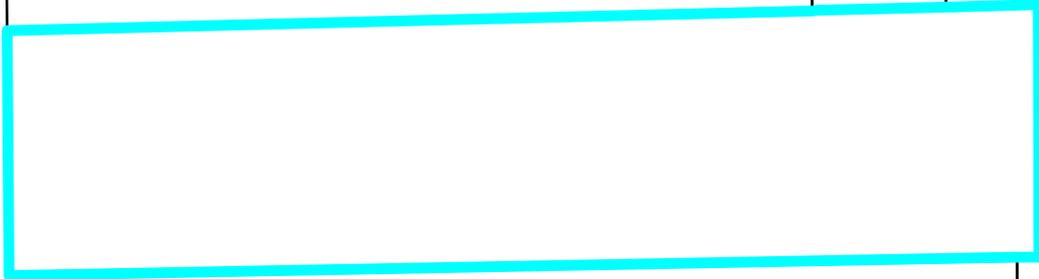
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AURORA
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Aerial Map (1:1,500):

Church Rd

Downen Rd (pvt)



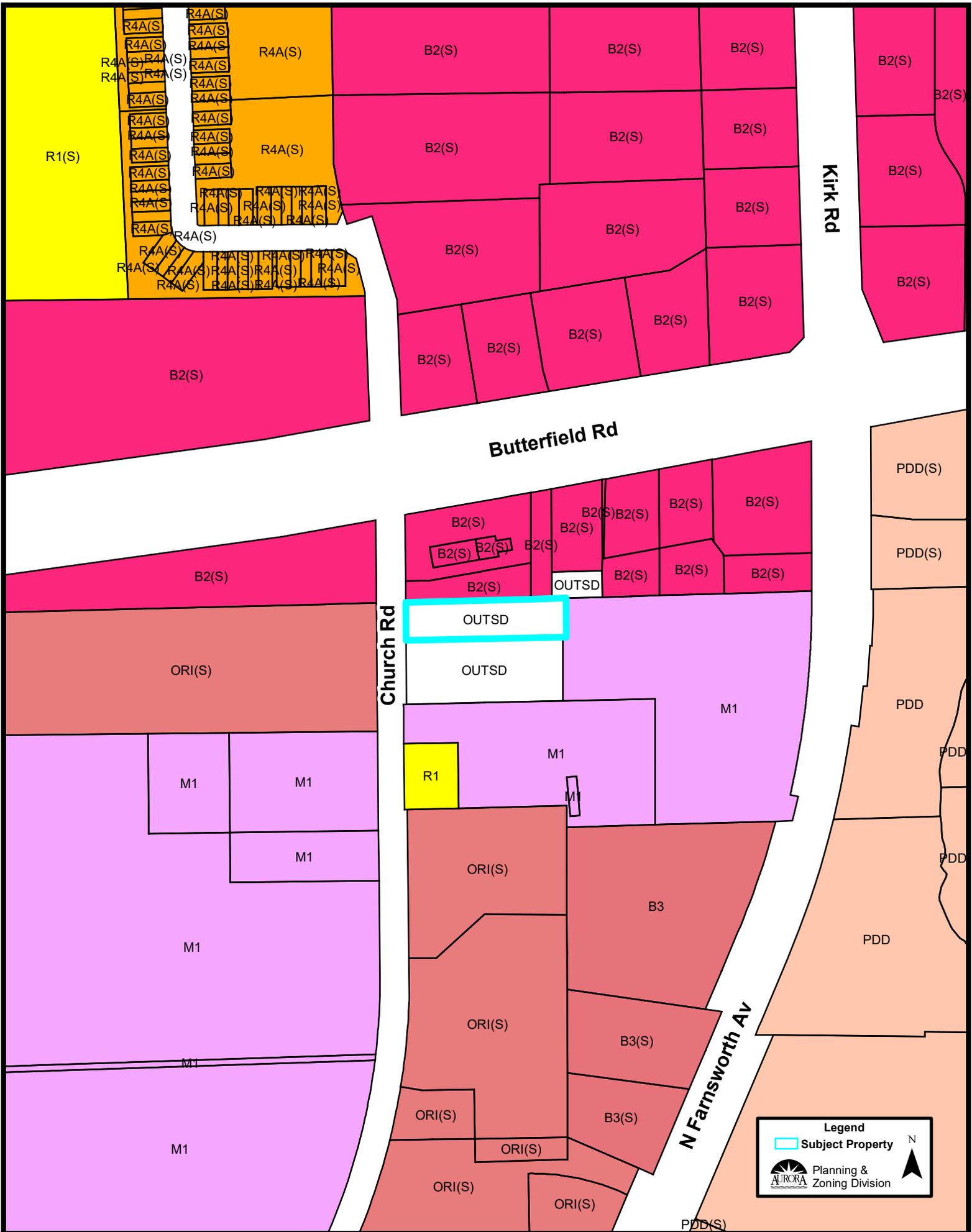
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 Subject Property

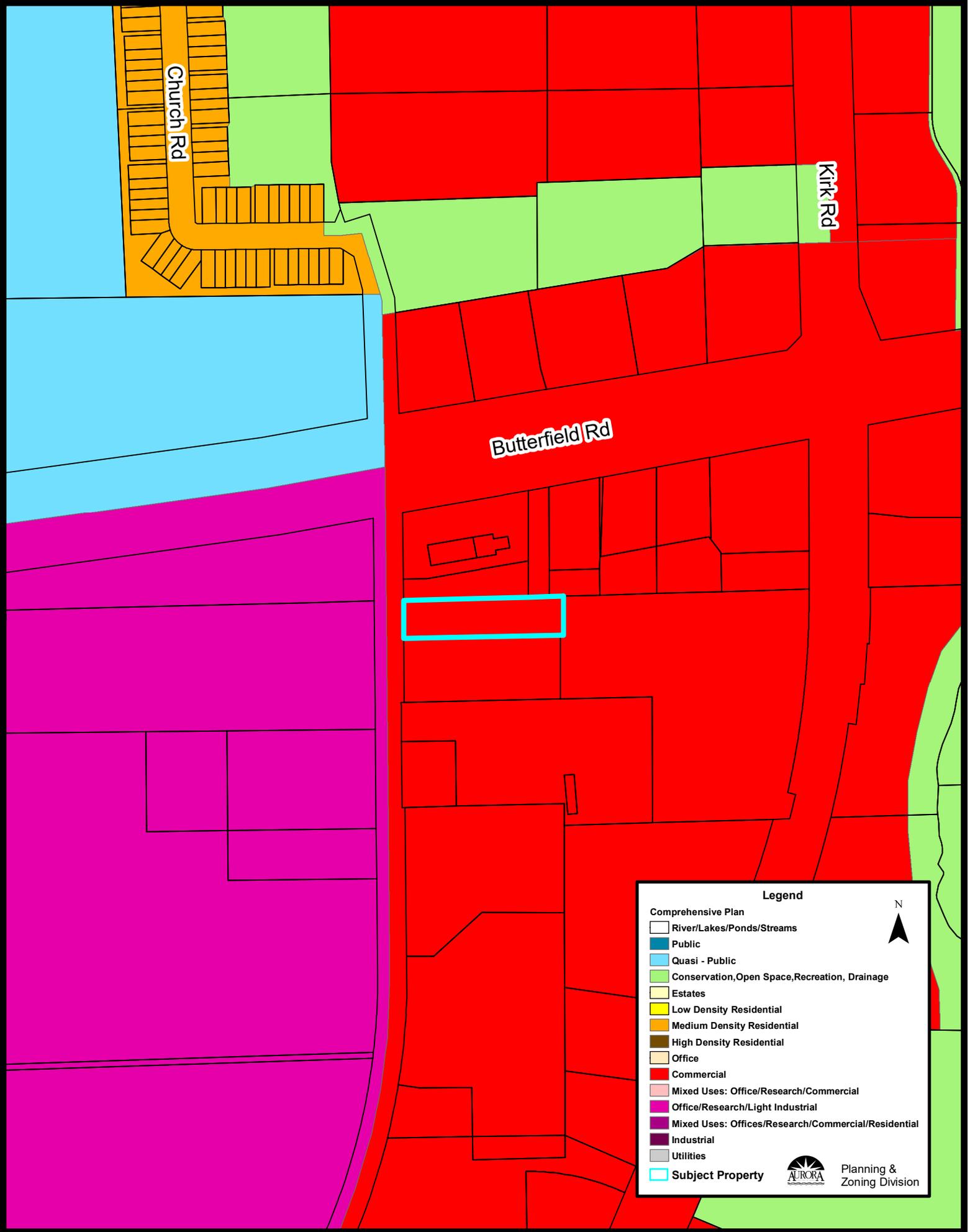
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Zoning Map (1:5,000):



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

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