

# Property Research Sheet

**Location ID#(s): 67888-70327**

As of: 9/12/2017

Researched By: Alex Minnella

Address: 0 Vacant

Current Zoning: E(S) Estate Single Family  
Detached Dwelling

Parcel Number(s): 14-12-350-017; 14-12-350-018

1929 Zoning: Not Applicable

Subdivision: Lot 162; Lot 164 of The Estate Homes  
of Verona Ridge Unit Three

1957 Zoning: Not Applicable

Size: 13.88 Acres / 604,613 Sq. Ft.

Comp Plan Designation: Estates

School District: SD 129 - West Aurora School  
District

ANPI Neighborhood: None

Park District: FVPD - Fox Valley Park District

TIF District: N/A

Ward: 5

Historic District: None

Overall Development Name: Verona Ridge

## Current Land Use

Current Land Use: Vacant Land/Open Space AZO Land Use Category: Natural and other recreational parks  
(4300) Education, public admin., health care, and other inst. (6000)

Non-Residential Area: 233,917 sq.ft .

## Zoning Provisions

### Setbacks and Other Bulk Standards:

Requirements are pursuant to the Aurora Zoning Ordinance Section(s) 5 and 7.4.

Setbacks are typically as follows:

**Front Yard Setback:** 30 feet; 50 to 90 feet on lots fronting a Collector  
**Side Yard Setback:** 90' lots typically 14 feet. For lots 66, 70-78, 82-99, 103-105, 107-116, 122-124, 126, 127, 134 and 146-148 8 feet adjacent to non-side load garage with min. separation of 28' 100'+ lots typically 8 feet with minimum separation of 34' and 26' adjacent to the side load garage. 100' lot adjacent to 90' lot is 14' with minimum separation of 28' for lots 66, 70-78, 82-99-103-105, 107-116, 122-124, 134 and 146-148 and 33' separation for all remaining lots.

**Exterior Side Yard Setback:** 20 feet  
**Rear Yard Setback:** 20 feet  
**Exterior 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 the Infill Housing Standards located in the Residential Specific Regulations of the zoning ordinance.  
**Interior Drive Yard Setback:** none

Other bulk standards are typically as follows:

**Building Separations:** 90' lots with side yards of 8 feet: 28 feet 100'+ lots with side yards of 14 feet: 33 feet or 28 feet (See Side Yard)  
**Minimum Lot Width and Area:** 90' lots - 11,250 sq. ft. 100'+ lots - 12,500 sq. ft.  
**Maximum Lot Coverage:** 40%  
**Maximum Structure Height:** Buildings including accessory: Thirty-five (35) feet.

Religious Institutions: Seventy-five (75) feet for towers or steeples, but not more than forty-five (45) feet for the main structure. Structures: the maximum height of structures shall be seventy-five (75) feet.  
**Floor Area Ratio:** 0.25  
**Minimum Primary Structure Size:** typically 3,500 square feet

**Maximum Density:** 1.137 dwelling units per acre

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 7.4.

Permitted Uses:

Permitted Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.2 and 7.4 Permitted Exceptions: Additional: school site and municipal well site

Special Uses:

Special Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.3 and 7.4.

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 7.4.

**Legislative History**

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The known legislative history for this Property is as follows:

**O2002-077 approved on 7/9/2002:** AN ORDINANCE APPROVING THE COUNTRYSIDE VISION PLAN FOR THE AREA LOCATED WEST OF ORCHARD ROAD AND EAST, NORTH AND SOUTH OF THE EXISTING MUNICIPAL BOUNDARY AGREEMENT LINES.

**O2005-096 approved on 8/9/2005:** AN ORDINANCE PROVIDING FOR THE EXECUTION OF AN ANNEXATION AGREEMENT PROVIDING FOR E(S) -ESTATE DWELLING DISTRICT SPECIAL USE PLANNED DEVELOPMENT ZONING WITH THE OWNERS OF RECORD OF TERRITORY WHICH MAY BE ANNEXED TO THE CITY OF AURORA AND WHICH IS LOCATED AT 5S990 DEERPATH ROAD BEING VACANT LAND IN KANE COUNTY ILLINOIS.

**O2005-097 approved on 8/9/2005:** AN ORDINANCE ANNEXING CERTAIN PROPERTY BEING VACANT LAND LOCATED AT 5S990 DEERPATH ROAD TO THE CITY OF AURORA, ILLINOIS 60554 PURSUANT TO AN APPROVED ANNEXATION AGREEMENT.

**R2005-538 approved on 12/13/2005:** A RESOLUTION AWARDDING A CONTRACT TO ALL SERVICE CONTRACTING CORPORATION FOR FILTERS 1-8 EVALUATION AND REHABILITATION FOR THE WATER PRODUCTION DIVISION.

**O2006-016 approved on 3/28/2006:** AN ORDINANCE ESTABLISHING A SPECIAL USE PLANNED DEVELOPMENT AND APPROVING A PLAN DESCRIPTION FOR 130.59 ACRES LOCATED AT 5S990 DEERPATH ROAD.

**LC2005-165 approved on 7/13/2006:** LETTER OF AGREEMENT ON THE METHOD OF PAYMENT FOR LAND/CASH OBLIGATIONS BETWEEN THE CITY OF AURORA AND REALAN HOMES, LP, FOR THE ESTATE HOMES OF VERONA RIDGE SUBDIVISION

**PDFNL2006-042 approved on 7/13/2006:** A RESOLUTION APPROVING THE FINAL PLAT AND PLAN FOR UNIT 3 OF THE ESTATES OF VERONA RIDGE SUBDIVISION BEING VACANT LAND LOCATED WEST OF DEERPATH ROAD AND NORTH OF INDIAN TRAIL ROAD, IN THE CITY OF AURORA, ILLINOIS.

**O2007-039 approved on 4/10/2007:** AN ORDINANCE ANNEXING CERTAIN PROPERTY BEING VACANT LAND LOCATED AT 5S990 DEERPATH ROAD TO THE CITY OF AURORA, ILLINOIS 60554 PURSUANT TO AN APPROVED ANNEXATION AGREEMENT.

**O2007-040 approved on 4/10/2007:** AN ORDINANCE ESTABLISHING A SPECIAL USE PLANNED DEVELOPMENT AND APPROVING A PLAN DESCRIPTION FOR 130.59 ACRES LOCATED AT 5S990 DEERPATH ROAD.

**O2007-112 approved on 10/23/2007:** AN ORDINANCE APPROVING A REVISED PLAN DESCRIPTION FOR THE ESTATE HOMES OF VERONA RIDGE SUBDIVISION AMEND THE SIDE YARD SETBACKS, DWELLING STANDARDS, AND ELEVATIONS LOCATED AT DEERPATH ROAD AND INDIAN TRAIL, IN THE CITY OF AURORA, ILLINOIS.

**PDFNL2007-047 approved on 10/25/2007:** A RESOLUTION APPROVING A REVISION TO THE FINAL PLAT FOR UNIT 3 OF THE ESTATE HOMES OF VERONA RIDGE SUBDIVISION BEING VACANT LAND LOCATED WEST OF DEERPATH ROAD AND NORTH OF INDIAN TRAIL ROAD IN THE CITY OF AURORA, ILLINOIS 60506.

**PDFNL2009-005 approved on 3/12/2009:** A RESOLUTION APPROVING A FINAL PLAN REVISION ON 130.59 ACRES TO ADD ADDITIONAL ELEVATIONS TO THE ESTATE HOMES OF VERONA RIDGE, UNITS 1, 2 AND 3 LOCATED ON THE WEST SIDE OF DEERPATH ROAD AND INDIAN TRAIL ROAD, AURORA, ILLINOIS.

**PDFNL2012-016 approved on 8/16/2012:** A RESOLUTION APPROVING A REVISION TO THE FINAL PLAN ON UNITS 1, 2, AND 3 OF THE ESTATE HOMES OF VERONA RIDGE SUBDIVISION TO ADD ADDITIONAL ELEVATIONS LOCATED WEST OF DEERPATH ROAD AND NORTH AND SOUTH OF INDIAN TRAIL ROAD.

**Location Maps Attached:**

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Aerial Overview

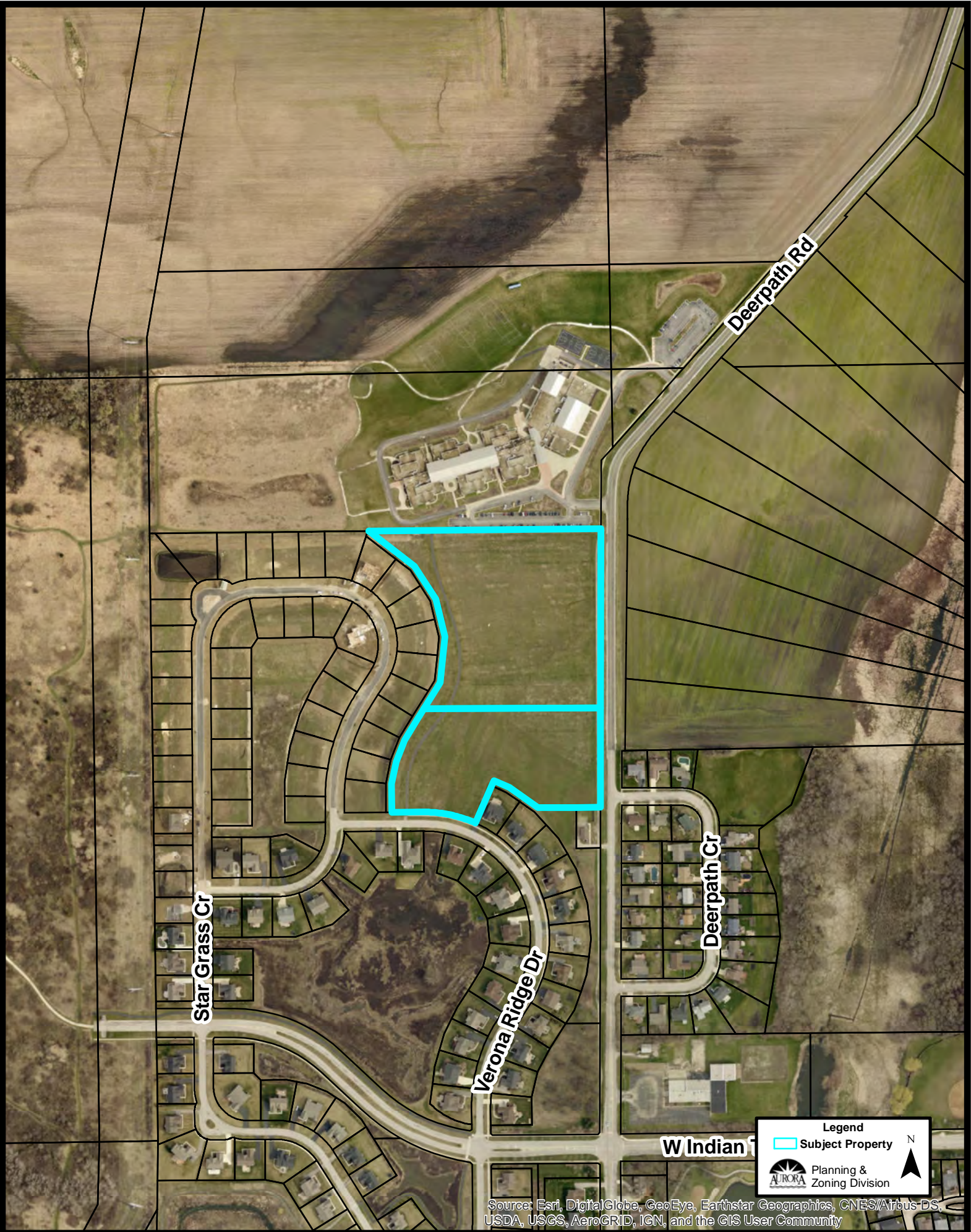
Location Map

Zoning Map

Comprehensive Plan Map



Aerial Photo (1:5,000):



Deerpath Rd

Star Grass Cr

Verona Ridge Dr

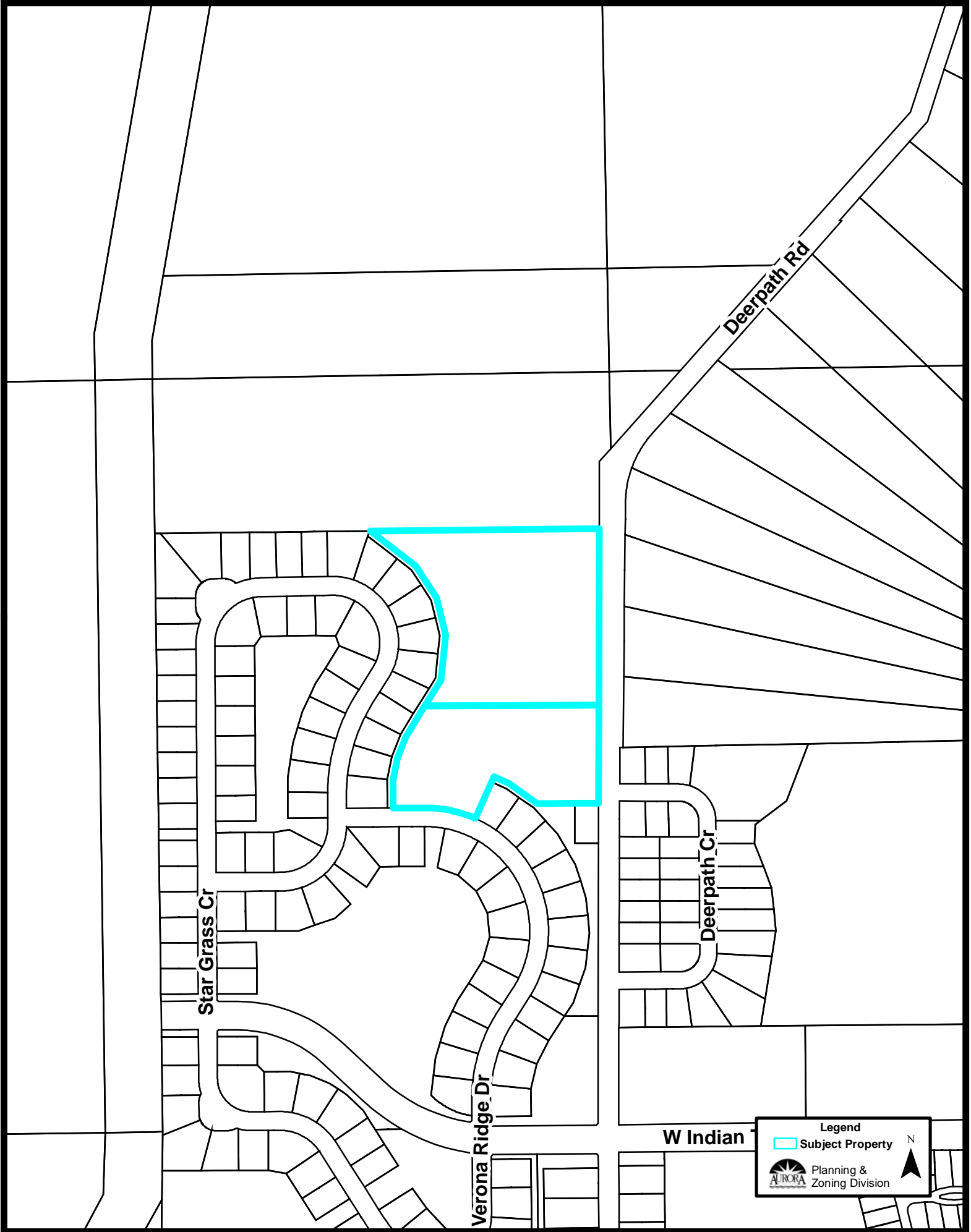
Deerpath Cr

W Indian

**Legend**  
[Cyan Box] Subject Property  
[North Arrow] N  
AURORA Planning & Zoning Division

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus-DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Location Map (1:5,000):



Star Grass Cr


Verona Ridge Dr

Deerpath Rd


Deerpath Cr

W Indian

**Legend**  
Subject Property

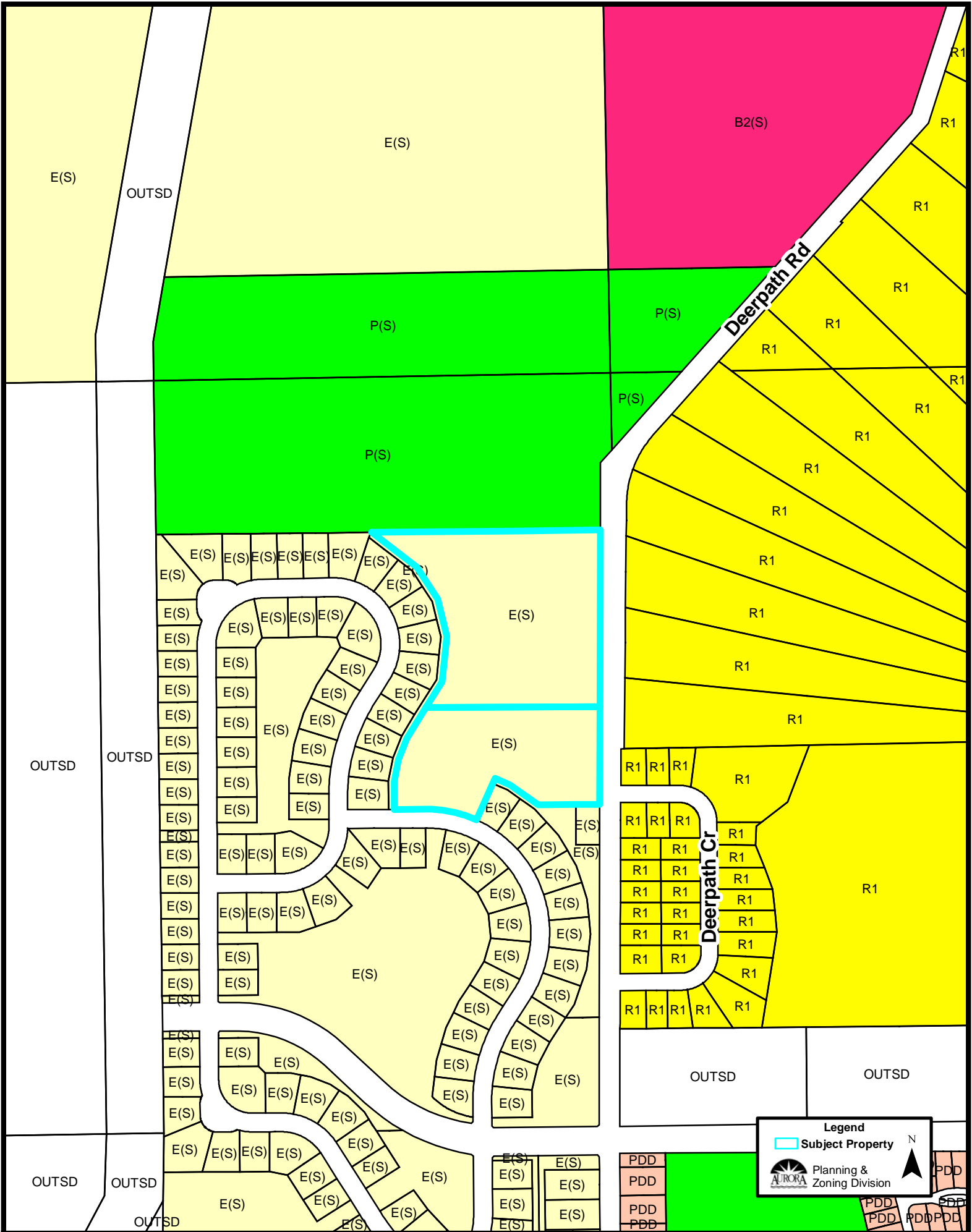


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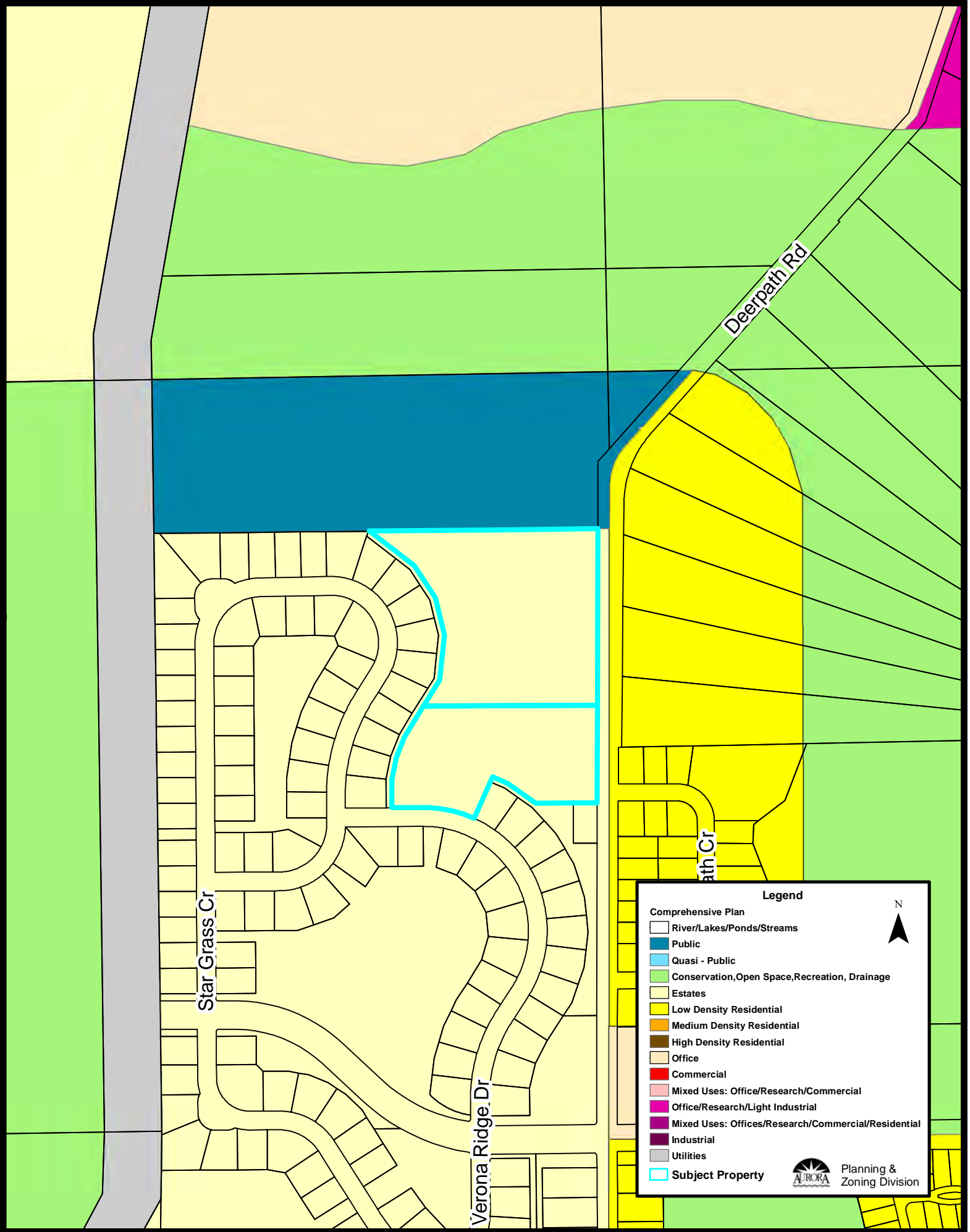




Zoning Map (1:5,000):



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

N  
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