

Rosanova & Whitaker, Ltd.  
Attorneys At Law

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November 1, 2021

*Re: Pulte Home Company, LLC - 111 acres of property located south of Smith Road  
and east of State Route 59 in West Chicago, IL*

Dear Property Owner:

I represent Pulte Home Company, LLC regarding the acquisition and development of a 111-acre vacant land parcel south of Smith Road and east of State Route 59 in West Chicago, Illinois (the "Subject Property"). You previously received a written notice regarding a voluntary neighbor meeting, which was held on October 27, 2021 at the Wheaton Academy. The purpose of the neighbor meeting was to provide an overview of our proposed project and allow us to better understand the neighbors' preliminary questions, comments, and concerns regarding the project. The invitation to the neighbor meeting was sent via first class mail to a broad distribution list created by our office in an effort to be overinclusive and provide as much detail regarding the proposed project to as many neighboring residents as possible.

The enclosed notice of public hearing is being sent pursuant to the legal requirements set forth in the City of West Chicago's zoning ordinance. You are receiving the enclosed notice of public hearing because your property is located within 250 feet of the Subject Property. Please review the attached notice for details concerning how you can participate in the public hearing.

Should you have questions or concerns, you can contact our office or the City of West Chicago's planning department.

Sincerely,

*Russell G. Whitaker, III*

Russell G. Whitaker, III  
Attorney for Pulte Home Company, LLC

MINUTES 00 SECONDS EAST, 2680.81 FEET PARALLEL WITH THE EAST LINE OF THE WEST HALF OF SAID SECTION TO THE CENTERLINE OF SMITH ROAD; THENCE NORTH 83 DEGREES 33 MINUTES 09 SECONDS EAST, 137.60 FEET ALONG SAID CENTERLINE TO THE WEST LINE OF ST. ANDREWS TRACE SUBDIVISION, RECORDED AS DOCUMENT R1985-1055825; THENCE SOUTH 01 DEGREE 27 MINUTES 00 SECONDS WEST, 1356.30 FEET ALONG SAID WEST LINE PARALLEL WITH THE EAST LINE OF SAID WEST HALF TO THE SOUTHWEST CORNER OF SAID SUBDIVISION; THENCE SOUTH 88 DEGREES 32 MINUTES 30 SECONDS EAST, 935.05 FEET ALONG THE SOUTH LINE OF SAID SUBDIVISION TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THAT PART THEREOF LYING NORTH OF THE SOUTH 100 FEET AND EAST OF THE EAST 366.10 FEET OF SAID PARCEL (AS MEASURED AT RIGHT ANGLES TO THE EAST AND SOUTH LINE, RESPECTIVELY, OF SAID PARCEL) IN DUPAGE COUNTY, ILLINOIS.

PARCEL 3

THE SOUTH 100 FEET OF THAT PART OF THE EAST HALF OF SECTION 22, TOWNSHIP 40 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED BY COMMENCING AT THE SOUTHWEST CORNER OF SAID EAST HALF; THENCE NORTH 01 DEGREE 24 MINUTES 47 SECONDS EAST, 2668.55 FEET ALONG THE WEST LINE OF SAID EAST HALF TO THE SOUTHWEST CORNER OF BANIGAR'S WAYNE CENTER UNIT NO. 3 RECORDED AS DOCUMENT R1967-012399; THENCE NORTH 80 DEGREES 03 MINUTES 40 SECONDS EAST, 1315.41 FEET ALONG THE SOUTH LINE OF SAID SUBDIVISION TO AN ANGLE POINT IN SAID SOUTH LINE; THENCE NORTH 84 DEGREES 33 MINUTES 35 SECONDS EAST, 345.52 FEET ALONG SAID SOUTH LINE TO THE CENTER LINE OF KLIEN ROAD; THENCE SOUTH 01 DEGREE 59 MINUTES 37 SECONDS WEST, 2955.79 FEET ALONG SAID CENTERLINE TO THE SOUTH LINE OF SAID SECTION; THENCE NORTH 89 DEGREES 03 MINUTES 14 SECONDS WEST, 1602.83 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING, EXCEPT THAT PART PLATTED AS PEPPER HILL RECORDED AS DOCUMENT R1986-144433 AND WAYNE TOWNSHIP HIGHWAY GARAGE ASSESSMENT PLAT RECORDED AS DOCUMENT R1992-011388, IN DUPAGE COUNTY, ILLINOIS; (THE EXCEPTION TO PARCEL 2 AND THE REMAINDER TO PARCEL 3 ALSO GENERALLY KNOWN AS AND DESCRIBED AS FOLLOWS, COLLECTIVELY, PURSUANT TO A CONVEYANCE OF A PARCEL OF LAND TO THE FOREST PRESERVE DISTRICT OF DUPAGE COUNTY; THAT PART OF SECTION 22, TOWNSHIP 40 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED BY COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 22; THENCE NORTH 00 DEGREE 24 MINUTES 18 SECONDS EAST, 100.00 FEET ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 18 MINUTES 27 SECONDS WEST, 366.17 FEET PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION; THENCE NORTH 00 DEGREE 24 MINUTES 18 SECONDS EAST, 1229.99 FEET PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST QUARTER TO THE SOUTH LINE OF ST. ANDREWS TRACE SUBDIVISION RECORDED AS DOCUMENT R1985-105582; THENCE SOUTH 89 DEGREES 35 MINUTES 07 SECONDS EAST, 366.10 FEET ALONG SAID SOUTH LINE TO THE SOUTHEAST CORNER OF SAID SUBDIVISION; THENCE NORTH 00 DEGREE 24 MINUTES 18 SECONDS EAST, 1345.78 FEET ALONG THE EAST LINE OF SAID SUBDIVISION AND ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER TO THE SOUTHWEST CORNER OF BANIGAR'S WAYNE CENTER UNIT NO.3 SUBDIVISION RECORDED AS

## Notice of Public Hearing

A public hearing before the City of West Chicago Plan Commission/Zoning Board of Appeals will be held virtually on Tuesday, November 16, 2021 at 7:00 p.m. through the City's virtual meeting platform, Zoom, to consider the following matter:

Case PC 21-12: Pulte Home Company, LLC petitions the City of West Chicago for a Preliminary Plat of Subdivision with deviation requests, in accordance with Article VII, Section 7.2 and Article VI, Section 6.4 of the Subdivision Regulations Code, and a Preliminary Planned Unit Development, with deviation requests, in accordance with Article XV, Section 15.3 of the Zoning Code.

The requests, if approved, will allow a vacant 111.90-acre property to be subdivided and developed with 269 single-family residential homes. The subject property is located on the south side of Smith Road, approximately one-quarter mile east of State Route 59 (Neltner Boulevard) in the R-3 Single-Family Residential District, and is legally described as:

### PARCEL 1

THAT PART OF THE WEST HALF OF SECTION 22, TOWNSHIP 40 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED BY COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 22; THENCE SOUTH 89 DEGREES 39 MINUTES 12 SECONDS WEST, 1071.54 FEET ALONG THE SOUTH LINE OF SAID QUARTER SECTION TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 39 MINUTES 12 SECONDS WEST, 1561.05 FEET ALONG SAID SOUTH LINE TO THE SOUTHWEST CORNER OF SAID QUARTER SECTION; THENCE NORTHERLY ALONG THE WEST LINE OF SAID QUARTER SECTION AS MONUMENTED BY THE EAST LINE OF ST. ANDREWS ESTATES, ST. ANDREWS HILLS AND THE SOUTHERLY EXTENSION OF SAID EAST LINE TO THE CENTERLINE OF SMITH ROAD; THENCE NORTH 74 DEGREES 43 MINUTES 56 SECONDS EAST, 940.22 FEET ALONG SAID CENTERLINE TO AN ANGLE POINT THEREIN; THENCE NORTH 85 DEGREES 12 MINUTES 59 SECONDS EAST, 547.26 FEET ALONG SAID CENTERLINE TO AN ANGLE POINT THEREIN; THENCE NORTH 83 DEGREES 32 MINUTES 09 SECONDS EAST, 113.87 FEET ALONG SAID CENTERLINE; THENCE SOUTH 01 DEGREE 27 MINUTES 00 SECONDS WEST, 2680.84 FEET PARALLEL WITH THE EAST LINE OF THE WEST HALF OF SAID SECTION 22 TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THAT PART PLATTED AS ST. ANDREWS ASSESSMENT PLAT RECORDED AS DOCUMENT R1992-011782, IN DUPAGE COUNTY ILLINOIS.

### PARCEL 2

THAT PART OF THE WEST HALF OF SECTION 22, TOWNSHIP 40 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED BY COMMENCING AT THE CENTER OF SAID SECTION; THENCE SOUTH 01 DEGREE 27 MINUTES 00 SECONDS WEST, 1345.98 FEET ALONG THE EAST LINE OF ST. ANDREWS TRACE SUBDIVISION AND ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION TO THE POINT OF BEGINNING AT THE SOUTHEAST CORNER OF SAID SUBDIVISION; THENCE SOUTH 01 DEGREE 27 MINUTES 00 SECONDS WEST, 1322.70 FEET ALONG SAID EAST LINE TO THE SOUTHEAST CORNER OF SAID QUARTER SECTION; THENCE NORTH 89 DEGREES 39 MINUTES 12 SECONDS WEST, 1071.54 FEET ALONG THE SOUTH LINE OF SAID QUARTER SECTION; THENCE NORTH 01 DEGREE 27

DOCUMENT R1967-012399; THENCE EASTERLY, 1315.41 FEET ALONG THE SOUTH LINE OF SAID SUBDIVISION TO AN ANGLE POINT THEREIN; THENCE EASTERLY, 345.52 FEET ALONG SAID SOUTH LINE TO THE CENTERLINE KLIEN ROAD; THENCE SOUTHERLY, 2855.79 FEET ALONG SAID CENTERLINE TO ITS INTERSECTION WITH A LINE THAT IS 100 FEET NORTHERLY OF AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION; THENCE SOUTH 89 DEGREES 52 MINUTES 13 SECONDS WEST, 1603.74 FEET ALONG SAID PARALLEL LINE TO THE POINT OF BEGINNING EXCEPT THAT PART PLATTED AS PEPPER HILL RECORDED AS DOCUMENT R1986-144433 AND WAYNE TOWNSHIP HIGHWAY GARAGE ASSESSMENT PLAT RECORDED AS DOCUMENT R1992-011388, IN DUPAGE COUNTY, ILLINOIS.)

Tax ID Numbers: 01-22-301-028; 01-22-301-006; 01-22-301-029; 01-22-301-032; 01-22-400-016

*Due to the COVID-19 Pandemic, those wishing to participate in the public hearing should use Zoom by visiting [www.zoom.us](http://www.zoom.us) at the time of the hearing. Information on logging into the hearing will be posted on the Plan Commission agenda at least 48 hours in advance of the hearing and can be found at the City's website [www.westchicago.org](http://www.westchicago.org). Anyone wishing to provide comment on this matter should send their written comments to City Hall no later than 4:00 p.m. on Tuesday, November 16, 2021. Written comments may be mailed to the City of West Chicago Community Development Department, 475 Main Street, West Chicago, IL 60185 or emailed to John Sterrett, City Planner, at [jsterrett@westchicago.org](mailto:jsterrett@westchicago.org). Comments received by the 4:00 p.m. deadline on Tuesday, November 16, 2021 will be read during the public participation portion of the public hearing.*

John H. Sterrett  
City Planner