

# Land Use Petition

Project Number: 2018.038

## 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 a Final Plat for Unit 1 of Gramercy Square Subdivision Being Vacant Land located on the east side of Commons Drive south of 75th Street

Requesting approval of a Final Plat for Unit 2 of Gramercy Square Subdivision Being Vacant Land located on the east side of Commons Drive south of 75th Street

Requesting approval of a Final Plat for Unit 3 of Gramercy Square Subdivision Being Vacant Land located on the east side of Commons Drive south of 75th Street

Requesting approval of a Final Plan for Gramercy Square 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)
- Word Document of: Legal Description (2-1)
- One Paper and pdf Copy of: Contact Worksheet (1-5)
- Filing Fee Worksheet (1-6)
- Land Cash Worksheet (1-7)
- Parking Worksheet (1-8)
- Landscape Requirement Worksheet (1-22)
- Landscape Materials Worksheet (1-23)
- Qualifying Statement (2-1)

- Two Paper and One pdf Copy of: Fire Access Plan (2-6)
- Address Plat (2-17)
- Final Engineering Plans (2-16)
- Stormwater Permit Application (App 1-14)
- Stormwater Report (2-10)
- Soil Investigation Report
- Wetland Determination Report / Letter by Design Professional

- One Paper and pdf Copy of: Plat of Survey (2-1)
- Legal Description (2-1)
- Letter of Authorization (2-2)
- Existing or Proposed CC and Rs (2-1)
- Final Plan (2-4)
- Final Plat (2-5)
- Landscape Plan (2-7)
- Building and Signage Elevations (2-11)

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## Petition Fee: \$2,700.16 (Payable to The City of Aurora)

CITY OF AURORA  
PLANNING & ZONING DIVISION

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. Paboria* Date 4/4/18

Print Name and Company: MATTHEW J PABORIA M/I HOMES OF CHICAGO, LLC

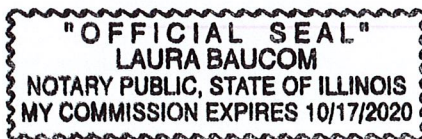
I, the undersigned, a Notary Public in and for the said County and State aforesaid do hereby certify that the authorized signer is personally known to me to be the same person whose name is subscribed to the foregoing instrument and that said person signed sealed and delivered the above petition as a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

Given under my hand and notary seal this 4<sup>th</sup> day of April

State of IL )  
County of DuPage ) SS

NOTARY PUBLIC SEAL

*Laura Baucum*  
Notary 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:** 2018.038

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

**Number of Acres:** 25.00

**Number of Street Frontages:** 0.00

**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:**

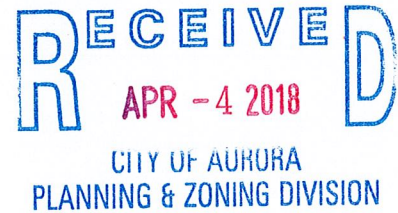
Request(s):	Final Plan & Plat	\$ 1,450.16
		\$ -
		\$ -
		\$ -
		\$ -
	Final Engineering Filing Fee	\$ 1,250.00

**Total:** **\$2,700.16**

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

Verified By: Jill N. Morgan

Date: 3/29/2018





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1-5

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PLANNING & ZONING DIVISION

### Project Contact Information Sheet

**Project Number:** 2018.038

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

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

**2018.038**

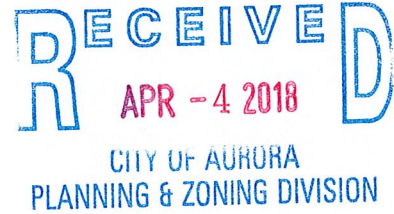
**QUALIFYING STATEMENT FOR LAND USE PETITION**

M/I Homes is proposing a Final Plan/Plat for the development of 171 attached residential townhome units on 25 acres of land currently owed 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 extension of Commons Drive to the south. 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 and is in substantial conformance with the approved Preliminary 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 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 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, dedicated public park land, and several unique private open space areas.

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Business Office  
Jay Strang, Chief School Business Official



March 23, 2018

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

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 Final Plan and Plat (SWC of Route 59 and 75<sup>th</sup> Street)

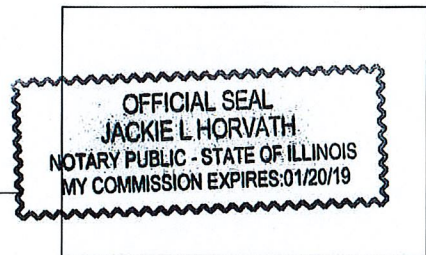
To whom it may concern:

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 Final Plan and Plat Land Use Petition process with the City of Aurora for said property.

Signature: Jay Strang Date 3/23/18

Subscribed And Sworn To Before Me This 23 Day  
Of March 2018

Notary Signature Jackie Horvath



2018.038  
Gramercy Square

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:** 2018.038

**Land Cash Agreement Number:** 2018.038

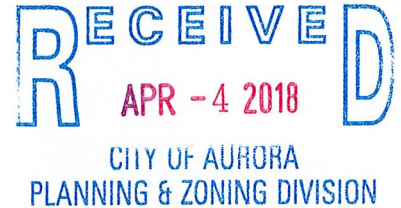
**Petitioner:** M/I Homes of Chicago, LLC

**Subdivision Name:** Gramercy Square

**Unit/Phase:** Unit 1-3

**School District:** 204

**Park District:** FVPD



**Population Estimates**

Estimated Population for the Development:	347.16
Estimated Elementary Population:	17.54
Estimated Junior High Population:	8.38
Estimated High School Population:	6.86

**School and Park Land Requirements**

	School Acres per Person	School Land Donation Required	Improved Land Cash Equivalent	Amount of School Land To Be Donated	Net School Land Due	Percent of Land Donated
Elementary (k-5)	0.01833	0.32		0.00	0.750	0%
Junior High (6-8)	0.03222	0.27				
High School (9-12)	0.02304	0.16				
<b>Total</b>		<b>0.750</b>	<b>91322.781</b>			

	Park Acres per Person	Park Land Donation Required	Improved Land Cash Equivalent	Amount of Park Land To Be Donated	Net Park Land Due	Percent of Land Donated
	0.0100	3.472	422972.951	1.03	2.442	30%

**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	0
Single Family Attached Units	171		0%	90%	10%	0%
	School Ac Req:	0.75	0	Park Ac Req:	3.47	0
Multi-Family Units (Condo/Apartments)	0	0%	40%	50%	10%	
	School Ac Req:	0.00	0	Park Ac Req:	0.00	0
<b>Total Units:</b>	<b>171</b>	<b>School:</b>	<b>0.750</b>	<b>Park:</b>	<b>3.472</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 Equivalent Owed	\$ 91,322.78	
School Lum Sum Payment Credit	\$ -	0.00%
Percent Owed at Building Permit	100.00%	

Net Park Land Cash Improved Land Equivalent Owed	\$ 297,481.28	
Park Lum Sum Payment Credit	\$ -	0.00%
Percent Owed at Building Permit	70.33%	

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Verified By:

## Parking and Stacking Requirement Worksheet

**Project Number:** 2018.038

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

**Parking Requirement**

<b>Total Parking Requirement</b>	<b>684</b>
Enclosed Parking Spaces	342
Surface Parking Spaces	342

*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 u	342
177	SUPD Townhouse Requirement	2 driveway spaces per dwelling u	342

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**Landscaping CTE Requirement Worksheet**

**Project Number:** 2018.038

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

**Street Frontage:** 7,362 L.F.

**Stormwater HWL:** 1,550.00 L.F. Wet Bottom

- L.F. Dry Bottom

**Neighborhood Border Dwelling Units:** 171 units

**Subdivision Name:** Gramercy Square

**Perimeter Yard**

**Buffer Yard**

**Surface Parking Spaces**

**Building Foundation**

3,558 L.F.

892 L.F.

- spaces

12,210 L.F.

**Unit/Phase:** Unit 1-3 Lot 1-47

**Standard Requirements**

	Canopy Trees	Evergreen Trees	Understory Trees	Evergreen Shrubs	Deciduous Shrubs	CTE Equivalent Value
<b>Total CTEs Required</b>	1	3	3	20	20	
Street Trees	222.0	0	0	0	0	
Wet Stormwater Facility	48.0	18	18	120	120	
Dry/Turf Stormwater Facility	0.0	0	0	0	0	
Neighborhood Border	0.0	0	0	0	0	
Dwelling Unit	171.0	0	0	0	0	
Perimeter Yard	108.0	48	48	220	220	
Buffer Yard	18.0	9	9	40	40	
Parking Lot Islands	0.0	0	0	0	0	# of Islands: 0
Building Foundation	122.0	0	0	1220	1220	
<b>Total:</b>	<b>689.0</b>	<b>75</b>	<b>75</b>	<b>1600</b>	<b>1600</b>	

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Verified By:

Date:



**Landscape Material Worksheet**

**Project Number:** 2018.038  
**Petitioner:** M/I Homes of Chicago, LLC

**Proposed Street Trees (Minimum of 4 unique entries required)**

Family	Genus	Species	Common Name
Sapindaceae	Acer	x freemanii 'Jeffers Red'	AUTUMN BLAZE MAPLE
Sapindaceae	Acer	x freemanii 'Marm'	MARMO FREEMAN MAPLE
Sapindaceae	Acer	miyabel 'Morton'	STATE STREET MAPLE
Cannabaceae	Celtis	occidentalis	HACKBERRY
Fabaceae	Glenditsia	tricanthos v. inermis 'Skyline'	SKYLINE HONEYLOCUST
Fabaceae	Gymnocladus	dioicus 'Espresso-JFS'	ESPRESSO KENTUCKY COFFEETREE
Magnoliaceae	Plantanus	acerifolia 'Morton Circle'	EXCLAMATION! LONDON PLANETREE
Fagaceae	Quercus	bicolor	SWAMP WHITE OAK
Fagaceae	Quercus	imbricaria	SHINGLE OAK
Malvaceae	Tilia	americana 'Redmond'	REDMOND AMERICAN LINDEN
Malvaceae	Tilia	tomentosa 'Sterling'	STERLING SILVER LINDEN
Ulmaceae	Ulmus	carpinifolia 'New Horizon'	NEW HORIZON SMOOTHLEAF ELM
Ulmaceae	Ulmus	Morton'	ACCOLADE ELM



**Proposed Canopy Trees (Minimum of 4 unique entries required)**

Family	Genus	Species	Common Name
Sapindaceae	Acer	x freemanii 'Jeffers Red'	AUTUMN BLAZE MAPLE
Sapindaceae	Acer	x freemanii 'Marm'	MARMO FREEMAN MAPLE
Sapindaceae	Acer	miyabel 'Morton'	STATE STREET MAPLE
Sapindaceae	Acer	saccharum 'Green Mountain'	GREEN MOUNTAIN SUGAR MAPLE
Cannabaceae	Celtis	occidentalis	HACKBERRY
Fabaceae	Glenditsia	tricanthos v. inermis 'Skyline'	SKYLINE HONEYLOCUST
Fabaceae	Gymnocladus	dioicus 'Espresso-JFS'	ESPRESSO KENTUCKY COFFEETREE
Liriodendroideae	Liriodendron	tulipifera	TULIPTREE
Magnoliaceae	Plantanus	acerifolia 'Morton Circle'	EXCLAMATION! LONDON PLANETREE
Fagaceae	Quercus	bicolor	SWAMP WHITE OAK
Fagaceae	Quercus	imbricaria	SHINGLE OAK
Malvaceae	Tilia	americana 'Redmond'	REDMOND AMERICAN LINDEN
Malvaceae	Tilia	tomentosa 'Sterling'	STERLING SILVER LINDEN
Ulmaceae	Ulmus	carpinifolia 'New Horizon'	NEW HORIZON SMOOTHLEAF ELM
Ulmaceae	Ulmus	Morton'	ACCOLADE ELM

**Proposed Evergreen Trees (Minimum of 4 unique entries required)**

Family	Genus	Species	Common Name
Pinaceae	Abies	concolor	WHITE FIR
Pinaceae	Picea	abies	NORWAY SPRUCE
Pinaceae	Picea	glauca 'Densata'	BLACK HILLS SPRUCE
Pinaceae	Picea	pungens	GREEN COLORADO SPRUCE
Pinaceae	Picea	omorika	SERBIAN SPRUCE
Pinaceae	Pinus	strobus	WHITE PINE
Cupressaceae	Thuja	occidentalis 'Nigra'	DARK GREEN AMERICAN ARBORVITAE

**Proposed Understory Trees (Minimum of 4 unique entries required)**

Family	Genus	Species	Common Name
Rosaceae	Amelanchier	grandiflora	APPLE SERVICEBERRY
Betulaceae	Betula	nigra 'Cully'	HERITAGE RIVER BIRCH
Betulaceae	Betula	populifolia 'Whitespire'	WHITESPIRE GRAY BIRCH
Betulaceae	Carpinus	caroliniana	AMERICAN HORNBEAM
Fabaceae	Cercis	canadensis	EASTERN REDBUD
Cornaceae	Cornus	alternifolia	PAGODA DOGWOOD
Cornaceae	Cornus	mas	CORNELIANCHERRY DOGWOOD
Rosaceae	Malus	Prairifire'	PRAIRIFIRE CRABAPPLE
Rosaceae	Malus	Purple Prince'	PURPLE PRINCE CRABAPPLE
Oleaceae	Syringa	pekinesis 'Morton'	CHINA SNOW PEKING LILAC
Oleaceae	Syringa	reticulata 'Ivory Silk'	IVORY SILK JAPANESE TREE LILAC

**Proposed Deciduous Shrubs (Minimum of 4 unique entries required)**

Family	Genus	Species	Common Name
Cornaceae	Cornus	sanguinea 'Cato'	ARCTIC SUN DOGWOOD
Cornaceae	Cornus	sericea 'Isanti'	REDOSIER DOGWOOD
Hamamelidaceae	Fothergilla	gardenii	DWARF FOTHERGILLA
Hydrangeaceae	Hydrangea	macrophylla 'Bailmer'	ENDLESS SUMMER HYDRANGEA
Iteaceae	Itea	virginica 'Sprich'	LITTLE HENRY VIRGINIA SWEETSPIRE
Anacardiaceae	Rhus	aromatica 'Gro-low'	GRO-LOW FRAGRANT SUMAC
Ericaceae	Rhododendron	Mandarin Lights'	MANDARIN LIGHTS AZALEA
Rosaceae	Rosa	Radrazz'	RED KNOCK-OUT ROSE
Oleaceae	Syringa	meyeri 'Palbin'	DWARF KOREAN LILAC
Oleaceae	Viburnum	dentatum 'Christom'	BLUE MUFFIN ARROWWOOD VIBURNUM
Adoxaceae	Viburnum	x juddii	JUDD VIBURNUM
Caprifoliaceae	Weigela	florida 'Bramwell'	FINE WINE WEIGELA

**Proposed Evergreen Shrubs (Minimum of 4 unique entries required)**

Family	Genus	Species	Common Name
Buxaceae	Buxus	Glencoe'	CHICAGOLAND GREEN BOXWOOD
Cupressaceae	Juniperus	chinensis 'Kallay's Compact'	KALLAY'S COMPACT PFITZER JUNIPER
Cupressaceae	Juniperus	chinensis 'Sea Green'	SEA GREEN JUNIPER
Taxaceae	Taxus	x media 'Densiformis'	DENSE YEW
Cupressaceae	Thuja	occidentalis 'Bail john'	TECHNY ARBORVITAE
Cupressaceae	Thuja	occidentalis 'Smaragd'	EMERALD GREEN ARBORVITAE

For Trees no more than three of the same species shall be clustered together. And the goal should be that no Family shall account for more than 30%, no Genus shall account for more than 20%, and no Species shall account for more than 10% of any Planting Material Type.

The Landscape Materials are subject to review and approval by the Review Planner.

Verified By: \_\_\_\_\_

Date: \_\_\_\_\_