

STATE OF ILLINOIS     )  
                                      )  
COUNTY OF DUPAGE    )  
                                      )  
CITY OF AURORA         )

**PETITION TO THE CITY OF AURORA PLANNING AND ZONING COMMISSION**  
**FOR APPROVAL OF CHELSEA MANOR**

**THE UNDERSIGNED** Petitioner, M/I Homes of Chicago, LLC, (hereinafter the “Petitioner” or “M/I”), a Delaware limited liability company, respectfully submits this petition to the City of Aurora (the “City”) for approval of Chelsea Manor pursuant to the appropriate provisions of the City of Aurora’s Municipal Code (hereinafter the “Code”) for the property (the “Property”). Specifically, Petitioner seeks: i) approval of R-4 zoning for the Property; ii) Amendment of the Plan Description (hereinafter defined) for the property; iii) approval of a Preliminary Plan; and iv) approval of a Preliminary Plat of Subdivision.

**BACKGROUND INFORMATION**

1. The Owner of the Chelsea Manor Property is Chicago Title Land Trust Company, as Successor Trustee to U. S. Bank, N. A., not personally, but as Successor Trustee of Trust Agreement dated August 23, 1991, known as Trust No. 7-2122 and Calvary Temple Church of Naperville, an Illinois not-for-profit corporation, as trust beneficiary having an office at 9S200 South Rt 59, Naperville, Illinois 60564 (the “Owner”).

2. The contract purchaser and Petitioner herein is M/I Homes of Chicago, LLC, a Delaware limited liability company having an office at 400 East Diehl Road, Naperville, Illinois 60563.

3. The Chelsea Manor Property consists of approximately thirty-six (36) acres, having been annexed and zoned in Aurora as part of the Calvary Church campus approved pursuant to Ordinance No. 002-113.

4. The zoning of the Property is split, with approximately 14.48 acres being zoned R-

4A Two-Family Dwelling District and the remainder of the Property being zoned O-Office District.

5. The Property is subject to a special use for a planned unit development which is governed by a plan description (the “Plan Description”). Under the Plan Description, approximately 22 acres of the Property is part of “Parcel A” governed by Section III(A)(1) and the remaining 14 acres of the Property is part of “Parcel C” governed by Section III(A)(3).

6. The Property is located south of Gramercy Square, east of Commons Drive, North of Stonehaven Unit 1, and West of Calvary Church.

7. The existing land uses surrounding the Chelsea Manor Property are as follows:

- a. North: R-4A(S) in Aurora – Gramercy Square Residential Subdivision.
- b. East: O (S) in Aurora – Calvary Church.
- c. South: R-1, R-2 and R-3 in Aurora Stonehaven Residential Subdivision.
- d. West: R-1, R-2 and R-3 in Aurora – Chicory Place Residential Subdivision.

### **QUALIFYING STATEMENT**

M/I seeks to rezone a portion of the Property, being approximately 22 acres, from the O-Office District to the R-4A zoning District. The proposed rezoning will provide uniform R-4A zoning across the entirety of the Property and facilitate the proposed redevelopment of the Property as a single family attached community (townhomes) to be known as Chelsea Manor. The proposed layout of Chelsea Manor is depicted on the preliminary plan attached hereto as **Exhibit A** (the “Preliminary Plan”). The preliminary plat of subdivision (the “Preliminary Plat”). To facilitate the development consistent with the Preliminary Plan and Preliminary Plat, M/I proposes to amend and restate the Plan Description for the Property (the “Restated Plan Description”). The approval of the rezoning and proposed plan documentation (Exhibits C-E) will facilitate the redevelopment of the Property consistent with the established trend of development. .

### **Chelsea Manor**

As depicted on the Preliminary Plan and Preliminary Plat, Chelsea Manor will consist of two hundred fifty (250) attached single family townhomes divided between three separate and series of homes. In providing three series of homes M/I will reach a broad and diverse buyer pool, providing unique living styles, square footages and pricing options.

The Charlestown Series is comprised of traditional two-story front-loaded townhome units. M/I proposes 106 units across 24 buildings in the Charlestown Series (labeled buildings 1-24 on the Preliminary Plan). All of the Charlestown Series buildings are located around the perimeter of the Property and will be accessed directly from Chelsea Manor Circle, a new public roadway to be constructed by M/I. The Charleston Series will include four different floor plans, with a base two-bedroom configuration ranging from 1,500 to 2,100 square feet, one of which is the Danbury plan bolstering an end unit first floor master bedroom, all of which are listed on the product matrix (the "Product Matrix") attached hereto as **Exhibit B**.

The Town Square Series is comprised of three-story rear-loaded townhome units. M/I proposes 72 units across 12 buildings in the Town Square Series (labeled buildings 37-48 on the Preliminary Plan). The Town Square Series buildings are all located on the interior square of Chelsea Manor Circle, north of the central commons area. Ingress and egress for the Town Square units will be provided via a series of private motor courts accessible from Chelsea Manor Circle. The Town Square series will include two different floor plans, with a base three-bedroom configuration ranging from approximately 1,900 to 2,100 square feet as depicted in the Product Matrix.

The Lincoln Square Series is comprised of two-story rear-loaded townhome units. M/I proposes 72 units across 12 buildings in the Lincoln Square Series (labeled as buildings 25-36 on the Preliminary Plan). The Lincoln Square Series buildings are all located on the interior square

of Chelsea Manor Circle, east of the central commons area. Ingress and egress for the Lincoln Square unit will be provided via a series of private motor courts accessible from Chelsea Manor Circle. The Lincoln Square Series will include two different floor plans, with a base two-bedroom configuration ranging from approximately 1,500 square feet to 1,600 square feet as depicted on the product matrix. The Lincoln Square Series units will provide a new and unique configuration with primary living spaces on a single floor located above the garage.

Petitioner respectfully requests approval of the development standards as set forth in the Restated Plan Description attached hereto to facilitate development of the Property as depicted on the Preliminary Plan. The development standards set forth in the Restated Plan Description are consistent with the standards approved by the City of Aurora pursuant to Ordinance 018-020 for the adjacent Gramercy Square subdivision, also being developed by the Petitioner. In carrying forward the standards from Gramercy Square, M/I is building off the successes at Gramercy Square while providing refinement to the product lineup based on feedback obtained from buyers over the last two years. By way of example, roadway configuration, parking supply and building separation metrics all follow the standards established in Gramercy Square. Based on sales metrics and operation of the community over the last two years, these metrics have worked well in practical application. Significant differences between Gramercy Square and Chelsea Manor include updated building elevations, addition of the Lincoln Square Series of homes and the elimination of a separate park site (based on feedback from the park district). While there is no dedicated park within Chelsea Manor, development plans do include extension of a pedestrian path east onto the Calvary Church property terminating at two separate pond overlook structures that will be privately owned and maintained.

**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 CHELSEA MANOR SUBDIVISION**

Petitioner respectfully requests approval of: (i) a preliminary plat of subdivision; (ii) a rezoning of approximately 22 acres of the Property from O(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. Chelsea Manor will expand the City's housing stock and provide three unique types of townhome units within an integrated community. This additional housing stock will provide different options, from both a livability perspective and pricing perspective, for prospective buyers.

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

The Property is situated along the east side of Commons Drive, a collector roadway that services existing residential subdivisions north, south and west of the Property. Residential development of the Property is a natural expansion of existing uses along Commons Drive. As noted above, Chelsea Manor will be developed substantially consistent with the land use pattern and standards established for Gramercy, the townhome community adjacent to the north. While residential uses to the south and west are primarily detached single family, there are appropriate transitions between Chelsea Manor and those subdivisions. Specifically, Commons Drive is a substantial barrier between the Property and the subdivision to the west. Within Chelsea Manor, stormwater detention has been consolidated along the south property line and will provide a substantial separation between Chelsea Manor and the subdivision to the south.

*c. Property values within the neighborhood.*

Petitioner's development of Chelsea Manor will not be a detriment to the property values within the neighborhood nor will it alter the essential character of the neighborhood. Rather, Chelsea Manor will expand upon the complimentary development that has occurred at Gramercy Square.

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

Petitioner's proposed Preliminary Plan and builds upon the existing residential character in the area and will promote compatibility between adjacent developments by introducing a complimentary residential development. Chelsea Manor will encourage the orderly development of the surrounding property by developing a historically vacant parcel with attached single-family homes. Establishment of Chelsea Manor, among other things, secures quiet residential districts compatible with the surrounding area and designed to improve property values in the immediate area.

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

City water is available to the Property in the requisite capacity to serve the development. Fox Metro Water Reclamation District sanitary sewer will be able to service the Property. Access to Chelsea Manor will be provided via two public points of ingress/egress on Commons Drive and private roadway connection to the Calvary Church. Sidewalks and trails will be constructed throughout the development consistent with City requirements to encourage walkability and create connected residential communities, with new extensions offsite onto the Calvary Church property. Stormwater management facilities for Chelsea Manor are designed to provide sufficient storage/drainage to serve the residential community and provide a substantial buffer to the southern detached single-family subdivision.

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

Ingress and egress shall be provided to Chelsea Manor via will be provided via two public points of ingress/egress on Commons Drive and private roadway connection to the Calvary Church. All public roadways have been designed consistent with Aurora's Subdivision Control Ordinance and City Code.

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

The regulations and bulk requirements for Chelsea Manor will be established pursuant to the Restated Plan Description that is attached hereto. As noted above, the Restated Plan Description is substantially consistent with the development standards previously approved by the City of Aurora for Gramercy Square, immediately north and adjacent to the Property.

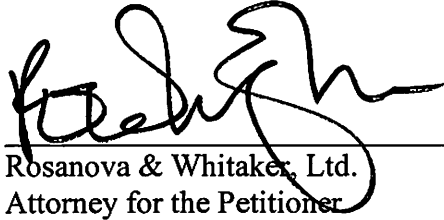
**WHEREFORE**, by reason of the foregoing, the undersigned Petitioner requests preliminary approval of rezoning, an amendment to the special use for a planned unit development for a new preliminary plan and plat with such departures or deviations as may be necessary to develop the Property.

**[Signature to follow on the next page]**

RESPECTFULLY SUBMITTED this 29<sup>th</sup> day of June, 2021

**PETITIONER:**

**M/I HOMES OF CHICAGO, LLC,**  
a Delaware limited liability company



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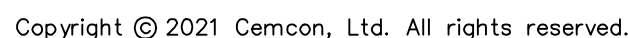
Rosanova & Whitaker, Ltd.  
Attorney for the Petitioner



**EXHIBIT A**  
**CHELSEA MANOR PRELIMINARY PLAN**  
(Attached)



COMMENCING AT THE NORTHEAST CORNER OF QT 97 IN THE FINAL PLAT SUBDIVISION FOR STONEHAVEN UNIT 1, BEING A SUBDIVISION OF PART OF SAID NORTHEAST QUARTER, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 13, 2003 AS DOCUMENT R2003-316621; THENCE NORTH 88 DEGREES 55 MINUTES 23 SECONDS WEST, 200.18 ALONG THE NORTH LINE OF SAID SUBDIVISION TO THE POINT OF BEGINNING; THENCE NORTH 88 DEGREES 55 MINUTES 23 SECONDS WEST, 907.07 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING OF THE PLAT THEREOF RECORDED JANUARY 12, 2004 AS DOCUMENT R2004-000001; THENCE NORTH 88 DEGREES 55 MINUTES 23 SECONDS WEST, 100.00 FEET ALONG SAID NORTH LINE TO THE NORTHERLY 449.30 FEET ALONG SAID EASTERLY LINE, BEING A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET WITH A CHORD BEARING NORTH 22 DEGREES 20 MINUTES 28 SECONDS WEST; THENCE NORTH 00 DEGREES 38 MINUTES 17 SECONDS EAST, 922.18 FEET ALONG SAID EASTERLY LINE TO THE SOUTH LINE OF THE FINAL PLAT SUBDIVISION OF THE PLAT THEREOF RECORDED JANUARY 12, 2004 AS DOCUMENT R2004-000001; THENCE SOUTH 88 DEGREES 55 MINUTES 23 SECONDS WEST, 100.00 FEET ALONG SAID SOUTH LINE TO THE SOUTHWEST CORNER OF SAID QUARTER, BEING THE POINT OF BEGINNING OF THE PLAT THEREOF RECORDED JULY 26, 2018 AS DOCUMENT R2018-069195; THENCE NORTH 88 DEGREES 56 MINUTES 31 SECONDS EAST, 1230.43 FEET ALONG SAID SOUTH LINE, ALONG THE SOUTH LINE OF THE FINAL PLAT SUBDIVISION FOR GRAMERCY SQUARE, UNIT 2, BEING A SUBDIVISION OF SAME SECTION, 100.00 FEET ALONG SAID SOUTH LINE TO THE SOUTHWEST CORNER OF SAID QUARTER, BEING THE POINT OF BEGINNING OF THE PLAT THEREOF RECORDED JULY 26, 2018 AS DOCUMENT R2018-069195; AS ESTABLISHED BETWEEN THE SOUTHWEST CORNER OF SAID GRAMERCY SQUARE, UNIT 1 AND A DISC FOUND AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 01 DEGREES 03 MINUTES 28 SECONDS WEST, 1022.78 FEET PERPENDICULAR TO THE LAST DESCRIBED LINE; THENCE SOUTH 88 DEGREES 56 MINUTES 31 SECONDS EAST, 100.00 FEET ALONG SAID SOUTH LINE TO THE SOUTHWEST CORNER OF SAID QUARTER, BEING THE POINT OF BEGINNING OF THE PLAT THEREOF RECORDED JULY 26, 2018 AS DOCUMENT R2018-069195; THENCE SOUTH 88 DEGREES 56 MINUTES 31 SECONDS EAST, 306.19 FEET PARALLEL WITH THE PENULTIMATE COURSE TO THE POINT OF BEGINNING, ALL IN DUPAGE COUNTY, ILLINOIS, (containing approximately 36.3 acres)





**EXHIBIT B  
PRODUCT MATRIX**

Charlestown Series - 106 units	SF	Bed	Bath	Garage
Ainsley	1500	2	2-3	2
Breaden	1777	2	3	2
Campbell	2025	2-3	3	2
Danbury	2116	2-3	2-3	2

**Town Square Series - 72 units**

Crawford	1910	3	3	2
Jackson	2081	3	3	2

**Lincoln Square Series - 72 units**

Stewart	1468	2	2	2
Talman	1577	2	2	2