City of Aurora

Development Services Department | Zoning and Planning Division
44 E. Downer Place | Aurora, IL 60505
Phone: (630) 256-3080 | Fax: (630) 256-3089 | Web: www.aurora-il.org

2021.345

Land Use Petition

Subject Property Information

Address / Location: 1079 S. State Route 59

Parcel Number(s): 07-33-200-013

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PLANNING & ZONING DIVISION

Petition Request

Requesting approval of a Final Plat for the Chelsea Manor Subdivision, located near the southeast corner of South Commons Drive and Irving Road

Requesting approval of a Final Plan for the Chelsea Manor Subdivision, located near the southeast corner of South Commons Drive and Irving Road, for a ROW Dwelling (Party Wall) (1130) use

Attachments Required (a digital file of all documents is also required)

Digital Copy of:
Development Tables Excel Worksheet - digital only (Document 1-0)
Word Document of: Legal Description (Format Guidelines 2-1)

One Paper and PDF Copy of:
Qualifying Statement (Format Guidelines 2-1)
Plat of Survey (Format Guidelines 2-1)
Legal Description (Format Guidelines 2-1)
Letter of Authorization (Format Guidelines 2-2)
Existing or Proposed CC&Rs

Two Paper and PDF Copy of:
Final Engineering Plans
Stormwater Management Report
Stormwater Management Permit Worksheet
Draintile Survey

Fire Access Plan

Two Paper and PDF Copy of:
Final Plan (Format Guidelines 2-4)
Final Plat (Format Guidelines 2-5)
Landscape Plan (Format Guidelines 2-7)
Building and Signage Elevations (Format Guidelines 2-11)

Petition Fee: $3,688.90 **Payable to: 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: _____ Date 11/16/21

Print Name and Company: Greg Collins 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 16th day of November, 2021.

State of Illinois)
) SS
County of DuPage)

_____
Notary Signature

NOTARY PUBLIC SEAL

OFFICIAL SEAL
LAURA BAUCOM
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 10/17/24

AURORA ILLINOIS CITY OF LIGHTS
Planning and Zoning Division, 44 E Downer Pl, Aurora, IL 60505
phone (630) 256-3080 fax (630) 256-3081 email COAPlanning@aurora-il.org

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Filing Fee Worksheet

Project Number: 2021.285
Petitioner: M/I Homes of Chicago
Number of Acres: 36.27
Number of Street Frontages: 1.00
Non-Profit No

Linear Feet of New Roadway: 3666
New Acres Subdivided (if applicable): 36.27
Area of site disturbance (acres): 0.00

Filling Fees Due at Land Use Petition:

Request(s):		
	Final Plat	$ 1,844.45
	Final Plan	$ 1,844.45

Total: **$3,688.90**

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

Verified By: Steve Broadwell Date:

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Project Contact Information Sheet

Project Number: 2021.285

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

Owner

First Name:	Christian	Initial:		Last Name:	Axelson	Title:	
Company Name:	Chicago Title Land Trust Company, as Successor Trustee to U.S. Bank, N.A., not personally, but as Successor Tru						
Job Title:							
Address:	9s200 South Route 59						
City:	Naperville	State:	IL	Zip:	60564		
Email Address:	caxelsen@calvarynaperville.org	Phone No.:		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:	Greg	Initial:		Last Name:	Collins	Title:	
Job Title:							
Address:	400 E. Diehl Road, Suite 230						
City:	Naperville	State:	IL	Zip:	60563		
Email Address:	gcollins@mihomes.com	Phone No.:		Mobile No.:			

Additional Contact #1

Relationship to Project:		Attorney					
Company Name:	Rosanova & Whitaker, Ltd.						
First Name:	Russell	Initial:		Last Name:	Whitaker	Title:	
Job Title:							
Address:	127 Aurora Avenue						
City:	Naperville	State:	IL	Zip:	60540		
Email Address:	russ@rw-attorneys.com	Phone No.:	630-355-4600 ext	Mobile No.:			

Additional Contact #2

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

Additional Contact #3

Relationship to Project:		Landscape Architect					
Company Name:	Gary R. Weber Associates, Inc.						
First Name:	Monica	Initial:		Last Name:	Goshorn-Maroney	Title:	
Job Title:							
Address:	402 W. Liberty Drive						
City:	Wheaton	State:	IL	Zip:	60187		
Email Address:	mgoshornmaroney@grwainc.com	Phone No.:	630-668-7197 ext	Mobile No.:			

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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.:			

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

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PLANNING & ZONING DIVISION

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 approval of a Final Plan and Final 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 Property was rezoned September 28, 2021, pursuant ordinance number 021-048 to R-4A(C) Two Family Dwelling District and OS-1(C) Conservation, Open Space and Drainage District.

5. The Plan Description of the Property was amended and restated September 28, 2021, pursuant to ordinance number 021-048, which in in substantial compliance with the approved Preliminary Plan and provides for two hundred fifty (250) attached single family townhomes on the Property as set forth therein.

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

The proposed layout of Chelsea Manor is depicted on the final plan attached hereto as **Exhibit A** (the "Final Plan") and the final plat of subdivision (the "Final Plat"). The approval of the Final Plan and Final Plat documentation will facilitate the redevelopment of the Property consistent with the established trend of development.

Chelsea Manor

As depicted on the Final Plan and Final 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 Final 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** and elevations to be approved as depicted pursuant to **Exhibit C** attached hereto ("Elevations").

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 Final 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 on the Elevations.

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 Final 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 Elevations. The Lincoln Square Series units will provide a new and unique configuration with primary living spaces on a single floor located above the garage.

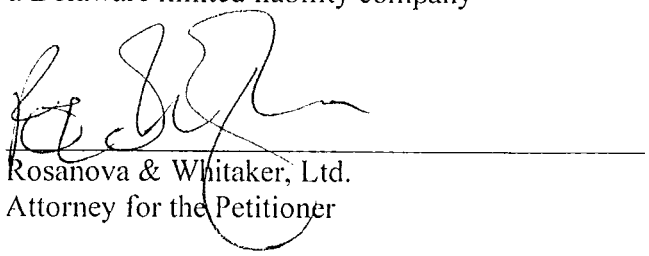
WHEREFORE, by reason of the foregoing, the undersigned Petitioner requests approval of the Final Plan and Final Plat.

[Signature to follow on the next page]

RESPECTFULLY SUBMITTED this 27th day of October, 2021

PETITIONER:

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



Rosanova & Whitaker, Ltd.
Attorney for the Petitioner

EXHIBIT A
CHELSEA MANOR FINAL PLAN AND FINAL PLAT
(Attached)

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

EXHIBIT C
ELEVATIONS
(Attached)

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PLANNING & ZONING DIVISION

May 18, 2021

From: 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
10 S. LaSalle Street, Suite 2750
Chicago, IL 60603
Phone: 312-223-4110

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: Approximately 37 acres located at 1079 S. Route 59, Aurora, Illinois

To whom it may concern:

As the record owner of the above-stated property the undersigned trust hereby affirms that it has full legal capacity to authorize M/I Homes of Chicago, LLC, and its representatives, to act as the owner's agent through the Land Use Petition process with the City of Aurora for said property.

Signature:
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

By: Julie Kenzora Date: 5-18-21

Its: ASSISTANT VICE PRESIDENT

Subscribed and sworn to before me this 18 day of May, 2021.

Notary Signature: _____ (seal)

"OFFICIAL SEAL"
PHYLLIS THOMKA
Notary Public, State of Illinois
My commission expires 04/19/23

This instrument is executed by the undersigned Land Trustee, not personally but solely as Trustee in the exercise of the power and authority conferred upon and vested in it as such Trustee. It is expressly understood and agreed that all the warranties, indemnities, representations, covenants, undertakings and agreements herein made on the part of the Trustee are undertaken by it solely in its capacity as Trustee and not personally. No personal liability or personal responsibility is assumed by or shall at any time be asserted or enforceable against the Trustee on account of any warranty, indemnity, representation, covenant, undertaking or agreement of the Trustee in this instrument.

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PARCEL DESCRIPTION

THAT PART OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 97 IN THE FINAL PLAT OF 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 SOUTH 88 DEGREES 55 MINUTES 23 SECONDS WEST, 200.18 ALONG THE NORTH LINE OF SAID SUBDIVISION TO THE POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 55 MINUTES 23 SECONDS WEST, 907.07 FEET ALONG SAID NORTH LINE TO THE EASTERLY LINE OF COMMONS ROAD AS DEDICATED TO THE CITY OF AURORA PER PLAT OF DEDICATION RECORDED DECEMBER 18, 2013 AS DOCUMENT R2013-166762; THENCE NORTHERLY, 449.30 FEET ALONG SAID EASTERLY LINE, BEING ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 560.00 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 FOR GRAMERCY SQUARE, UNIT 1, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO 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, TOWNSHIP AND RANGE, ACCORDING TO THE PLAT THEREOF RECORDED JULY 26, 2018 AS DOCUMENT R2018-069196 AND ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER 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 29 SECONDS EAST, 1022.78 FEET PERPENDICULAR TO THE LAST DESCRIBED LINE; THENCE SOUTH 88 DEGREES 56 MINUTES 31 SECONDS WEST, 191.87 FEET PARALLEL WITH SAID SOUTH LINES; THENCE SOUTH 01 DEGREES 03 MINUTES 29 SECONDS EAST, 306.19 FEET PARALLEL WITH THE PENULTIMATE COURSE TO THE POINT OF BEGINNING, ALL IN DUPAGE COUNTY, ILLINOIS.

AURORA ILLINOIS CITY OF LIGHTS

Planning and Zoning Division, 44 E Downer Pl, Aurora, IL 60505
phone (630) 256-3080 fax (630) 256-3081 email COAPlanning@aurora-il.org

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Parking and Stacking Requirement Worksheet

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PLANNING & ZONING DIVISION

Project Number: 2021.285
Petitioner: M/I Homes of Chicago

Parking Requirement

Total Parking Requirement	**500**
Enclosed Parking Spaces	500
Surface Parking Spaces	-

Note: All parking spaces must be individually accessable spaces in order to count towards this requirement

Stacking Requirement

Total Stacking Requirement (number of stacking spaces)	**-**	
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 faculties greater than 5,000 SF.

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

OFFICE USE ONLY
Verified By: Steve Broadwell

Requirement Based On:

Sq Ft / Units	Use	Needed	Number Required
250	Structure 1130: Townhouses	2 enclosed spaces per dwelling unit	500