



Planning and Zoning Division 44 E. Downer Place, Aurora, IL 60507-2067
phone (630)256-3080 fax (630)-256-3089 email COAPlanning@aurora-il.org

Land Use Petition

Project Number: 2018.078

Subject Property Information

Address/Location: 1079 S State Route 59/east of Commons Drive and south of 75th Street
Parcel Number(s): 07-33-200-013

Petition Request(s)

Requesting approval of a Plat of Easement for a Non-Exclusive Public Storm Sewer Easement and a Storm Sewer Access Easement located at 1079 S State Route 59 being east of Commons Drive and south of 75th Street

Attachments Required

(a CD of digital files of all documents are also required)

Development Tables Excel Worksheet - digital only (1-0)

One Paper and pdf Copy of: Plat of Easement (2-13)

One Paper and pdf Copy of:
Qualifying Statement (2-1)
Contact Worksheet (1-5)
Filing Fee Worksheet (1-6)

Petition Fee: \$200.00 (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 Aurhorization with owner's Name and contact information is required.

Authorized Signature: *Matthew J. Pabocia* Date 7/18/18
Print Name and Company: MATTHEW J PABOCIA UP LANDS ACQUISITION

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 18th day of July, 2018.

State of Illinois)
) SS
County of DuPage)

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: 0.00
Number of Street Frontages: 0.00
Non-Profit No

Linear Feet of New Roadway: 0
New Acres Subdivided (if applicable): 0.00
Area of site disturbance (acres): 0.00

Filing Fees Due at Land Use Petition:

Request(s): Dedications	\$	200.00
	\$	-
	\$	-
	\$	-
	\$	-
Final Engineering Filing Fee	\$	-
Sub Total:	\$	200.00

Other Fees As Applicable

Sub Total:	\$ -

Total: **\$200.00**

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

Verified By: Jill N. Morgan

Date: 7/18/2018

Contact Information Data Entry Worksheet

[Back To Index](#)

Fill in all the GREEN Boxes - if Not Applicable Please Leave Blank

Data Entry Fields are indicated in Green

Owner

First Name:		Initial:		Last Name:		Title:	Select One From List
Address:	9 S 200 State Route 59						
City:	Naperville	State:	IL	Zip:	60564		
Email Address:		Phone No.:	630-375-3070	Mobile No.:			
Company Name:	Calvary Temple Church						
Job Title:							

Main Petitioner Contact (The individual that will Sign the Land Use Petition)

Relationship to Project	Contract Purchaser						
First Name:	Matthew	Initial:		Last Name:	Pagoria	Title:	Mr.
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		
Company Name:	M/I Homes of Chicago, LLC						
Job Title:	VP Land Acquisition						

Additional Contact #1

Relationship to Project	Engineer						
First Name:	Mike	Initial:		Last Name:	May	Title:	Mr.
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.:			
Company Name:	Cemcon, Ltd.						
Job Title:	Senior Project Manager						

Additional Contact #2

Relationship to Project	Landscape Architect						
First Name:	Richard	Initial:		Last Name:	Olson	Title:	Mr.
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		
Company Name:	GRWA						
Job Title:	Principal						

Additional Contact #3

Relationship to Project	Select One From List						
First Name:		Initial:		Last Name:		Title:	Select One From List
Address:							
City:		State:		Zip:			
Email Address:		Phone No.:		Mobile No.:			
Company Name:							
Job Title:							

Additional Contact #4

Relationship to Project	Select One From List						
First Name:		Initial:		Last Name:		Title:	Select One From List
Address:							
City:		State:		Zip:			
Email Address:		Phone No.:		Mobile No.:			
Company Name:							
Job Title:							

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.