

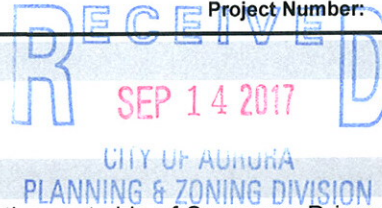
# Land Use Petition

Project Number: 2017.049

## Subject Property Information

Address/Location: east side of Commons Drive south of 75th Street

Parcel Number(s): 07-28-400-010



## Petition Request(s)

Requesting approval of an Annexation Agreement for 25 acres located on the east side of Commons Drive south of 75th Street for District 204 Development.

Requesting the Annexation, pursuant to an Annexation Agreement, of 25 acres located on the east side of Commons Drive south of 75th Street for District 204 Development.

Requesting the Establishment of a Special Use Planned Development, pursuant to an Annexation Agreement, with an underlying R-4A(S) Two-Family Dwelling zoning district on the property located on the east side of Commons Drive south of 75th Street for District 204 Development.

Requesting approval of a Preliminary Plan and Plat for District 204 Subdivision, located on the east side of Commons Drive south of 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: Fire Access Plan (2-6)	One Paper and pdf Copy of: Annexation Plat (2-3)
Word Document of: Legal Description (2-1)	Address Plat (2-17)	Annexation Agreement (2-19)
One Paper and pdf Copy of: Qualifying Statement (2-1)	Preliminary Engineering Stormwater Report (2-10)	Plan Description (2-18)
Plat of Survey (2-1)	Soil and Water District Report (App 6-2; 6-3; 6-4)	Preliminary Plat (2-9)
Legal Description (2-1)	Stormwater Permit Application (App 6-5)	Concept Plan for Quarter Section
Letter of Authorization (2-2)	Wetland Determination Report / Letter by Design Professional	Word Document of: Plan Description (2-18) & Annexation Agreement (2-19)
Proposed CC and Rs OR Lease Restrictions (2-1)		Executed Mylar of: Annexation Plat: Recording Fee of: \$40.00- in a check made out to DUPAGE COUNTY
		Annexation: Recording Fee of: \$12.00- in a check made out to DUPAGE COUNTY

## Petition Fee: \$4,715.50 (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: *Matthew J Pagoria* Date 9/12/17

Print Name and Company: MATTHEW J PAGORIA M/I HOMES OF CHICAGO, 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 12<sup>th</sup> day of September

State of Illinois )  
 ) SS  
County of DuPage )

NOTARY PUBLIC SEAL

*Laura Baucum*  
Notary Signature



## Filing Fee Worksheet

**Project Number:** 2017.049  
**Petitioner:** M/I Homes of Chicago, LLC  
**Number of Acres:** 25.00  
**Number of Street Frontages:** 1.00  
**Non-Profit:** No  
**Linear Feet of New Roadway:** 0  
**New Acres Subdivided (if applicable):** 25.00  
**Area of site disturbance (acres):** 25.00

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

Request(s):	Annexation Agreement	\$ 1,800.18
	Annexation	\$ 1,450.16
	Preliminary Plan & Plat	\$ 1,450.16
	Public Hearing Notice Sign(s)	\$ 15.00
		\$ -
		\$ -

**Total:** **\$4,715.50**

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

Verified By: Jill N. Morgan

Date: 9/5/2017

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SEP 14 2017  
CITY OF AURORA  
PLANNING & ZONING DIVISION



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

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1-5

### Project Contact Information Sheet

**Project Number:** 2017.049

**Petitioner Company (or Full Name of Petitioner):** M/I Homes of Chicago, LLC

CITY OF AURORA  
PLANNING & ZONING DIVISION

**Owner**

First Name: Jay Initial: \_\_\_\_\_ Last Name: Strang Title: \_\_\_\_\_  
Company Name: Indian Prairie Community School District No. 204  
Job Title: Chief School Business Official  
Address: 780 Shoreline Dr.  
City: Aurora State: IL Zip: 60504  
Email Address: \_\_\_\_\_ Phone No.: 630-375-3070 Mobile No.: \_\_\_\_\_

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

Relationship to Project: \_\_\_\_\_ Contract Purchaser  
Company Name: M/I Homes of Chicago, LLC  
First Name: Matthew Initial: \_\_\_\_\_ Last Name: Pagoria Title: Mr.  
Job Title: VP Land Acquisition  
Address: 400 E. Diehl Road, #230  
City: Naperville State: IL Zip: 60563  
Email Address: mpagoria@mihomes.com Phone No.: 630-577-5210 Mobile No.: 847-878-9439

**Additional Contact #1**

Relationship to Project: \_\_\_\_\_ Engineer  
Company Name: Cemcon, Ltd.  
First Name: Mike Initial: \_\_\_\_\_ Last Name: May Title: Mr.  
Job Title: Senior Project Manager  
Address: 2280 White Oak Circle, Suite 100  
City: Aurora State: IL Zip: 60502  
Email Address: mikemay@cemcon.com Phone No.: 630-862-2100 Mobile No.: \_\_\_\_\_

**Additional Contact #2**

Relationship to Project: \_\_\_\_\_ Landscape Architect  
Company Name: GRWA  
First Name: Richard Initial: \_\_\_\_\_ Last Name: Olson Title: Mr.  
Job Title: Principal  
Address: 212 S. Main Street  
City: Wheaton State: IL Zip: 60187  
Email Address: rolson@grwainc.com Phone No.: 630-668-7197 Mobile No.: 630-774-9055

**Additional Contact #3**

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

**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.: \_\_\_\_\_

**QUALIFYING STATEMENT FOR LAND USE PETITION**

M/I Homes is proposing an Annexation Agreement/Annexation/SUPD/Preliminary Plan/Plat for the development of 177 attached residential townhome units on 25 acres of land currently owned by the Indian Prairie School District. The proposed plan will extend existing public utilities and roadways to adequately serve the subject property. The proposed plan will dedicate and construct the extensions of Commons Drive to the south and Thatcher Drive to the east. Public water and sewer utilities will be extended along Commons Drive and also extended to the eastern property line to allow for future development of the Brach Farm. The proposed plan and product is consistent with the land use designation as directed by the Comprehensive Plan. M/I Homes is proposing two townhome products: the first is a two-story front-loaded building that will be constructed with 4, 5, and 6 unit buildings; the second is a three-story rear-loaded building that will also be constructed with 4, 5, and 6 unit buildings. The combination of building types will allow us to offer homes with two and three bedrooms, two car garages, and sizes ranging from 1,480 sf to 2,100 sf. A broad offering will enable us to provide home solutions to a large portion of lifestyles currently in the market. The different building styles and sizes have provided for a The proposed use will not be detrimental to the public health, safety, morals, comfort, or general welfare, the use and enjoyment of other property established or permitted in the general area or the property values within the neighborhood. The surrounding area currently consists of a combination of single family and townhome development and our proposal will continue that residential trend. In addition we will have a landscaped boulevard entrance, a naturalized stormwater management area, and several unique private open space areas.

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 **INDIAN  
PRAIRIE**  
SCHOOL DISTRICT 204

*Business Office*  
*Jay Strang, Chief School Business Official*

July 25, 2017

From: Jay Strang  
Indian Prairie Community School District No. 204  
780 Shoreline  
Drive  
Aurora, IL 60504  
Phone: 630-  
375-3070  
Email: 630-375-3002

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

Re: Authorization Letter for: School District #204 Property (SWC of Route 59 and  
75<sup>th</sup> Street)

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 M/I Homes of Chicago, and its representatives, to act as the owner's agent through the Annexation Agreement/Annexation/SUPD/Preliminary Plan Land Use Petition process with the City of Aurora for said property.

Signature: Jay Strang Date 7/27/17

Subscribed And Sworn To Before Me  
This 27 Day Of July 2017

Notary Signature

Jackie L Horvath



2017.049  
INDIAN PRAIRIE SCHOOL DISTRICT #204 PROPERTY

LEGAL DESCRIPTION

THE SOUTH 1027.50 FEET OF THE WEST 1059.85 FEET OF THE SOUTHEAST  
QUARTER OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD  
PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

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**Land Cash Calculator**

**Project Number:** 2017.049

**Land Cash Agreement Number:** 2017.049

**Petitioner:** M/I Homes of Chicago, LLC

**Subdivision Name:** District 204

**Unit/Phase:**

**School District:** 204

**Park District:** FVPD



**Population Estimates**

Estimated Population for the Development:	359.35
Estimated Elementary Population:	18.16
Estimated Junior High Population:	8.67
Estimated High School Population:	7.10

**School and Park Land Requirements**

	School Acres per Person	School Land Donation Required	Improved Land Cash Equilant	Amount of School Land To Be Donated	Net School Land Due	Percent of Land Donated
Elementary (k-5)	0.01833	0.33				
Junior High (6-8)	0.03222	0.28				
High School (9-12)	0.02304	0.16				
<b>Total</b>		<b>0.776</b>	<b>94527.089</b>	<b>0.00</b>	<b>0.776</b>	<b>0%</b>

	Park Acres per Person	Park Land Donation Required	Improved Land Cash Equilant	Amount of Park Land To Be Donated	Net Park Land Due	Percent of Land Donated
	0.0100	3.593	437814.107	0.00	3.593	0%

**Bedroom Mix**

	Number of Units	Efficiency	1BDR	2BDR	3BDR	4BDR
Single Family Detached Units	0		0%	0%	20%	80%
			0	0	0	0
	School Ac Req:	0.00		Park Ac Req:	0.00	
Single Family Attached Units	177		0%	90%	10%	0%
			0	159	18	0
	School Ac Req:	0.78		Park Ac Req:	3.59	
Multi-Family Units (Condo/Apartments)	0	0%	40%	50%	10%	
		0	0	0	0	
	School Ac Req:	0.00		Park Ac Req:	0.00	
<b>Total Units:</b>	<b>177</b>	<b>School:</b>	<b>0.776</b>	<b>Park:</b>	<b>3.593</b>	

**Cash Equivalents**

Raw Land Value per Acre	\$ 81,224.38	Improved Land Value (1.5 times)	\$ 121,836.57
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Net School Land Cash Improved Land Equilant Owed	\$ 94,527.09	
School Lum Sum Payment Credit	\$ -	0.00%
Percent Owed at Building Permit	100.00%	

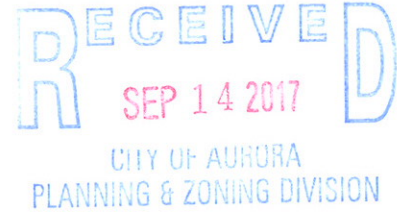
Net Park Land Cash Improved Land Equilant Owed	\$ 437,814.11	
Park Lum Sum Payment Credit	\$ -	0.00%
Percent Owed at Building Permit	100.00%	

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Verified By:

**Parking and Stacking Requirement Worksheet**

**Project Number:** 2017.049  
**Petitioner:** M/I Homes of Chicago, LLC



**Parking Requirement**

<b>Total Parking Requirement</b>	<b>841</b>
Enclosed Parking Spaces	841
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.

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**OFFICE USE ONLY**

Verified By: Jill N. Morgan

**Requirement Based On:**

Sq Ft / Units	Use	Needed	Number Required
177	Structure 1130: Townhouses	2 enclosed spaces per dwelling unit	354
177	SUPD Townhouse Requirement	2 driveway spaces per dwelling unit	354
		If roadways are less than 31' back to back, then an additional 0.75 individually accessible guest spaces per dwelling unit	
177	SUPD Townhouse Requirement		133
<b>Total</b>			<b>841</b>