

## Property Research Sheet

**Location ID#: 72418**

As of: 7/2/2015

Researched By: Ty McCarthy

Address: Vacant Land

Comp Plan Designation: Estates

Subdivision: Lot 165 of The Estate Homes of Verona Ridge Resubdivision of Part of Unit 3.

School District: SD 129 - West Aurora School District

Parcel Number(s): 14-12-349-022

Park District: FVPD - Fox Valley Park District

Size: 17.92 Acres

Ward: 5

Current Zoning: E Estate Single Family Detached Dwelling

Historic District: None

1929 Zoning: Not Applicable

ANPI Neighborhood: None

1957 Zoning: Not Applicable

TIF District: N/A

### Current Land Use

Current Land Use: Vacant Land/Open Space

### Zoning Provisions

#### Setbacks and Other Bulk Standards:

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

Setbacks and other bulk standards are typically as follows:

**Front Yard Setback:** 75 feet

**Interior Side Yard Setback:** 20 feet

**Interior Drive Yard Setback:** none

**Exterior Side Yard Setback:** 30 feet

**Exterior Rear Yard Setback:** 30 feet

**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.

**Building Separations:** None

**Minimum Lot Width and Area:** 135 foot lot width and 55,000 square feet of lot area

**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

#### 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

### 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:

**002-077 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.

**005-096 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

**005-097 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

**R05-538 approved on 12/13/2005:**AWARDING A CONTRACT TO ALL SERVICE CONTRACTING CORPORATION FOR FILTERS 1-8 EVALUATION AND REHABILITATION FOR THE WATER PRODUCTION DIVISION

**006-016 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

**R06-156 approved on 4/11/2006:** RESOLUTION APPROVING THE FINAL PLAT AND PLAN FOR UNIT 1 AND 2 OF THE ESTATE HOMES OF VERONA RIDGE SUBDIVISION BEING VACANT LAND LOCATED WEST OF DEERPATH ROAD AND NORTH OF HANKES ROAD IN THE CITY OF AURORA, ILLINOIS.

**PDFNL06-042 approved on 7/13/2006:**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.

**007-039 approved on 4/10/2007:**ORDINANCE ANNEXING CERTAIN PROPERTY BEING VACANT LAND LOCATED AT 5S990 DEERPATH ROAD, PURSUANT TO AN APPROVED ANNEXATION AGREEMENT

**007-040 approved on 4/10/2007:** ORDINANCE ESTABLISHING A SPECIAL USE PLANNED DEVELOPMENT AND APPROVING A PLAN DESCRIPTION FOR 130.59 ACRES LOCATED AT 5S990 DEERPATH ROAD

**007-112 approved on 10/23/2007:** AN ORDINANCE APPROVING A REVISED PLAN DESCRIPTION FOR 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.

**PDFNL07-047 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

**PDFNL09-005 approved on 3/12/2009:** 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 AT INDIAN TRAIL ROAD, AURORA, IL

**PDFNL09-005 approved on 3/12/2009:** 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 AT INDIAN TRAIL ROAD, AURORA, IL

**PDFNL12-015 approved on 8/16/2012:** RESOLUTION APPROVING A REVISION OF TO THE FINAL PLAT FOR UNIT 3 OF THE ESTATE HOMES OF VERONA RIDGE SUBDIVISION LOCATED AT THE NORTHWEST CORNER OF DEERPATH ROAD AND INDIAN TRAIL ROAD IN THE CITY OF AURORA, IL 60506

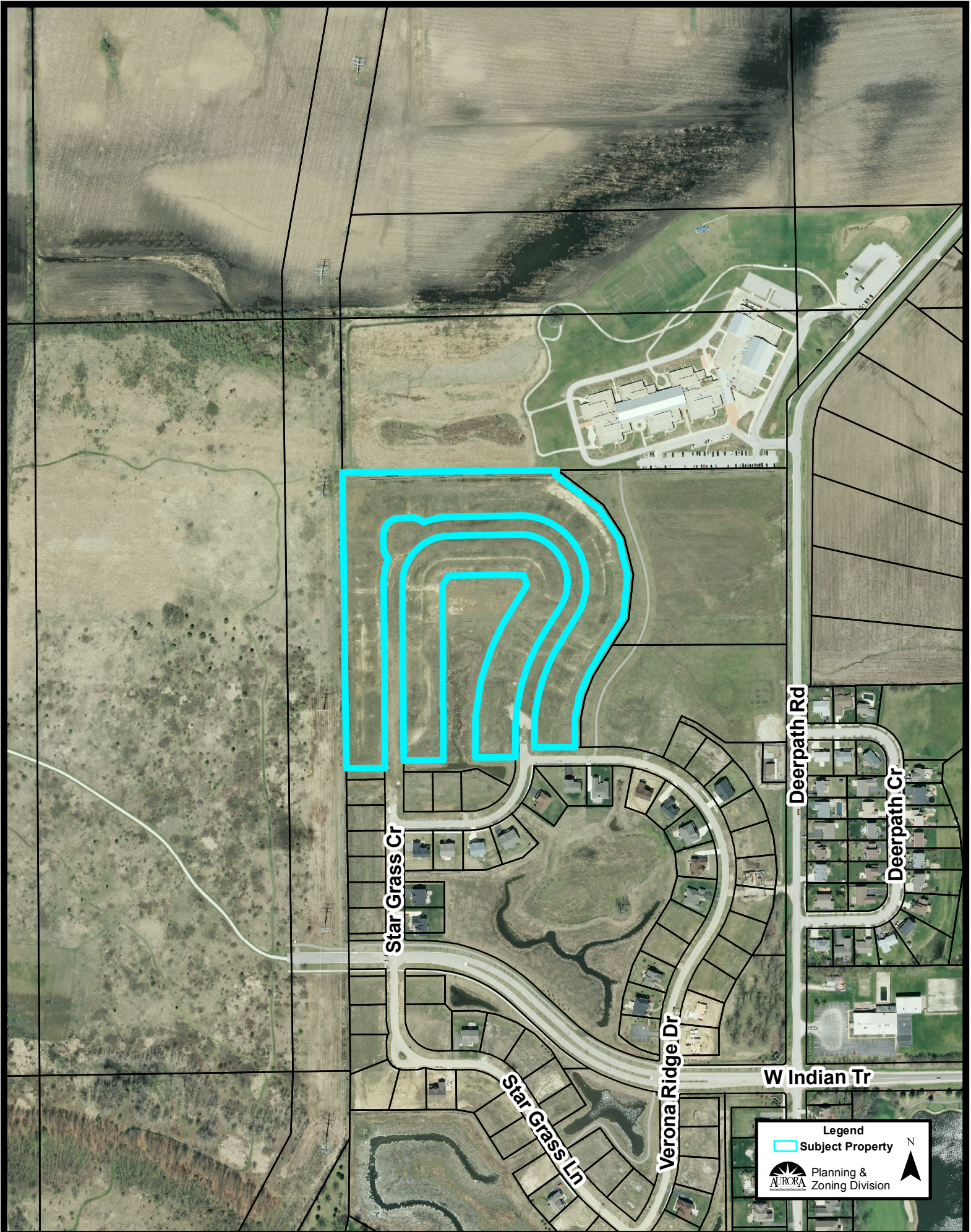
**PDFNL12-016 approved on 8/16/2012:** RESOLUTION APPROVING A REVISION TO THE FINAL PLAN ON UNITS 1, 2, AND 3 OF THE THE ESTATE HOMES OF VERONA RIDGE SUBDIVISION TO ADD ADDITIONAL ELEVATIONS LOCATED WEST OF DEERPATH ROAD AND NORTH AND SOUTH OF INDIAN TRAIL ROAD

**Location Maps Attached:**

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Aerial Overview  
Aerial Map  
Zoning Map  
Comprehensive Plan Map



Aerial Photo (1:5,000):



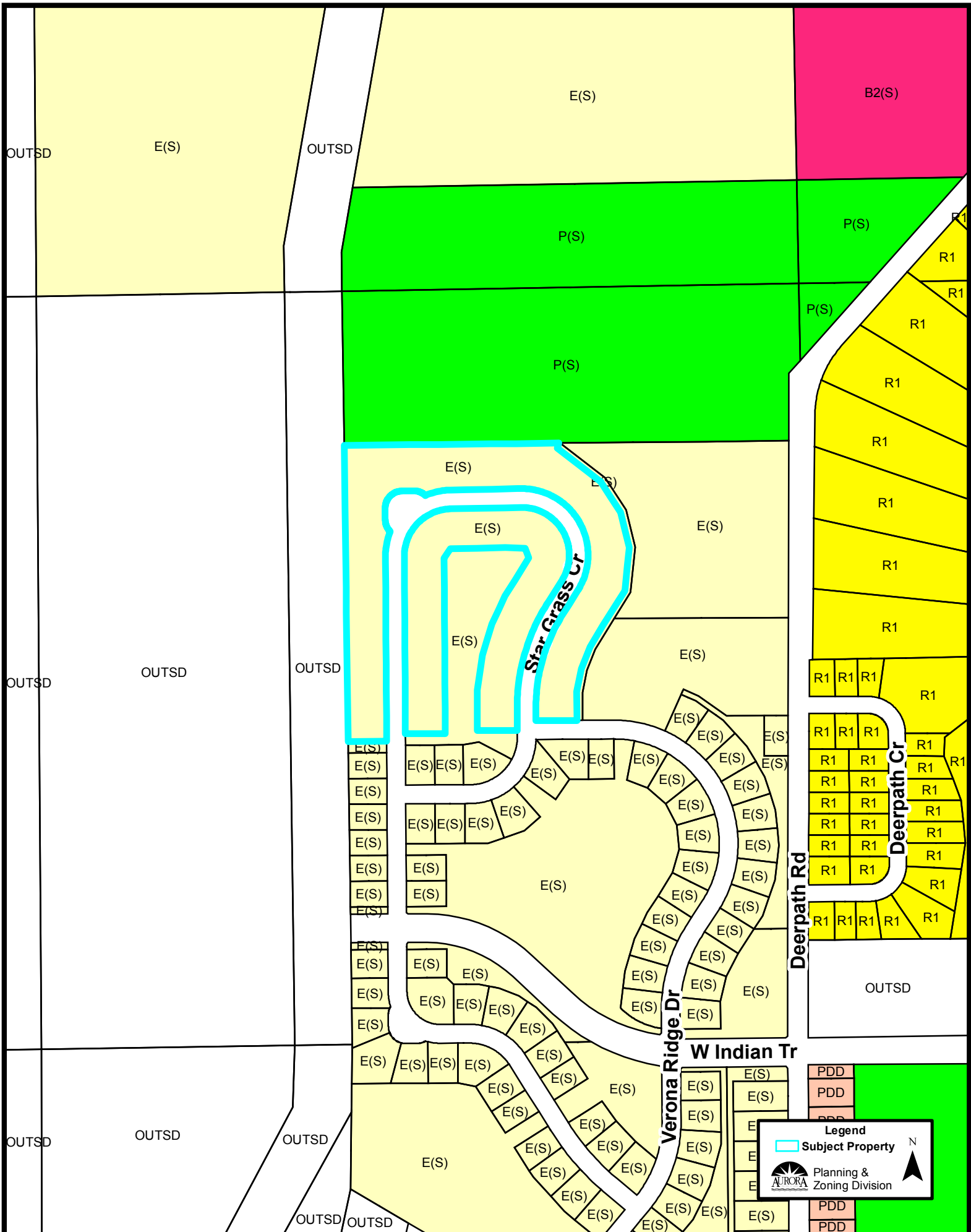
Legend

- Subject Property

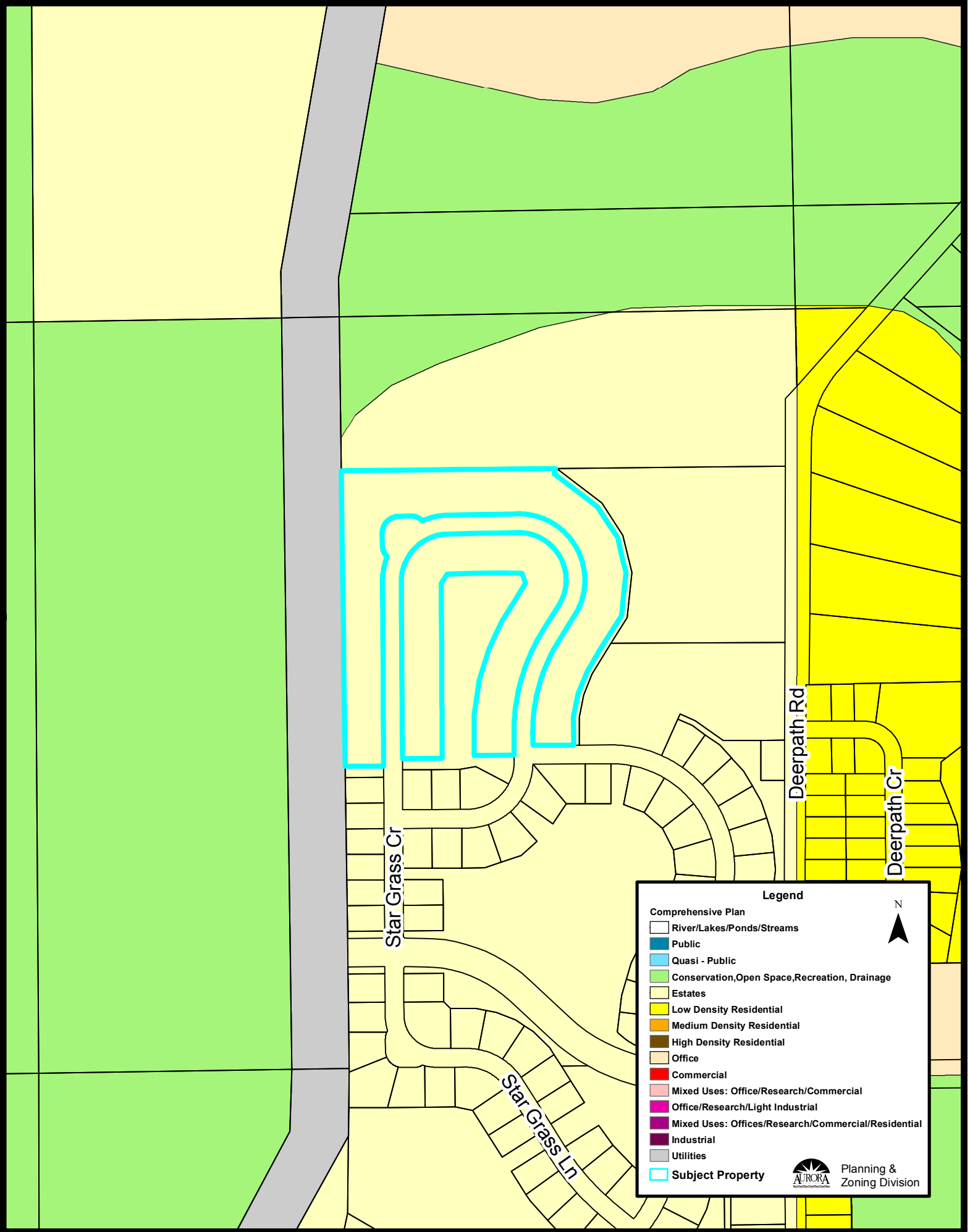
Planning & Zoning Division



# Zoning Plan (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

North Arrow (N)

AURORA Planning & Zoning Division

Location Map (1:5,000):

