

Land Use Petition

Project Number: 2017.234

Subject Property Information

Address/Location: southwest corner of Meadowridge Drive and 75th Street
Parcel Number(s): 07-28-300-028



Petition Request(s)

Requesting a Plan Description Revision to the Special Use Planned Development on the property located at the southwest corner of Meadowridge Drive and 75th Street

Requesting approval of a revision to the Preliminary Plan and Plat for the property 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)
Word Document of: Legal Description (2-1)
One Paper and PDF Copy of: Qualifying Statement (2-1) Plat of Survey (2-1) Legal Description (2-1) Letter of Authorization (2-2)
Two Paper and One pdf Copy of: Fire Access Plan (2-6) Preliminary Engineering Stormwater Report (2-10)
One Paper and pdf Copy of: Preliminary Plan (2-8) Preliminary Plat (2-9)

Petition Fee: \$2,055.39 (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 Authorization with owner's Name and contact information is required.

Authorized Signature: [Signature] Date 3/28/2019
Print Name and Company: Matt Goodman Rosanova & Whitaker Ltd Attorney of Petitioner

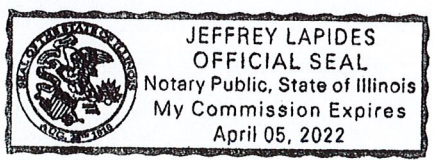
I, the undersigned, a Notary Public in and for the said County and State aforesaid do hereby certify that the authorized signer is personally known to me to be the same person whose name is subscribed to the foregoing instrument and that said person signed sealed and delivered the above petition as a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

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

State of ILLINOIS )
County of DUPAGE ) SS

NOTARY PUBLIC SEAL

Notary Signature [Signature]





Planning and Zoning Division 1 S. Broadway, 2nd Floor, Aurora, IL  
phone (630) 256-3080 fax (630) 256-3081 email COAPlanning@aurora-il.org

### 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:** 1512  
**New Acres Subdivided (if applicable):** 11.34  
**Area of site disturbance (acres):** 11.34

**Filing Fees Due at Land Use Petition:**

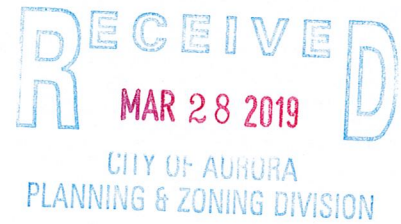
Request(s):	Plan Description Revision	\$ 1,053.54
	Preliminary Plan & Plat Revision	\$ 971.85
	Public Hearing Notice Sign(s)	\$ 30.00

**Total:** **\$2,055.39**

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

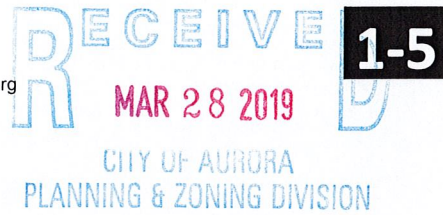
Verified By: Jill N. Morgan

Date: 3/26/2019





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 phone (630) 256-3080 fax (630) 256-3081 email COAPlanning@aurora-il.org



**Project Contact Information Sheet**

**Project Number:** 2017.234

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

**Owner**

First Name: Dennis Initial: \_\_\_\_\_ Last Name: Hiffman Title: \_\_\_\_\_  
 Company Name: DJH Aurora LLC  
 Job Title: Managing Member  
 Address: 1 Oakbrook Ter #600  
 City: Oakbrook Terrace State: IL Zip: 60181  
 Email Address: dan@hiffman.com Phone No.: 630-693-0655 Mobile No.: \_\_\_\_\_

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

Relationship to Project: Land Developer / Builder  
 Company Name: Pulte Group  
 First Name: Rob Initial: \_\_\_\_\_ Last Name: Getz Title: Mr.  
 Job Title: Vice President of Land Acquisition  
 Address: 1900 East Golf Road, Suite 300  
 City: Schaumburg State: IL Zip: 60173  
 Email Address: rob.getz@pultegroup.com Phone No.: 847-230-5276 Mobile No.: 312-720-6579

**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: 127 Aurora Ave.  
 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**

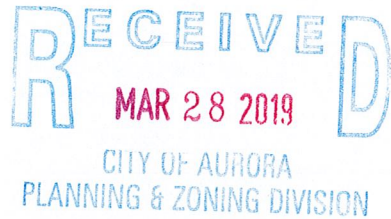
Relationship to Project: Engineer  
 Company Name: V3 Companies  
 First Name: Dwayne Initial: \_\_\_\_\_ Last Name: Gillian Title: Mr.  
 Job Title: Senior Project Manager  
 Address: 7325 Janes Ave  
 City: Woodridge State: IL Zip: 60517  
 Email Address: dgillian@v3co.com Phone No.: 630-729-6144 Mobile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

**Additional Contact #3**

Relationship to Project: Engineer  
 Company Name: V3 Companies  
 First Name: Matt Initial: \_\_\_\_\_ Last Name: Brolley Title: Mr.  
 Job Title: Project Engineer  
 Address: 7325 Janes Ave  
 City: Woodridge State: IL Zip: 60517  
 Email Address: mbrolley@v3co.com Phone No.: 630-729-6318 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.: \_\_\_\_\_



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

**PETITION TO THE CITY OF AURORA PLANNING AND ZONING COMMISSION  
FOR APPROVAL OF A NEW PRELIMINARY PLAN AND APPROVAL OF  
PRELIMINARY 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: (i) a Preliminary Plan and a Preliminary Plat of Subdivision for Meadow Ridge Subdivision; (ii) a rezoning of the Property (as defined below) from B-2(s) to R-4A; (iii) an amendment to the special use for a planned unit development for a new preliminary plan with such departures or deviations as may be necessary to develop the Property 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 75<sup>th</sup> 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.

### **PROJECT DESCRIPTION**

Pulte proposes to develop the Property as an eighty-two (82) 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.

**AN AMENDMENT TO THE SPECIAL USE FOR A PLANNED UNIT DEVELOPMENT  
FOR A NEW PRELIMINARY PLAN AND PLAT OF SUBDIVISION  
AND REZONE TO R-4A FOR MEADOW RIDGE SUBDIVISION**

5. Petitioner respectfully requests approval of: (i) a plat of subdivision; (ii) a rezoning of the Property from B-2(s) to R-4A; and (iii) an amendment to the special use for a planned unit development for a new preliminary plan with such departures or deviations as may be necessary to develop the Property. 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 rezoning of the Property will improve the public health, safety, morals, comfort and general welfare by facilitating the development of the Property as an eighty-two (82) unit townhome development consistent with the Corridor Study. Petitioner's Preliminary Plan Description, which is included as part of the associated planned unit development, 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 Preliminary Plan and R-4A rezoning is consistent with the Corridor Study and approval of Meadow Ridge 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 (with associated deviations as outlined below). 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 rezoning 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 75<sup>th</sup> 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 75<sup>th</sup> 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 75<sup>th</sup> 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. Petitioner does seek two deviations with respect to the design of the roadway network: (i) a deviation to permit a sixty foot (60') right-of-way within Meadow Ridge; and (ii) a deviation to provide a horizontal roadway curvature of forty feet (40'). The proposed deviations will facilitate an efficient design for the public infrastructure, but will not negatively impact the practical function of the required improvements. The City's standard roadway cross section is proposed. In other words, the pavement section will be built according to City standard with a thirty one foot road section as measured from back-of-curb to back-of-curb. Utilities and a five foot (5') sidewalk are all accommodated within the proposed right-of-way. The reduction to the required horizontal curvature simply means that the internal roadway, which is designed for low-speed traffic, will have sharper turns than may be otherwise permitted on some City streets. 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. Based upon the foregoing, Petitioner proposes R-4A zoning for the Property. However, the R4-A zoning district establishes bulk regulations based on a traditional development with individual lots for each dwelling unit. Here, Petitioner proposes a slightly different structure- a structure is common with modern townhome development. Petitioner proposes three "common area lots" with individual lots for each building located within those common area lots excluding the stormwater detention lot. This structure allows for appropriate construction tolerances by establishing the boundaries for each individual dwelling unit only after the structure of the building has been physically constructed. However, because of this structure, the typical bulk standards do not neatly apply. In lieu of the standard R-4A bulk standard, Petitioner proposes a deviation to permit the following standards:

1. Permitted Uses:

a. Attached Single Family

2. Setbacks:

a. Front Yard: Twenty Feet (20')

b. Side Yard: Nineteen Feet (19')

c. Rear Yard: Thirty Feet (30')

d. Setbacks shall be measured from the building façade to the exterior lot line of

the Property (not taking into account the building lot)

3. Building Separation
  - a. Side to side: 20'
  - b. Rear to rear: 60'
4. Lot Width or Area
  - a. No minimum
5. Lot Coverage
  - a. No minimum
6. Permitted encroachments
  - a. Sunrooms shall be a permitted encroachment, up to 6' in any rear yard.
7. Floor area per dwelling unit
  - a. Minimum- 1,500 square feet
  - b. Maximum- 2,500 square feet

**WHEREFORE**, by reason of the foregoing, the undersigned Petitioner requests approval of (i) a new Preliminary Plan and a Preliminary Plat of Subdivision for Meadow Ridge Subdivision; (ii) a rezoning of the Property (as defined below) from B-2(s) to R-4A; (iii) an amendment to the special use for a planned unit development for a new preliminary plan with such departures or deviations as may be necessary to develop the Property all as depicted on the plat/plans submitted herewith.

RESPECTFULLY SUBMITTED this 13 day of March, 2019  
PETITIONER:

Pulte Home Company LLC,  
a Michigan limited liability company

A handwritten signature in black ink, appearing to read "Rosanova & Whitaker", written over a horizontal line.

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 75<sup>th</sup> Street, Aurora, Illinois

**EXHIBIT B  
PLANS AND PLATS**

COMPANY LETTERHEAD

March 5<sup>th</sup>, 2019

City of Aurora  
Planning and Zoning Division  
44 E. Downer Place  
Aurora Illinois 60507  
630-256-3080  
[coaplanning@aurora-il.org](mailto:coaplanning@aurora-il.org)

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

To whom it may concern:

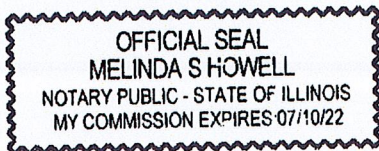
As the record owner of the above stated property I hereby affirm that I have full legal capacity to authorize Pulte Home Company, LLC and its representatives, to act as the owners agent through the Land Use Petition process with the City of Aurora for said property

DJH Aurora, LLC

By: Daniel B. Hoffman  
Its: Managing Member

Subscribed and Sworn to Before Me This 5<sup>th</sup> Day  
Of March, 2019

Notary Signature Melinda S. Howell



**Parking and Stacking Requirement Worksheet**

**Project Number:** 2017.234

**Petitioner:** Pulte Home Company, LLC

**Parking Requirement**

<b>Total Parking Requirement</b>	<b>164</b>
Enclosed Parking Spaces	164
Surface Parking Spaces	-

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

**Stacking Requirement**

<b>Total Stacking Requirement (number of stacking spaces)</b>	-	
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: Jill N. Morgan

**Requirement Based On:**

<u>Sq Ft / Units</u>	<u>Use</u>	<u>Needed</u>	<u>Number Required</u>
177.0000	Structure 1130: Townhouses	2 enclosed per dwelling unit	164

