

Property Research Sheet

Location ID#(s): 66848

As of: 1/23/2020

Researched By: Steve Broadwell

Address: 2295 Church Road

Current Zoning: O(S) Office

Parcel Number(s): 15-02-426-005

Comp Plan Designation: Office / Research / Light Industrial

Size: 1.38 Acres / 60,113 Sq. Ft.

ANPI Neighborhood: Big Woods Marmion

School District: SD 101 - Batavia School District

TIF District: TIF #7

Park District: FVPD - Fox Valley Park District

Ward: 1

Current Land Use

Current Land Use: Quasi-Public: Religious Institution

AZO Land Use Category: Religious Institutions (6400)

Number of Buildings: 1

Number of Stories: 1

Building Built In: 1961

Parking Spaces: 6

Total Building Area: 1,630 sq. ft.

Zoning Provisions

Setbacks and Other Bulk Standards:

Requirements are pursuant to the Aurora Zoning Ordinance Section(s) 5 and 8.5.

Setbacks are typically as follows:

Front Yard Setback: From Tollway - 75 feet; from Arterial - 30 feet; from other 15 feet to 20 feet based on building height.

Side Yard Setback: From Fox River - 30 Feet; from residential 20 feet to 30 feet based on building height; from other 5 feet.

Exterior Side Yard Setback: From Tollway - 75 feet; from Arterial - 30 feet; from other 15 feet to 20 feet based on building height. **Exterior Side Yard Reverse Corner Setback:**

Rear Yard Setback: From Fox River - 30 Feet; from residential - 20 feet to 30 feet based on building height; from other - 8 feet.

Exterior Rear Yard Setback: From Tollway - 75 feet; from Arterial - 30 feet; from other 15 feet to 20 feet based on building height.

Setback Exceptions:

Interior Drive Yard Setback: 5 feet

Other bulk standards are typically as follows:

Building Separations:

Minimum Lot Width and Area: No minimum except - for each dwelling unit established above the ground floor, at least two thousand (2,000) square feet of lot area shall be provided.

Maximum Lot Coverage:

Maximum Structure Height:

Floor Area Ratio: 1.6

Minimum Primary Structure Size:

Minimum Dwelling Unit Size:

Maximum Density:

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 8.5.

Permitted Uses:

Permitted Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.2 and 8.5 Permitted Exceptions:

Special Uses:

Special Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.3 and 8.5.

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 8.5.

Legislative History

The known legislative history for this Property is as follows:

O1977-4635 approved on 8/23/1977: AN ORDINANCE ANNEXING TERRITORY TO THE CITY OF AURORA, IN THE COUNTIES OF KANE AND DUPAGE, STATE OF ILLINOIS

O2015-023 approved on 6/9/2015: AN ORDINANCE AMENDING ORDINANCE NUMBER 3100, BEING THE AURORA ZONING ORDINANCE AND THE ZONING MAP ATTACHED THERETO, BY REZONING PROPERTY LOCATED AT 2295 CHURCH ROAD TO O(S) – OFFICE WITH A SPECIAL USE PERMIT FOR A RELIGIOUS INSTITUTION IN KANE COUNTY, AURORA, ILLINOIS, 60502

Location Maps Attached:

Aerial Overview

Location Map

Zoning Map

Comprehensive Plan Map


Aerial Map (1:1,500):



Church Rd


Legend

Subject Property

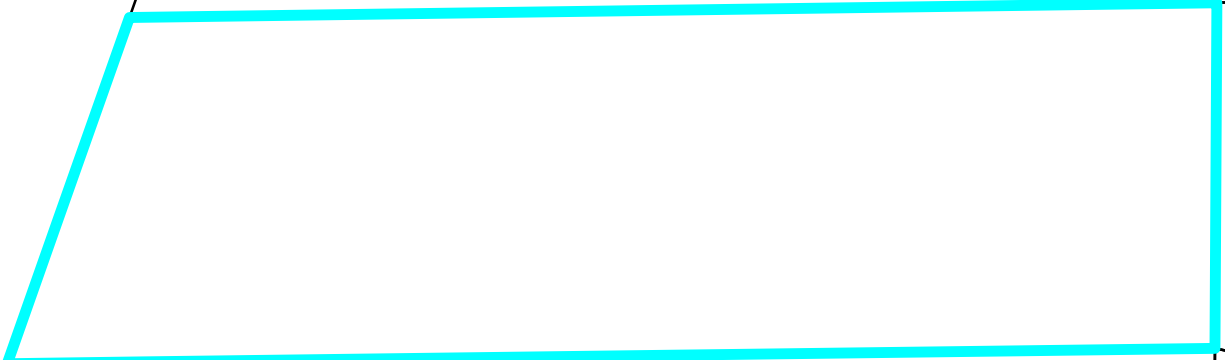


Planning & Zoning Division


N




Church Rd




Legend

 Subject Property

 Planning & Zoning Division

N



Zoning Map (1:5,000):

