

Land Use Petition

Project Number: 2019.100

Subject Property Information

Address/Location: southwest corner of Meadowridge Drive and 75th Street

Parcel Number(s): 07-28-300-028

Petition Request(s)

Requesting approval of a Final Plat for Lots 1-21 of Meadow Ridge Subdivision located at the southwest corner of Meadowridge Drive and 75th Street

Requesting approval of a Final Plan for Lots 1-21 of Meadow Ridge Subdivision located at the southwest corner of Meadowridge Drive and 75th Street for a ROW Dwelling (Party Wall) (1130) Use

Attachments Required

(a CD of digital files of all documents are also required)

- | | | |
|---|--|---|
| Development Tables Excel Worksheet - digital only (1-0) | Two Paper and One pdf Copy of: Final Plat (2-5) | One Paper and pdf Copy of: Final Plan (2-4) |
| Word Document of: Legal Description (2-1) | Fire Access Plan (2-6) | Landscape Plan (2-7) |
| | Address Plat (2-17) | Building and Signage Elevations (2-11) |
| One Paper and pdf Copy of: Qualifying Statement (2-1) | Final Engineering Plans (2-16) | |
| Plat of Survey (2-1) | Stormwater Permit Application (App 1-14) | |
| Legal Description (2-1) | Stormwater Report (2-10) | |
| Letter of Authorization (2-2) | Soil Investigation Report | |
| Existing or Proposed CC&Rs | Wetland Determination Report / Letter by Design Professional | |

Petition Fee: \$1,971.85 (Payable to The City of Aurora)

I hereby affirm that I have full legal capacity to authorize the filing of this Petition and that all information and exhibits herewith submitted are true and correct to the best of my knowledge. The Authorized Signatory invites City representatives to make all reasonable inspections and investigations of the subject property during the period of processing this Petition.
*The Subject Property Owner must sign this form unless the Contact Person has been authorized to do so per a letter that is attached hereto. If Signator is NOT the Subject Property Owner a Letter of Aurhorization with owner's Name and contact information is required.

Authorized Signature: Ty Morris Date 6/28/19

Print Name and Company: Ty Morris, Polte Home Company, LLC

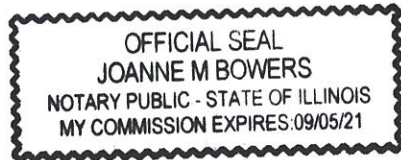
I, the undersigned, a Notary Public in and for the said County and State aforesaid do hereby certify that the authorized signer is personally known to me to be the same person whose name is subscribed to the foregoing instrument and that said person signed sealed and delivered the above petition as a free and voluntary act for the uses and purposes set forth.

Given under my hand and notary seal this 28th day of June, 2019

State of Illinois)
County of Cook) SS

NOTARY PUBLIC SEAL

Joanne M. Bowers
Notary Signature





Project Contact Information Sheet

Project Number: 2017.234

Petitioner Company (or Full Name of Petitioner): Pulte Home Company, LLC

Owner

First Name: Daniel Initial: B Last Name: Hiffman Title: Mr.
Company Name: DJH Aurora, LLC
Job Title: Managing Member
Address: One Oakbrook Terrace, Suite 400
City: Oakbrook Terrace State: IL Zip: 60181
Email Address: dan@hiffman.com Phone No.: 630-932-1234 Mobile No.:

Main Contact (The individual that signed the Land Use Petition)

Relationship to Project: Land Developer / Builder
Company Name: Pulte Home Company, LLC
First Name: Ty Initial: Last Name: Morris Title: Mr.
Job Title: Director of Land Development
Address: 1900 East Golf Road, Suite 300
City: Schaumburg State: IL Zip: 60173
Email Address: ty.morris@pultegroup.com Phone No.: 847-230-5400 Mobile No.: 630-201-3411

Additional Contact #1

Relationship to Project: Attorney
Company Name: Rosanova & Whitaker, Ltd
First Name: Russell Initial: G. Last Name: Whitaker Title: Mr.
Job Title: Partner
Address: 30 W. Jefferson Ave., Suite 200
City: Naperville State: IL Zip: 60540
Email Address: russ@rw-attorneys.com Phone No.: 630-355-4600 Mobile No.: 630-880-7273

Additional Contact #2

Relationship to Project: Engineer
Company Name: V3 Companies, Ltd
First Name: Dwayne Initial: Last Name: Gillian Title: Mr.
Job Title: Senior Project Manager
Address: 7325 Janes Ave
City: Woodridge State: IL Zip: 60517
Email Address: dgillian@v3co.com Phone No.: 630-729-6144 Mobile No.: 630-936-0330

Additional Contact #3

Relationship to Project: Land Developer / Builder
Company Name:
First Name: Matt Initial: Last Name: Brolley Title:
Job Title: Land Entitlement Manager - Illinois Division
Address: 1900 East Golf Road, Suite 300
City: Schaumburg State: IL Zip: 60173
Email Address: Matt.Brolley@PulteGroup.com Phone No.: 847.230.5383 Mobile No.: 630.777.2973

Additional Contact #4

Relationship to Project:
Company Name:
First Name: Initial: Last Name: Title:
Job Title:
Address:
City: State: Zip:
Email Address: Phone No.: Mobile No.:

Filing Fee Worksheet

Project Number: 2017.234

Petitioner: Pulte Home Company, LLC

Number of Acres: 11.34

Number of Street Frontages: 2.00

Non-Profit No

Linear Feet of New Roadway: 1444

New Acres Subdivided (if applicable): 11.34

Area of site disturbance (acres): 11.34

Filing Fees Due at Land Use Petition:

Request(s):	Final Plan & Plat	\$ 971.85
	Final Engineering Filing Fee	\$ 1,000.00

Total: **\$1,971.85**

This Calculator is for informational purposes only and all numbers are subject to verification by the Review Planner.

Verified By: Jill N. Morgan

Date: 6/27/2019

Land Cash Calculator

Project Number: 2017.234

Land Cash Agreement Number: 2017.234

Petitioner: Pulte Home Company, LLC

Subdivision Name: Meadow Ridge

Unit/Phase:

School District: 204

Park District: FVPD

Population Estimates

Estimated Population for the Development:	162.42
Estimated Elementary Population:	8.21
Estimated Junior High Population:	3.92
Estimated High School Population:	3.21

School and Park Land Requirements

	School Acres per Person	School Land Donation Required	Improved Land Cash Equivilant	Amount of School Land To Be Donated	Net School Land Due	Percent of Land Donated
Elementary (k-5)	0.01833	0.15				
Junior High (6-8)	0.03222	0.13				
High School (9-12)	0.02304	0.07				
Total		0.351	44624.647	0.00	0.351	0%

	Park Acres per Person	Park Land Donation Required	Improved Land Cash Equivilant	Amount of Park Land To Be Donated	Net Park Land Due	Percent of Land Donated
	0.0100	1.624	206684.669	0.00	1.624	0%

Bedroom Mix

	Number of Units	Efficiency	1BDR	2BDR	3BDR	4BDR
Single Family Detached Units	0		0%	0%	20%	80%
	School Ac Req:	0.00	0	Park Ac Req:	0.00	
Single Family Attached Units	80		0%	90%	10%	0%
	School Ac Req:	0.35	0	Park Ac Req:	1.62	
Multi-Family Units (Condo/Apartments)	0	0%	40%	50%	10%	
	School Ac Req:	0	0	Park Ac Req:	0	
Total Units:	80	School:	0.351	Park:	1.624	

Cash Equivalants

Raw Land Value per Acre	\$ 84,837.56	Improved Land Value (1.5 times)	\$ 127,256.35
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Net School Land Cash Improved Land Equivilant Owed	\$ 44,624.65	
School Lum Sum Payment Credit	\$ -	0.00%
Percent Owed at Building Permit	100.00%	

Net Park Land Cash Improved Land Equivilant Owed	\$ 206,684.67	
Park Lum Sum Payment Credit	\$ -	0.00%
Percent Owed at Building Permit	100.00%	

This Calculator is for informational purposes only and all numbers are subject to verification by the Review Planner.

Verified By: Jill N. Morgan

Parking and Stacking Requirement Worksheet

Project Number: 2017.234

Petitioner: Pulte Home Company, LLC

Parking Requirement

Total Parking Requirement	160
Enclosed Parking Spaces	160
Surface Parking Spaces	-

Note: All parking spaces must be individually accessible spaces in order to count towards this requirement

Stacking Requirement

Total Stacking Requirement (number of stacking spaces)	-	
Drive-through facilities	-	5 stacking spaces at each bay, window, lane, ordering station, machine or similar.
Car wash facilities, automated	-	20 stacking spaces or 10 per approach lane, whichever is greater.
Car wash facilities, self-service	-	3 stacking spaces per approach lane, plus 2 drying spaces per stall
Preschool or daycare facilities, drop-off area	-	5 stacking spaces for facilities 5,000 SF or less or 10 spaces for facilities greater than 5,000 SF.

This Calculator is for informational purposes only and all numbers are subject to verification by the Review Planner.

OFFICE USE ONLY

Verified By: _____

Requirement Based On:

Sq Ft / Units	Use	Needed	Number Required
80	Structure 1130: Townhouses	2 spaces per dwelling unit enclosed	160

STATE OF ILLINOIS)
)
COUNTY OF WILL)
)
CITY OF AURORA)

**PETITION TO THE CITY OF AURORA PLANNING AND ZONING COMMISSION
FOR APPROVAL OF A NEW FINAL PLAN AND APPROVAL OF FINAL PLAT OF
SUBDIVISION FOR MEADOW RIDGE**

THE UNDERSIGNED Petitioner, Pulte Home Company, LLC (hereinafter the “Petitioner”), respectfully submits this petition to the City of Aurora (the “City”) for approval of a Final Plan and Final Plat of Subdivision for Meadow Ridge Subdivision legally described on **Exhibit A** (the “Property”) pursuant to the appropriate provisions of the City of Aurora’s Municipal Code (hereinafter the “Code”) as depicted on the plat/plans submitted herewith as **Exhibit B**.

BACKGROUND INFORMATION

1. The Owner of the Property is DJH Aurora LLC, an Illinois limited liability having an office at One Oakbrook Terrace Suite 400, Oakbrook, Illinois 60181 (the “Owner”).
2. The contract purchaser and Petitioner herein is Pulte Home Company, LLC, a Michigan limited liability company having an office at 1900 E. Golf Road, Suite 300, Schaumburg, Illinois 60173.
3. The existing land uses surrounding the Property are as follows:
 - i. North: B-2(s) Vacant Land
 - ii. East: B-2(s) Business Operations and R-4A(s) Duplex Residential
 - iii. South: P Park and O(s) Still Middle School
 - iv. West: PDD Bernina of America
4. The Property consists of approximately eleven (11) acres and is located south of 75th Street and east of Meadowridge Drive.

PRIOR APPROVALS AND HISTORY

The Property was previously before the Aurora Plan Commission and City Council in 1998 where it was annexed to the City of Aurora and rezoned from R-2 and R-4 unincorporated DuPage County to B-2(s). In addition, approval of a Special Use for a Planned Development and Preliminary Plan Description was granted pursuant to ordinance O98-86 (the “Preliminary Plan”). In the intervening years the surrounding properties developed pursuant to the Preliminary Plan; however, the Property has remained vacant and undeveloped under the commercial land use designation. In September of 2013 the annexation agreement governing the property expired however, the underlying B-2(s) zoning from the Preliminary Plan remained. In June of 2019 the City approved Ordinance O19-033 which provided for a revision to the Ocean Atlantic Woodland Corporation Plan Description for the Property and amended Ordinance 3100 which rezoned the Property to R-4A Two Family Dwelling District and OS-1 Conservation, Open Space, and Drainage District. At the same time the City approved resolution R19-174 which approved a revision to the Preliminary Plan and Plat for Property.

PROJECT DESCRIPTION

Pulte proposes to develop the Property as an eighty (80) unit townhome community to be known as “Meadow Ridge”. Access to the community will be via Meadowridge Drive to the east, with a new public road that circles through the development. The layout of the subdivision is efficient and will minimize both up-front development costs and long-term public infrastructure costs. Meadow Ridge will consist of 18 two-story townhome buildings with a combination of 4-unit, 5-unit and 6-unit buildings featuring traditional American architecture. The elevations incorporate a brick wainscot with traditional lap siding and a board & batten detail that will add to the architectural interest. The base floor plan is approximately 1,800 square feet and features an

open floorplan consistent with market trends. However, sunroom and habitable attic options will allow buyers to increase the size of a unit to nearly 2,500 square feet. The sunroom and the habitable attic option are unique elements that will help to distinguish Meadow Ridge from other options in the City. Meadow Ridge will be governed by a Homeowners Association (the “HOA”) which will own and maintain the stormwater detention basin and the common areas around each of the dwelling units. Pulte believes that Meadow Ridge will further the objectives of the Route 59 Corridor Study by supporting varying unit types, sizes, styles and price points for different housing needs.

FINAL PLAN AND PLAT OF SUBDIVISION FOR MEADOW RIDGE SUBDIVISION

5. Petitioner respectfully requests approval of a final plan and final plat of subdivision for Meadow Ridge Subdivision. The foregoing zoning request meets City Code standards as follows:

- a. *The public health, safety, morals, comfort or general welfare.*

It is essential to the public health, comfort, safety, convenience and general welfare to provide diverse housing types and additional housing stock to accommodate the needs of Aurora’s population. Not only does Meadow Ridge satisfy these important objectives, but it is also directly in conformance with the City’s vision for the Property as evidenced by the Route 59 Corridor Study.

As outlined above, the Property was originally annexed and zoned for commercial development in 1998. The area surrounding the Property substantially developed consistent with the terms of the 1998 annexation agreement. However, the Property remains undeveloped and commercial use of the Property does not appear to be viable given: (i) the time that it has remained vacant and undeveloped; and (ii) current trends in the commercial marketplace. Moreover, if we look at surrounding development, the Property is substantially isolated from existing commercial

uses. The business park to the west does not connect to the Property. The office park to the east is clearly separated by Meadowridge Drive. Accordingly, there is no natural progression of adjacent uses that would lead to some form of an integrated commercial use of the Property.

The City is in the process of updating the Comprehensive Plan with the Route 59 Corridor Study (the “Corridor Study”). The Corridor Study evaluates existing land use patterns in and around the community within the context of the evolution that has occurred in the commercial real estate sector. The Corridor Study recognizes that dynamics of the commercial real estate sector have changed dramatically as shopping habits have shifted to on-line, and traditional brick-and-mortar stores have become expensive and redundant. As a result, the Corridor Study suggests targeted commercial at key nodes rather than widespread strip commercial development that cannot ultimately be supported by the community. Instead, the Corridor Study encourages new housing with a variety of types, sizes and styles strategically located with easy access to transit or commercial areas. The Corridor Study ultimately concludes the Property should be designated as “Medium Density Residential,” which is consistent with the zoning proposed by Petitioner.

The final plan and plat of subdivision will improve the public health, safety, morals, comfort and general welfare by facilitating the development of the Property as an eighty (80) unit townhome development consistent with the Corridor Study. Petitioner’s Final Plan and Plat of Subdivision provides for an efficient design, lot layout, and a contemporary townhome subdivision that will provide prospective purchasers with a unique housing opportunity within the marketplace.

b. *The use and enjoyment of other property already established or permitted in the general area.*

The uses established and permitted in the area include commercial/business to the east and west, and vacant/park uses to the north and south. As stated above, the Property is isolated from existing commercial uses to the east, and the business park to the west does not connect to the

Property. Thus, there is no natural progression of the uses to the east or west that would lead to some form of an integrated commercial use of the Property. On the other hand, the park to south provides a multi-use recreational function including a basketball court, a baseball field, and a children's playground. Development of the Property as a residential community will provide a natural progression of uses by enabling residents of Meadow Ridge to utilize a park amenity directly adjacent and within walking distance of Meadow Ridge. This type of development and land use progression fulfills another stated goal of the Corridor Study of promoting connectivity between residential and adjacent non-residential area.

Petitioner's proposed Final Plan and Plat of Subdivision is consistent with the Corridor Study and approval of the Meadow Ridge subdivision will provide a range of housing choices, and foster a distinctive, attractive community with a strong sense of place.

c. Property values within the neighborhood.

Petitioner's development of the Property will not be a detriment to the property values within the neighborhood nor will it alter the essential character of the neighborhood. To the contrary, Petitioner's development of the Property will preserve and increase property values by developing a property which has historically been vacant and underutilized. Development of the Property will be pursuant to the R-4A bulk regulations. In addition to preserving and increasing property values, construction of townhomes will enhance the real estate tax base and will be an overall improvement to the area.

d. The normal and orderly development and improvement of surrounding property for uses established or permitted within their respective existing zoning districts.

The proposed Final Plan and Plat of Subdivision for Meadow Ridge subdivision will facilitate orderly residential development consistent with the directives contained in the Corridor Study. The Property is bound by commercial development on the east/west and by 75th Street to

the north. Nevertheless, the Property failed to develop over the course of 20+ years under the existing business use classification. The proposed medium-density townhome development is an appropriate transitional use between more intensive adjacent uses and well-established residential community to the south and east of the Property. Moreover, the adjacent park site and school building to the south will provide a unique amenity that will be a drawing card for Meadow Ridge.

e. Utilities, access road, drainage and/or other necessary facilities.

Sanitary sewer and potable water are available to the Property in the requisite capacity to serve the development. Access shall be provided via Meadowridge Drive to the east and 75th Street to the north. Sidewalks will be constructed throughout the development consistent with City requirements to encourage walkability and create a connected community.

f. Ingress and egress as it relates to traffic congestion in the public streets

Ingress and egress shall be provided via Meadowridge Drive to the east and 75th Street to the north. Meadowridge Drive functions as a collector roadway and can appropriately handle traffic associated with the proposed townhome community. The proposed internal roadway layout provides efficient circulation and will minimize long-term infrastructure costs. Given the layout of the community and lack of any potential cut-through traffic, Petitioner does not believe that the design will present any practical difficulty for drivers. Turning templates have been run for fire apparatus and we have confirmed that fire trucks can make turns even with cars parked on one side of the street. It is Pulte's intention that parking would also be limited to one side of the street.

g. The applicable regulations of the zoning district in which the subject property is proposed to be or is located.

The Corridor Study designates the future land use of the Property as medium density residential. The Property was rezoned to R4-A zoning and City approval was granted to revise the Ocean Atlantic – Hageman Farm Plan Description Planned Development which established the

bulk regulations which shall govern the Property.

WHEREFORE, by reason of the foregoing, the undersigned Petitioner requests approval of a Final Plan and Final Plat of Subdivision for Meadow Ridge Subdivision as may be necessary to develop the Property all as depicted on the plat/plans submitted herewith.

RESPECTFULLY SUBMITTED this 2 day of July, 2019
PETITIONER:

Pulte Home Company LLC,
a Michigan limited liability company



Rosanova & Whitaker, Ltd.
Attorney for the Petitioner

EXHIBIT A
LEGAL DESCRIPTION

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE WESTERLY, 2209.50 FEET ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 00 DEGREES 33 MINUTES 30 SECONDS EAST, 716.59 FEET ALONG THE EAST LINE OF MEADOW LAKES UNIT 26 PHASE 1, THE EAST LINE OF THE RESUBDIVISION OF LOTS 2, 3 AND 4, OF SAID MEADOW LAKES, THE EAST LINE OF FOX VALLEY EAST REGION II UNIT 26-PHASE 2 AND THE NORTHERLY PROJECTION THEREOF TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 33 MINUTES 30 SECONDS WEST 616.58 FEET ALONG THE LAST DESCRIBED LINE TO THE SOUTH LINE OF 75TH STREET (BEING A LINE THAT IS 100 FEET SOUTHERLY AND PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER); THENCE NORTH 88 DEGREES 50 MINUTES 06 SECONDS EAST 860.00 FEET ALONG SAID SOUTH LINE TO THE WEST LINE OF MEADOWRIDGE DRIVE AS DEDICATED PER DOCUMENT R99-161487 (THE FOLLOWING THREE COURSES ALONG SAID WEST LINE); THENCE SOUTHERLY 237.47 FEET ALONG A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 690.00 FEET, THE CHORD OF SAID CURVE BEARING SOUTH 08 DEGREES 41 MINUTES 40 SECONDS WEST; THENCE SOUTH 15 DEGREES 57 MINUTES 39 SECONDS WEST 221.02 FEET; THENCE SOUTHERLY, 186.03 FEET ALONG A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 960.00 FEET, THE CHORD OF SAID CURVE BEARING SOUTH 13 DEGREES 00 MINUTES 09 SECONDS WEST; THENCE SOUTH 89 DEGREES 26 MINUTES 30 SECONDS WEST, 715.56 FEET TO THE POINT OF BEGINNING; IN DUPAGE COUNTY, ILLINOIS.

PIN: 07-28-300-028

COMMONLY KNOWN AS: Meadowridge Drive and 75th Street, Aurora, Illinois

EXHIBIT B
PLANS AND PLATS

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE WESTERLY, 2209.50 FEET ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 00 DEGREES 33 MINUTES 30 SECONDS EAST, 716.59 FEET ALONG THE EAST LINE OF MEADOW LAKES UNIT 26 PHASE 1, THE EAST LINE OF THE RESUBDIVISION OF LOTS 2, 3 AND 4 OF SAID MEADOW LAKES, THE EAST LINE OF FOX VALLEY EAST REGION II UNIT 26-PHASE 2 AND THE NORTHERLY PROJECTION THEREOF TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 33 MINUTES 30 SECONDS WEST 616.58 FEET ALONG THE LAST DESCRIBED LINE TO THE SOUTH LINE OF 75TH STREET (BEING A LINE THAT IS 100 FEET SOUTHERLY AND PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER); THENCE NORTH 88 DEGREES 50 MINUTES 06 SECONDS EAST, 860.00 FEET ALONG SAID SOUTH LINE TO THE WEST LINE OF MEADOWRIDGE DRIVE AS DEDICATED PER DOCUMENT R99-161487 (THE FOLLOWING THREE COURSES ARE ALONG SAID WEST LINE); THENCE SOUTHERLY, 237.47 FEET ALONG A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 690.00 FEET, THE CHORD OF SAID CURVE BEARING SOUTH 08 DEGREES 41 MINUTES 40 SECONDS WEST; THENCE SOUTH 15 DEGREES 57 MINUTES 39 SECONDS WEST, 221.02 FEET; THENCE SOUTHERLY, 186.03 FEET ALONG A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 960.00 FEET, THE CHORD OF SAID CURVE BEARING SOUTH 13 DEGREES 00 MINUTES 09 SECONDS WEST; THENCE SOUTH 89 DEGREES 26 MINUTES 30 SECONDS WEST, 715.56 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

THE LAND IS KNOWN AS:

75TH ST. AND MEADOWRIDGE DR.

COMPANY LETTERHEAD

March 5th, 2019

City of Aurora
Planning and Zoning Division
44 E. Downer Place
Aurora Illinois 60507
630-256-3080
coaplanning@aurora-il.org

Re: SW Corner of 75th Street and Meadowridge Drive, Aurora - PIN 07 28 300 028

To whom it may concern:

As the record owner of the above stated property I hereby affirm that I have full legal capacity to authorize Pulte Home Company, LLC and its representatives, to act as the owners agent through the Land Use Petition process with the City of Aurora for said property

DJH Aurora, LLC

By: Daniel B. Affman
Its: Managing Member

Subscribed and Sworn to Before Me This 5th Day
Of March, 2019

Notary Signature Melinda S. Howell

