

# 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**

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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:**

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Aerial Overview

Location Map

Zoning Map

Comprehensive Plan Map

**Aerial Map (1:1,500):**



**Church Rd**

**Legend**

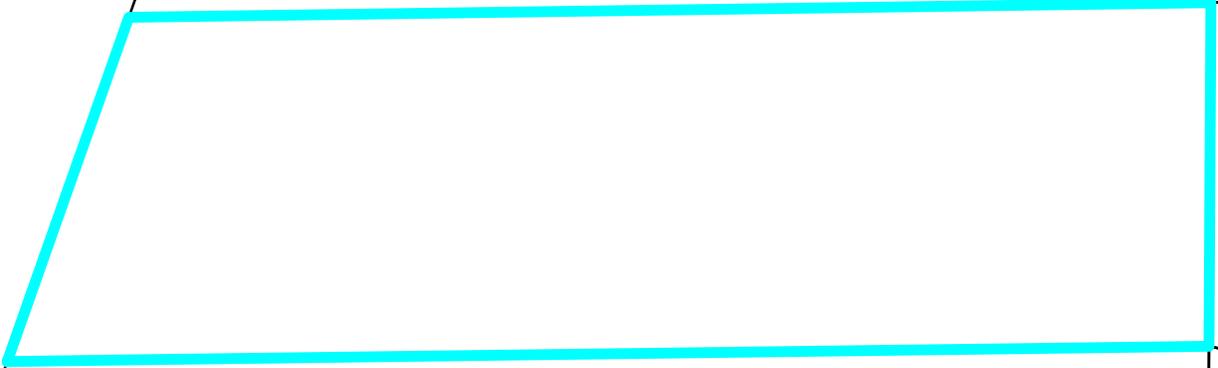
-  Subject Property

 **Planning & Zoning Division**

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**Aerial Map (1:1,500):**

*Church Rd*



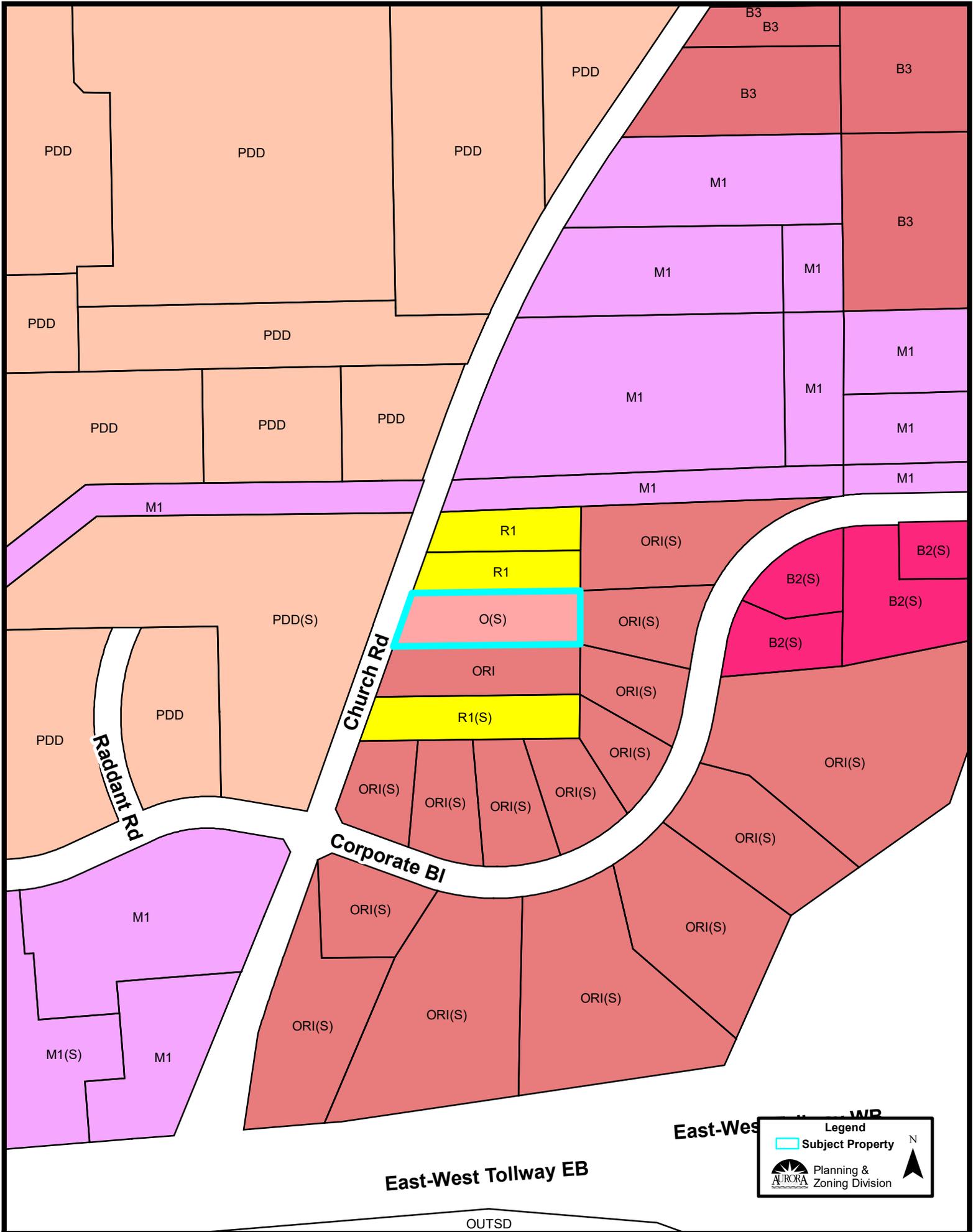
**Legend**

 Subject Property

 Planning & Zoning Division

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Zoning Map (1:5,000):



Legend

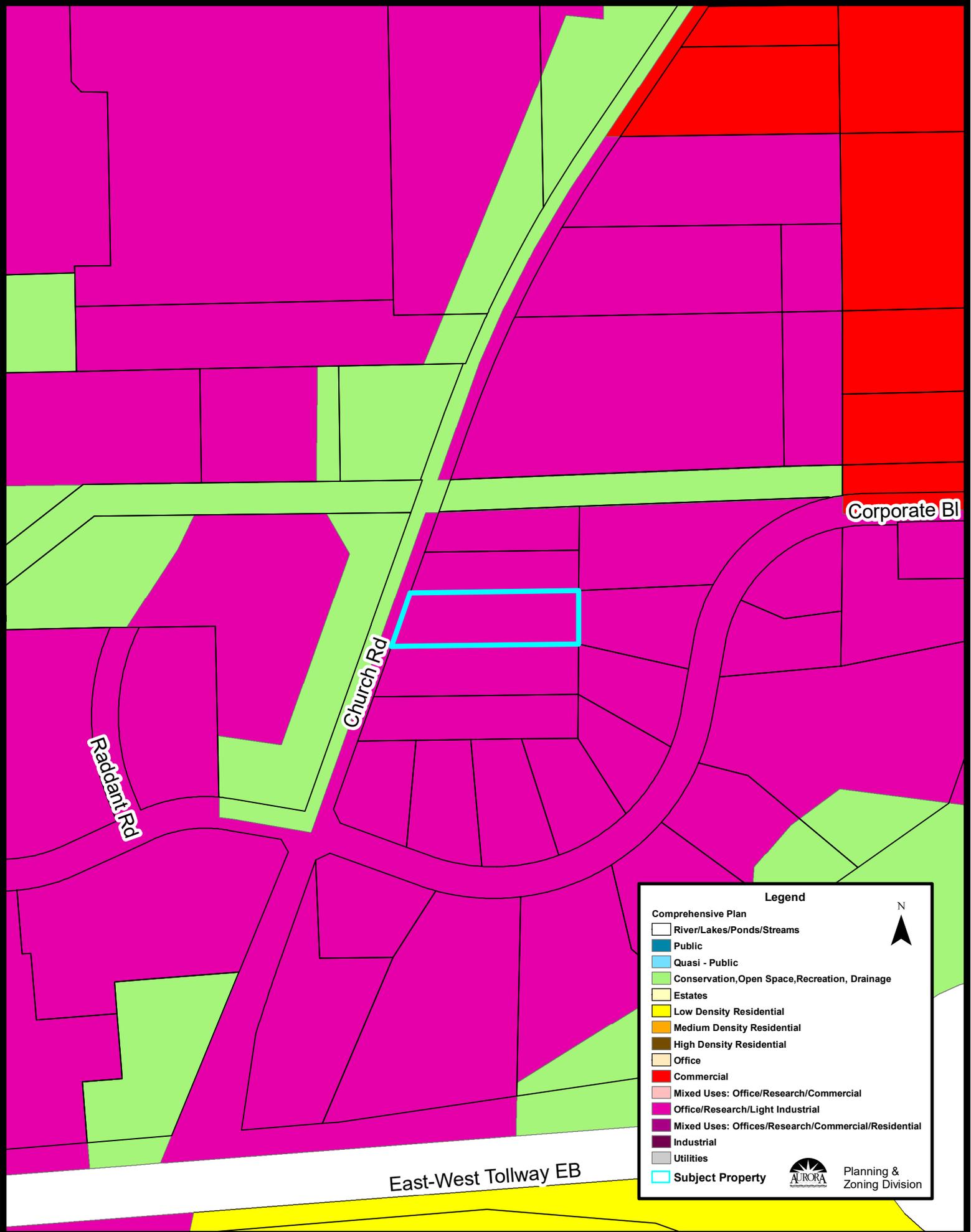
- Subject Property

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East-West Tollway EB

OUTSD

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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