

Property Research Sheet

Location ID#(s): 67822

As of: 2/1/2017

Researched By: Alex Minnella

Address: 1372 Star Grass Circle

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

Parcel Number(s): 14-12-325-019

1929 Zoning: Not Applicable

Subdivision: Lot 91 of The Estate Homes of Verona Ridge Unit 4 (Unit 3 Resub)

1957 Zoning: Not Applicable

Size: 0.29 Acres / 12,632 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: Residential: Single Family AZO Land Use Category: One Family Dwelling (1110)

Number of Buildings: 1

Parking Spaces:

Building Built In: 2016

Non-Residential Area:

Total Building Area: 2,932 sq. ft.

Total Dwelling Units: 1

Number of Stories: 2

Residential Rental: 0 / License:

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

Rear Yard Setback: 20 feet

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'

Exterior Rear Yard Setback: 30 feet

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.

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.

Exterior Side Yard Setback: 20 feet **Exterior Side Yard Reverse Corner Setback:**

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

Minimum Dwelling Unit Size:

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.

Miscellaneous Notes on History

None

Legislative History

The known legislative history for this Property is as follows:

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

R2005-358 approved on 8/9/2005: A RESOLUTION APPROVING A PRELIMINARY PLAT AND PLAN FOR PROPERTY LOCATED AT 5S990 DEERPATH ROAD

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: RESOLUTION APPROVING THE FINAL PLAT AND PLAN FOR UNIT 3 OF THE ESTATES OF VERONA RIDGE SUBDIVISION BEING VACANT LAND LOCATED WEST OF DEERPETH ROAD AND NORTH OF INDIAN TRAIL ROAD, IN THE CITY OF AURORA, ILLINOIS.

R2006-343 approved on 8/8/2006: RESOLUTION PROPOSING THE ESTABLISHMENT OF A SPECIAL SERVICE AREA NUMBER 103 ESTATE HOMES OF VERONA RIDGE #2005-169, KANE COUNTY, INC THE CITY OF AURORA AND PROVIDING FOR A PUBLIC HEARING AND OTHER PROCEDURE IN CONNECTION THEREWITH

O2006-098 approved on 9/12/2006: AN ORDINANCE FOR ESTABLISHMENT OF A SPECIAL SERVICE AREA #103 ESTATE HOMES OF VERNON RIDGE 2005-169, KANE COUNTY IN THE CITY OF AURORA AND PUBLIC HEARING IN CONNECTION THEREWITH

R2006-473 approved on 11/14/2006: RESOLUTION FOR RETURN OF BOND FOR VERONA RIDGE SALES TRAILER

O2007-039 approved on 4/10/2007: AN ORDINANCE ANNEXING CERTAIN PROPERTY BEING VACANT LAND LOCATED AT 5S990 DEERPETH 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 DEERPETH ROAD

R2007-264 approved on 5/22/2007: A RESOLUTION PROPOSING THE ESTABLISHMENT OF A SPECIAL SERVICE AREA NUMBER 103 ESTATE HOMES OF VERONA RIDGE 2005-169 KANE COUNTY IN THE CITY OF AURORA AND PROVIDING FOR A PUBLIC HEARING AND OTHER PROCEDURES IN CONNECTION THEREWITH (RESCINDS R06-343 - AUGUST 8, 2006)

O2007-076 approved on 6/26/2007: AN ORDINANCE FOR THE ESTABLISHMENT OF A SPECIAL SERVICE AREA NUMBER 103 ESTATE HOMES OF VERONA RIDGE 2005-169, KANE COUNTY, IN THE CITY OF AURORA FOLLOWING NOTICE AND PUBLIC HEARING IN CONNECTION THEREWITH (RESCINDS O06-098 - SEPTEMBER 12, 2006)

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 DEERPETH 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 DEERPETH ROAD AND NORTH OF INDIAN TRAIL ROAD IN THE CITY OF AURORA, ILLINOIS 60506.

PDFNL2009-005 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 DEERPETH ROAD AND INDIAN TRAIL ROAD, AURORA, IL.

PDFNL2012-015 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 DEERPETH ROAD AND INDIAN TRAIL ROAD IN THE CITY OF AURORA, IL 60506

PDFNL2012-016 approved on 8/16/2012: 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 DEERPETH ROAD AND NORTH AND SOUTH OF INDIAN TRAIL ROAD

R2015-207 approved on 8/11/2015: RESOLUTION APPROVING THE FINAL PLAT FOR UNIT 4 OF THE ESTATE HOMES OF VERONA RIDGE SUBDIVISION, BEING VACANT LAND LOCATED NORTH OF INDIAN TRAIL ROAD AND WEST OF DEERPATH ROAD, AURORA, ILLINOIS

R2015-264 approved on 9/22/2015: A RESOLUTION APPROVING A FINAL PLAN REVISION FOR BUILDING ELEVATIONS ON LOTS 1-43 FOR UNIT 4 OF THE ESTATE HOMES OF VERONA RIDGE SUBDIVISION

Location Maps Attached:

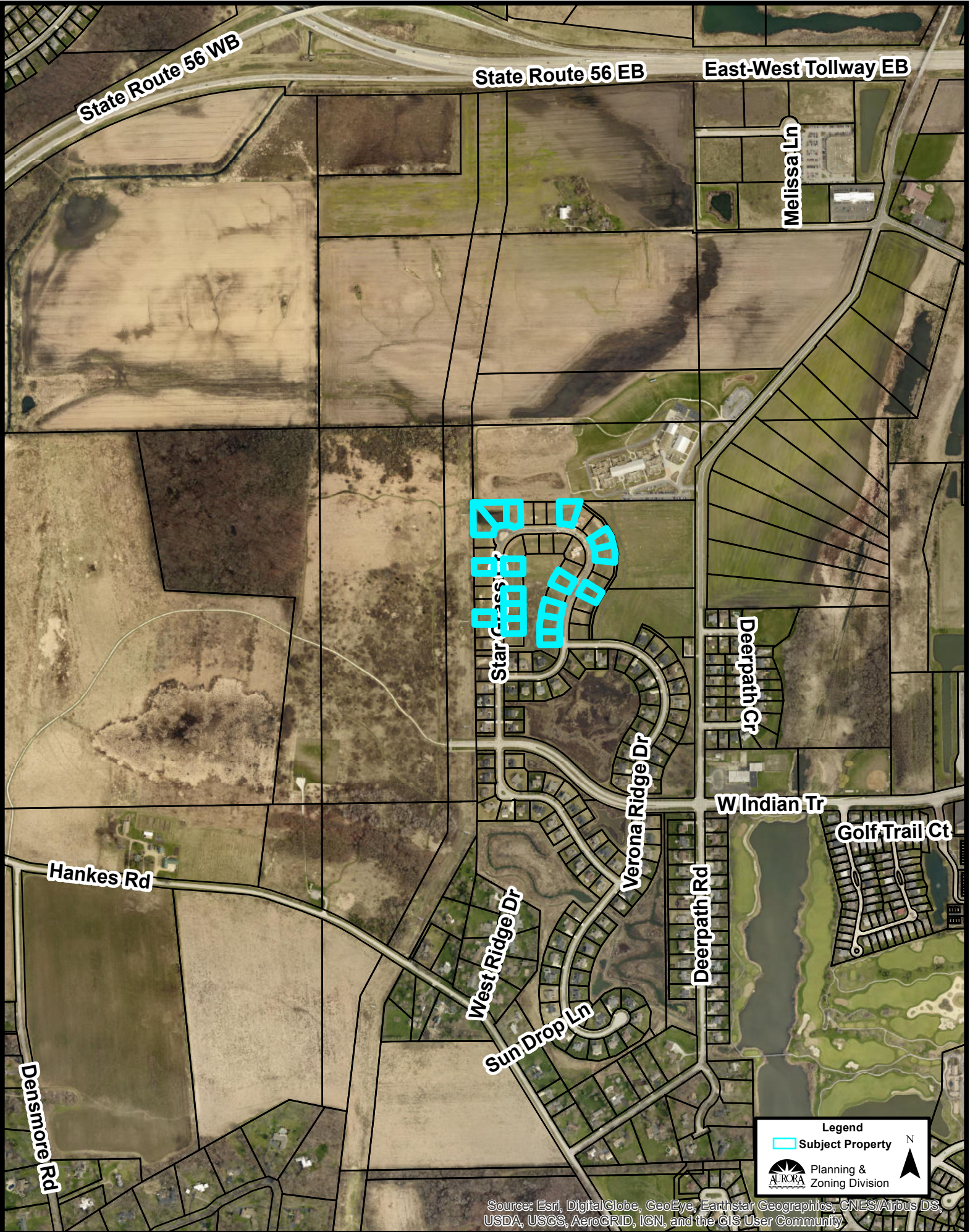
Aerial Overview

Location Map


Zoning Map


Comprehensive Plan Map


Aerial Photo (1:10,000):



Legend

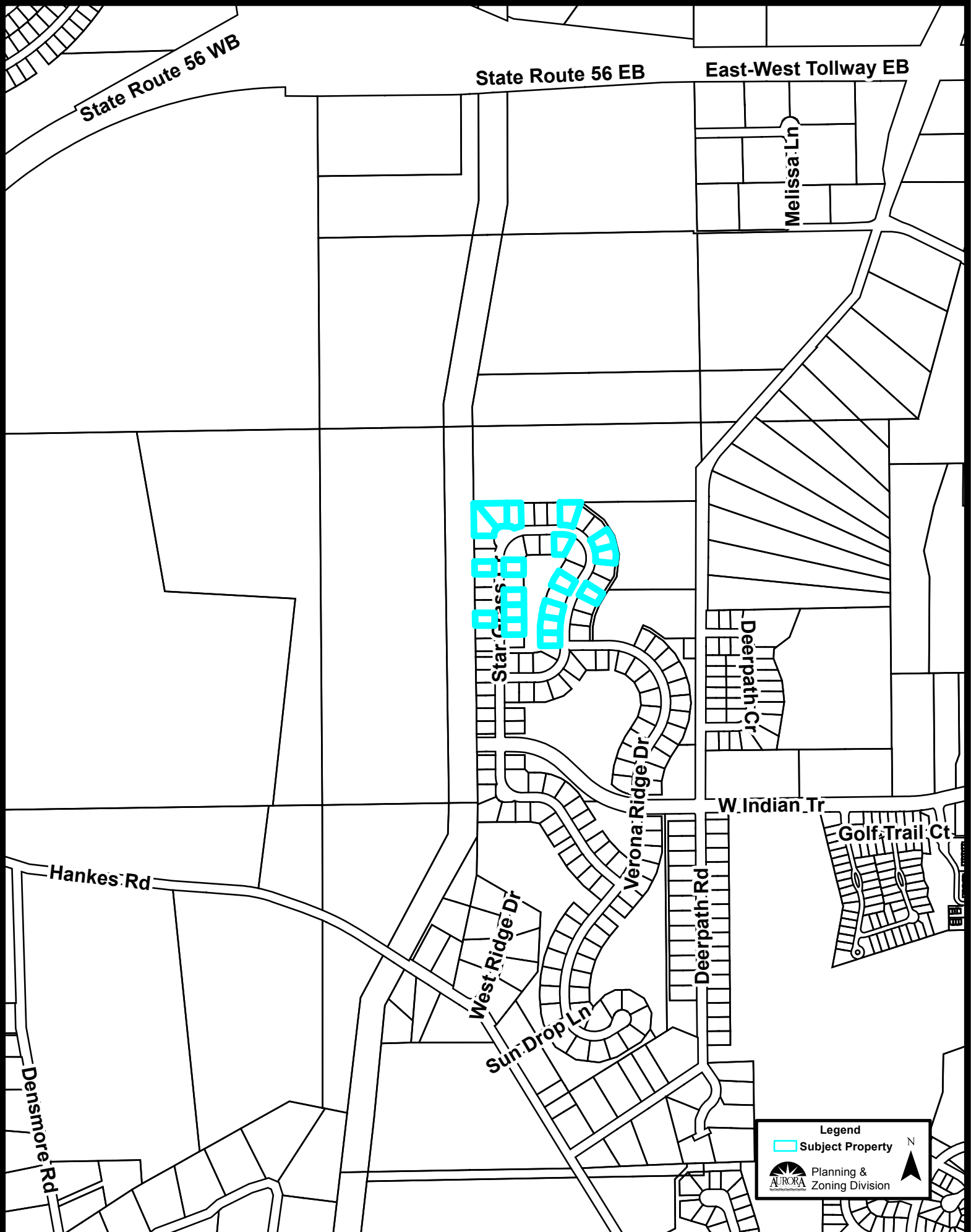
-  Subject Property

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N 

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

Location Map (1:10,000):



Legend

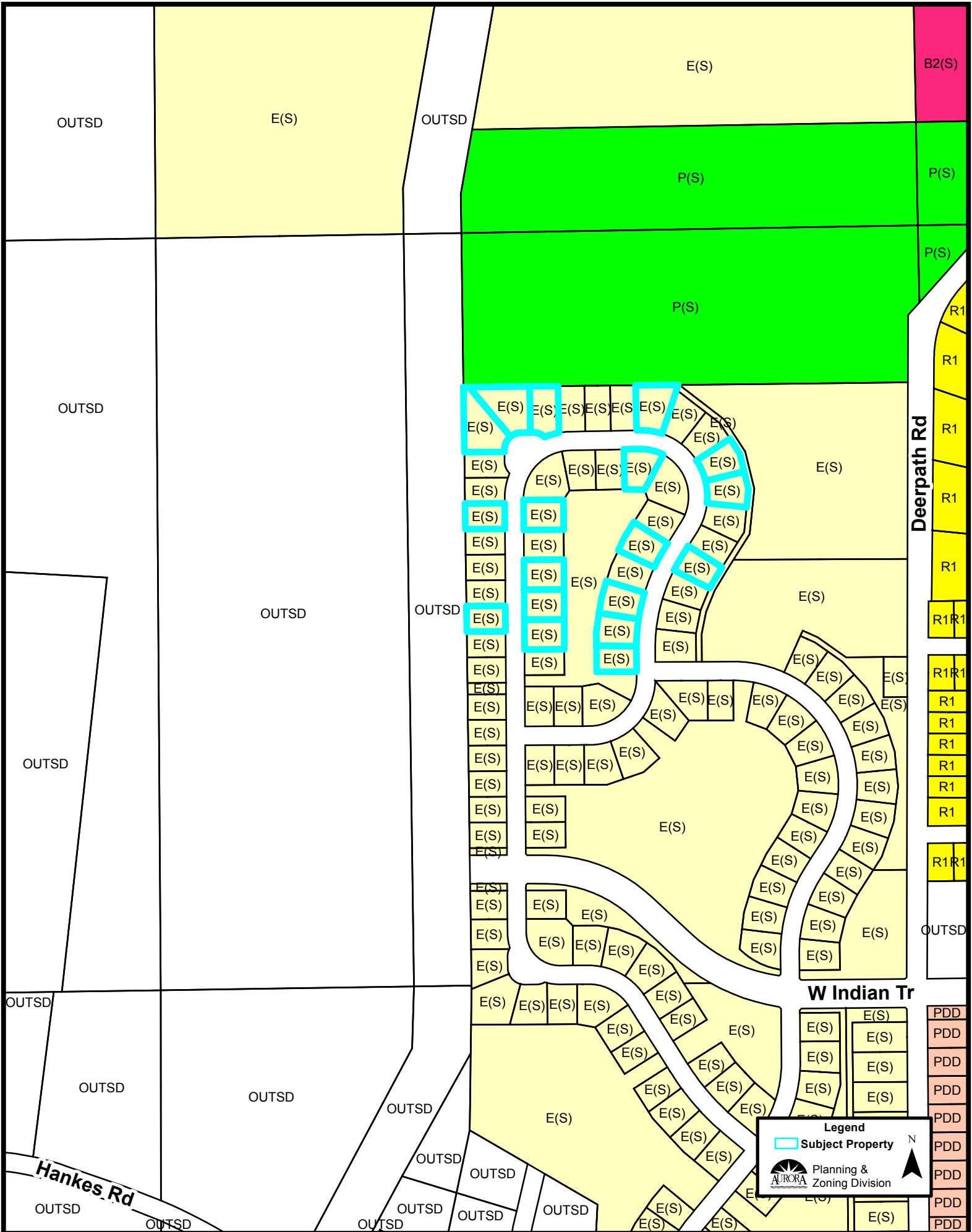
- Subject Property

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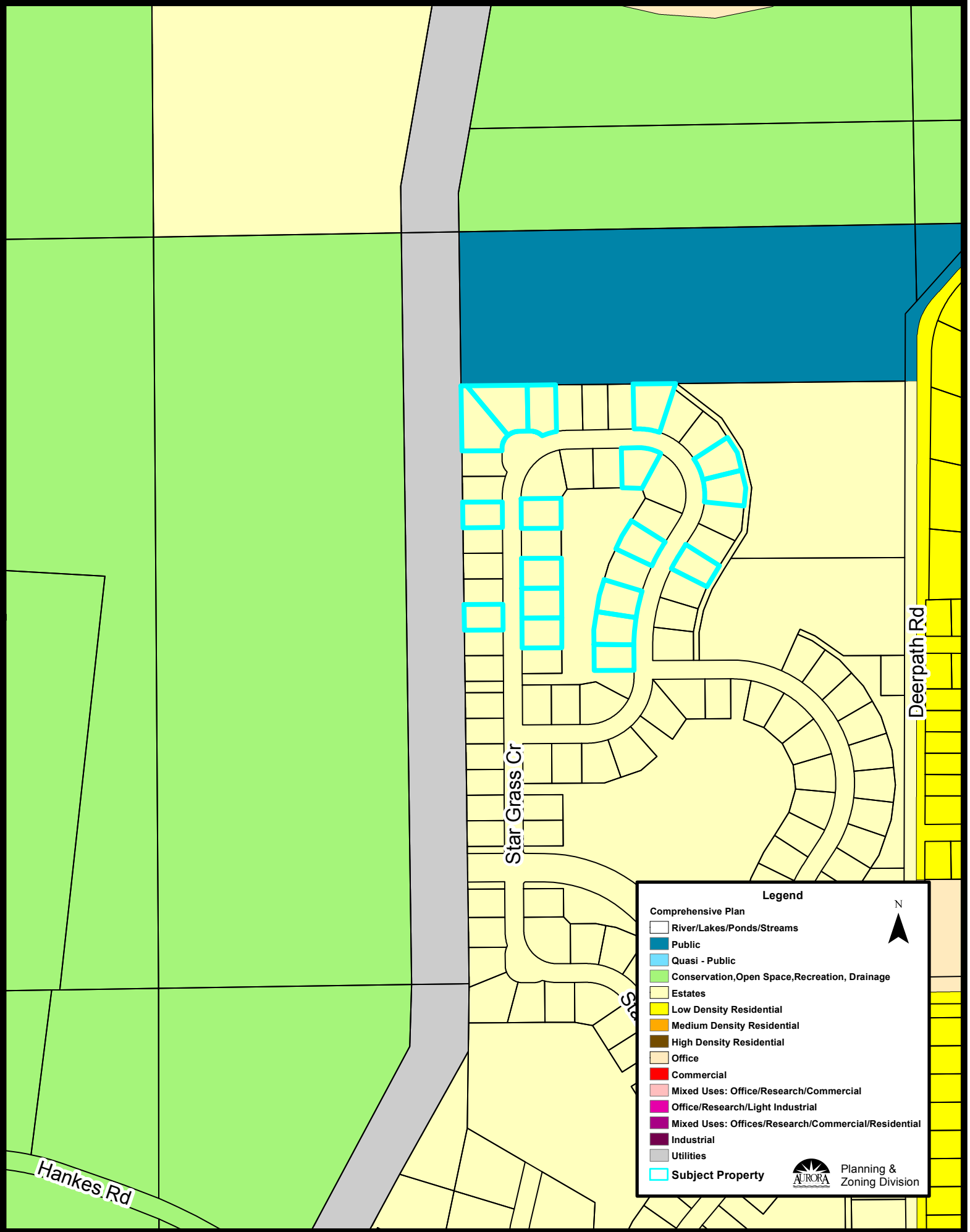
AURORA

N

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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