

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)



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

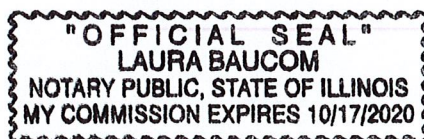
I, the undersigned, a Notary Public in and for the said County and State aforesaid do hereby certify that the authorized signer is personally known to me to be the same person whose name is subscribed to the foregoing instrument and that said person signed sealed and delivered the above petition as a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

Given under my hand and notary seal this 4th 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:

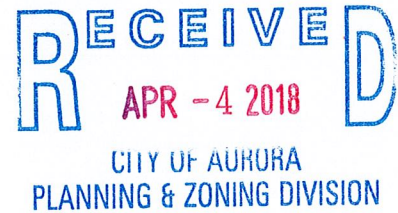
Request(s):	Final Plan & Plat	\$ 1,450.16
		\$ -
		\$ -
		\$ -
		\$ -
	Final Engineering Filing Fee	\$ 1,250.00

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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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

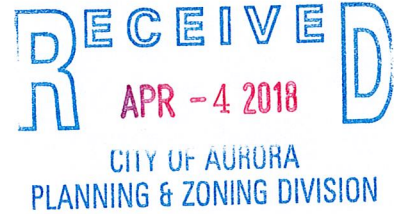
QUALIFYING STATEMENT FOR LAND USE PETITION

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 75th Street)

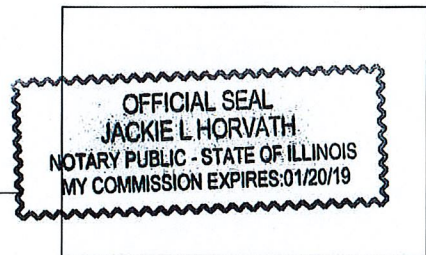
To whom it may concern:

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

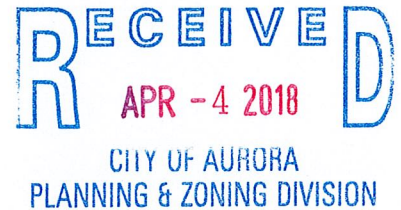
Petitioner: M/I Homes of Chicago, LLC

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				
Total		0.750	91322.781			

	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
Total Units:	171	School:	0.750	Park:	3.472	

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

Total Parking Requirement	684
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

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 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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PLANNING & ZONING DIVISION

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
Total CTEs Required	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	
Total:	689.0	75	75	1600	1600	

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Verified By:

Date:

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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: _____