

Land Use Petition

RECEIVED
JUN 29 2021

Project Number: 2021.195
2020-159

Subject Property Information

Address/Location: 1079 S. State Route 59

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

CITY OF AURORA
PLANNING & ZONING DIVISION

Petition Request(s)

Requesting approval of a Revision to the Preliminary Plat and 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

Requesting approval of a Conditional Use Planned Development, and changing the underlying zoning to R-4A(C), Two Family Dwelling District with a Conditional Use Planned Development, and OS-1(C), Conservation, Open Space, and Drainage District with a Conditional Use Planned Development, for the property located near the Southeast Corner of South Commons Drive and Irving Road

Attachments Required

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

Digital Copy of:
Development Tables Excel Worksheet - digital only (Document 1-0)
Word Document of: Legal Description (Format Guidelines 2-1)
Word Document of: Plan Description (Format Guidelines 2-18)

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 One PDF Copy of:
Fire Access Plan (Format Guidelines 2-6)
Preliminary Engineering
Stormwater Permit Worksheet, Application, and Project Information Sheet
Stormwater Report
Traffic Impact Study
Soil Investigation Report

Two Paper and PDF Copy of:
Plan Description (Format Guidelines 2-18)
Preliminary Plan (Format Guidelines 2-8)
Preliminary Plat (Format Guidelines 2-9)

Petition Fee: \$5,160.00 (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 Authorization with owner's Name and contact information is required.

Authorized Signature: _____ Date 6/26/21

Print Name and Company: Greg Collins M/I Homes of Chicago LLC

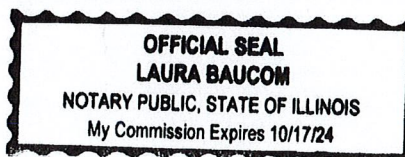
I, the undersigned, a Notary Public in and for the said County and State aforesaid do hereby certify that the authorized signer is personally known to me to be the same person whose name is subscribed to the foregoing instrument and that said person signed sealed and delivered the above petition as a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

Given under my hand and notary seal this 20th day of June, 2021.

State of IL)
County of DuPage) SS

NOTARY PUBLIC SEAL

Laura Baucum
Notary Signature



Filing Fee Worksheet

Project Number: 2020.159
Petitioner: M/I Homes of Chicago, LLC
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

Filing Fees Due at Land Use Petition:

Request(s):	Preliminary Plan & Plat Revision	\$ 1,844.49
	Plan Description	\$ 2,050.84
	Public Hearing Notice Sign(s)	\$ 15.00
	Final Engineering Filing Fee	\$ 1,250.00

Total: **\$5,160**

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

Verified By: Steve Broadwell

Date:

RECEIVED
JUN 29 2021
CITY OF AURORA
PLANNING & ZONING DIVISION

RECEIVED
JUN 29 2021

CITY OF AURORA
PLANNING & ZONING DIVISION

Project Contact Information Sheet

Project Number: 2020.159

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

Owner

First Name: Christian Initial: Last Name: Axelsen Title: _____
Company Name: Chicago Title Land Trust Company, as Successor Trustee to U.S. Bank, N.A., not personally, but as Successor Tr
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: 0
Job Title: _____
Address: 127 Aurora Avenue
City: Naperville State: IL Zip: 60540
Email Address: russ@rw-attorneys.com Phone No.: 630-355-4600 ex 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

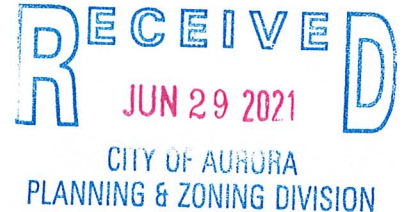
Relationship to Project: Landscape Architect
Company Name: Gary R. Weber Associates, Inc.
First Name: Monica Initial: Last Name: Goshorn-Maroney Title: _____
Job Title: _____
Address: 402 W. Liberty Drive
City: Wheaton State: IL Zip: 60187
Email Address: mgoshornmaroney@grwainc.com Phone No.: 630-668-7197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

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
coaplaning@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: *Jill Kuzma* Date: 5-18-21

Its: ASSISTANT VICE PRESIDENT

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

Notary Signature: *[Signature]* (seal)



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, covenants, 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.

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.

RECEIVED
JUN 29 2021
CITY OF AURORA
PLANNING & ZONING DIVISION