



SHEFFIELD
(REAR-LOAD)

CHICORY
PLACE
R-1 (S)

CALVARY
CHURCH
O (S)

8' WALK

CHARLESTOWN
(FRONT-LOAD)

TOWNE SQUARE
(REAR-LOAD)

CALVARY
CHURCH
B-2

DETENTION
OUTLOT

City of Aurora Committee of the Whole Chelsea Manor

September 7, 2021

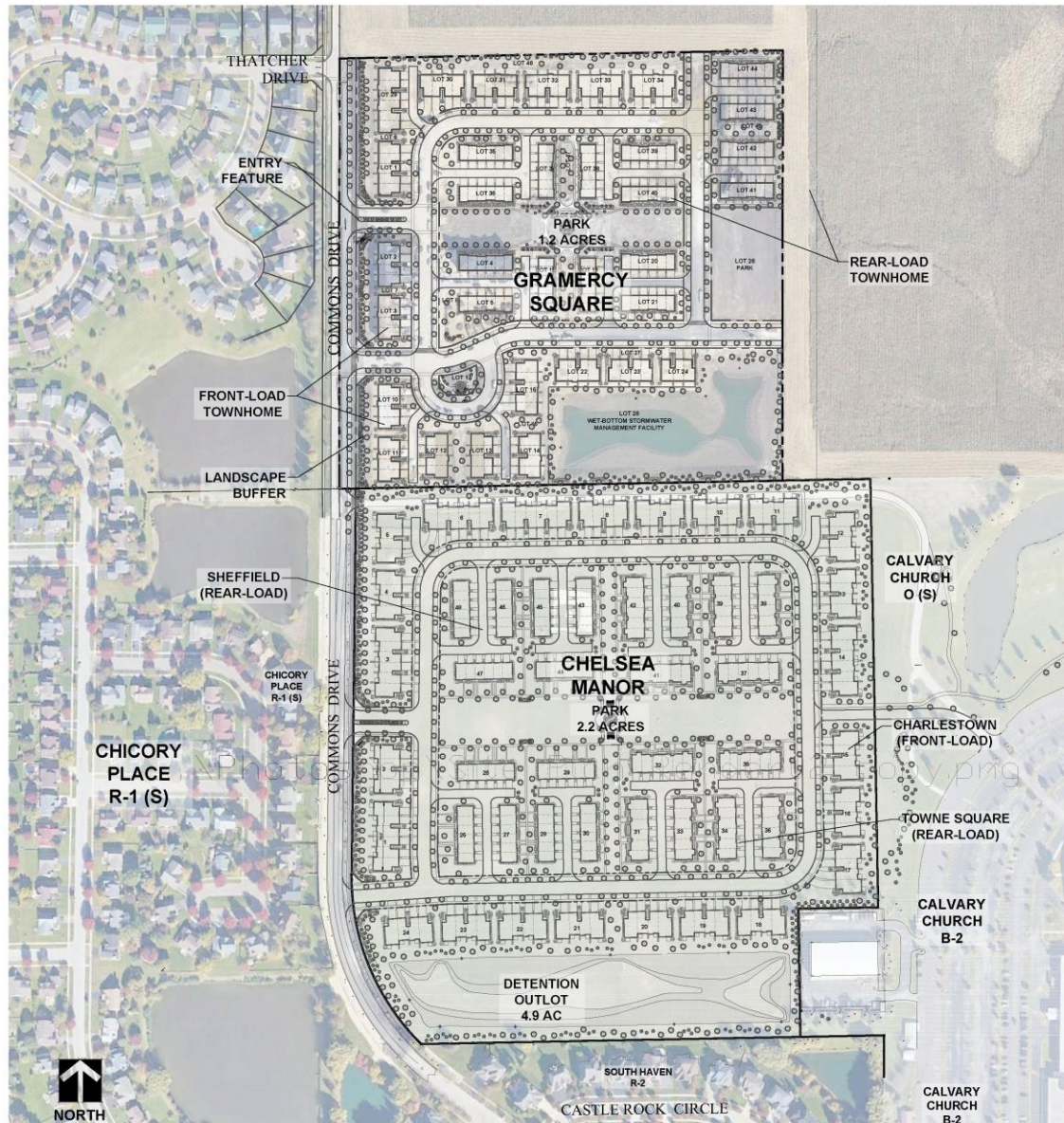


M/I HOMES

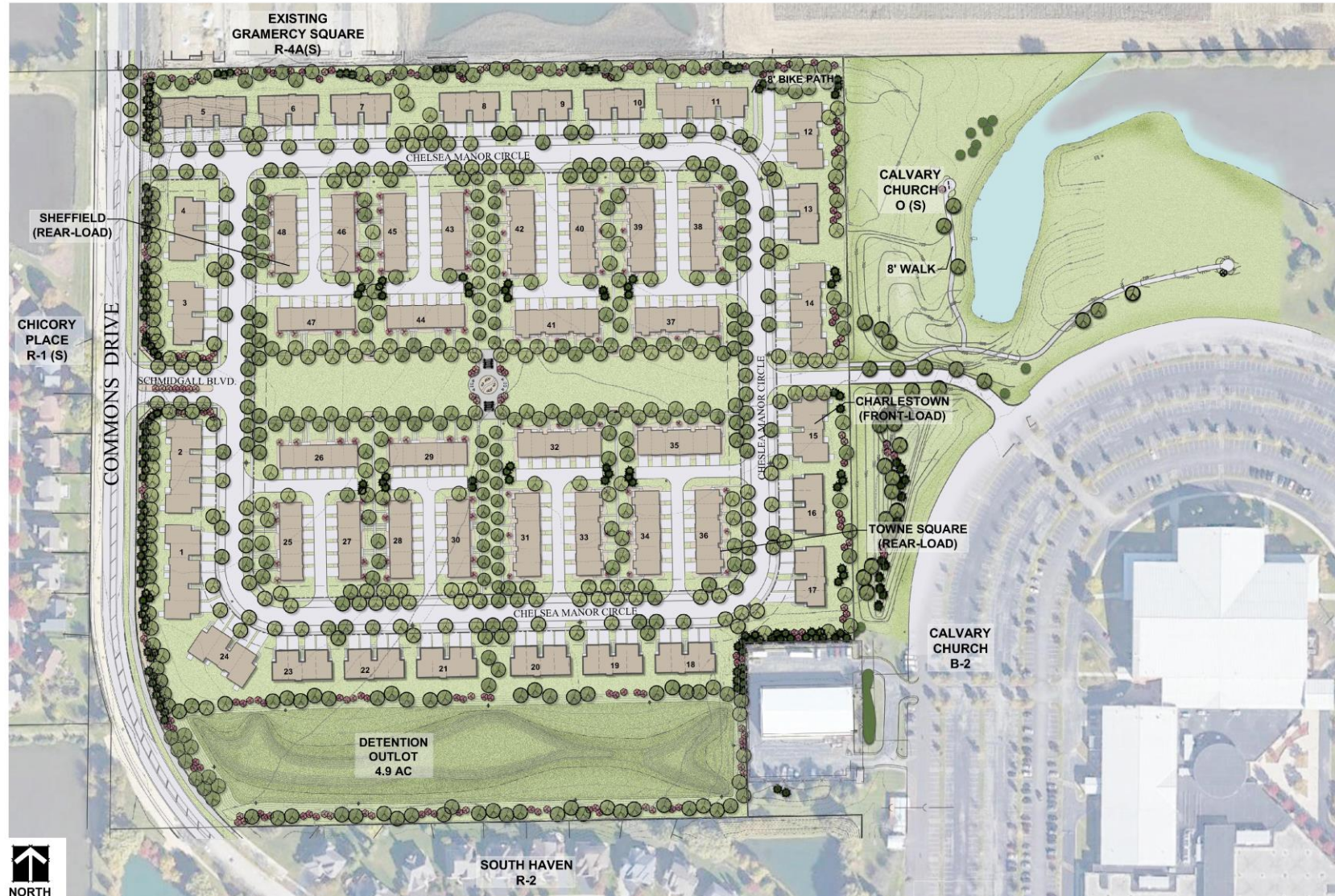
Aerial



Gramercy & Chelsea Comparison



Chelsea Manor Site Plan



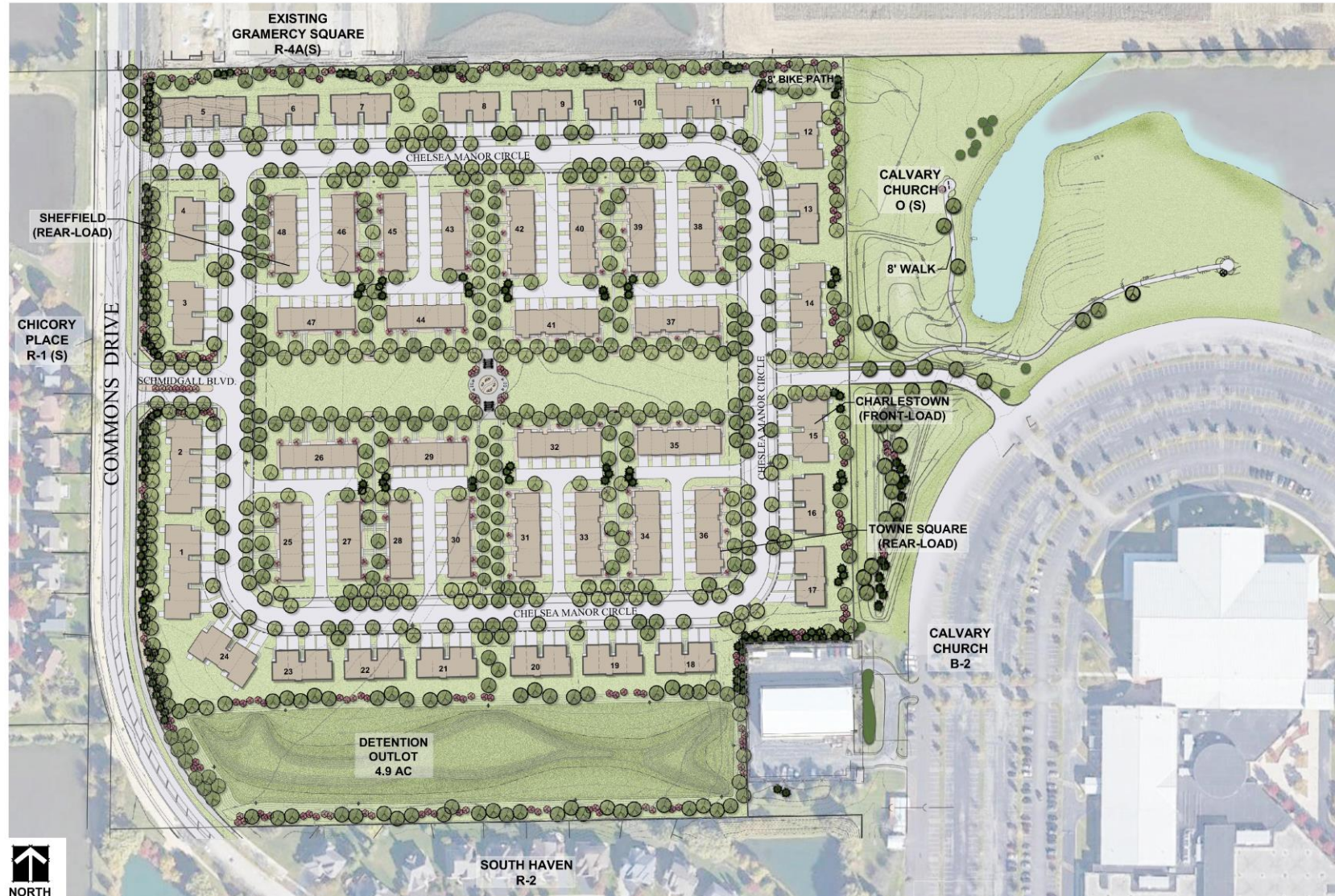


Charlestown Series



Front Elevation - Farmhouse Style
scale: 1/4" = 1'-0"

Chelsea Manor Site Plan



Town Square Series



Chelsea Manor
Character Elevation

Site Plan



Lincoln Square Series



Front Elevation



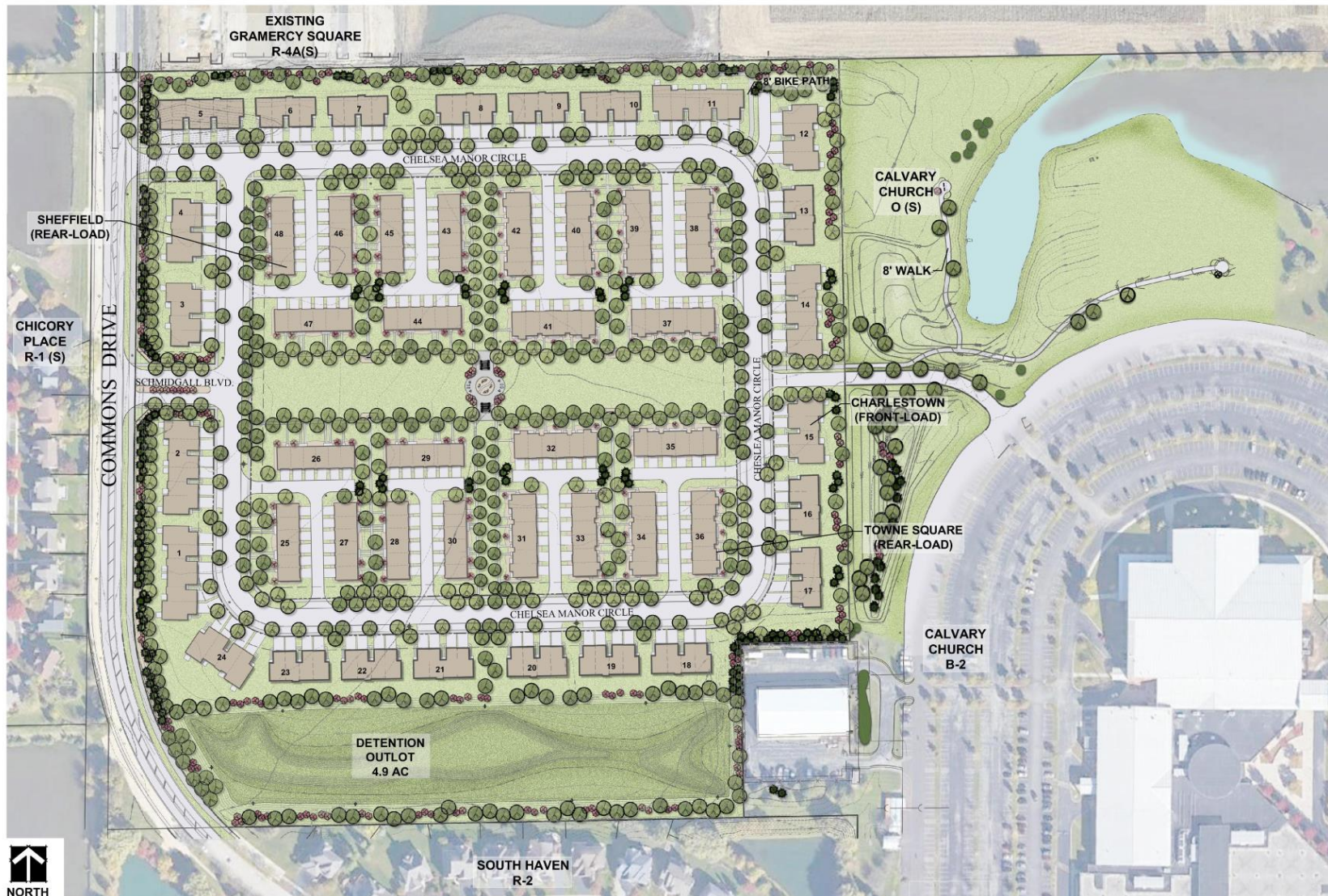
Questions and Answers

Thank you for your time!

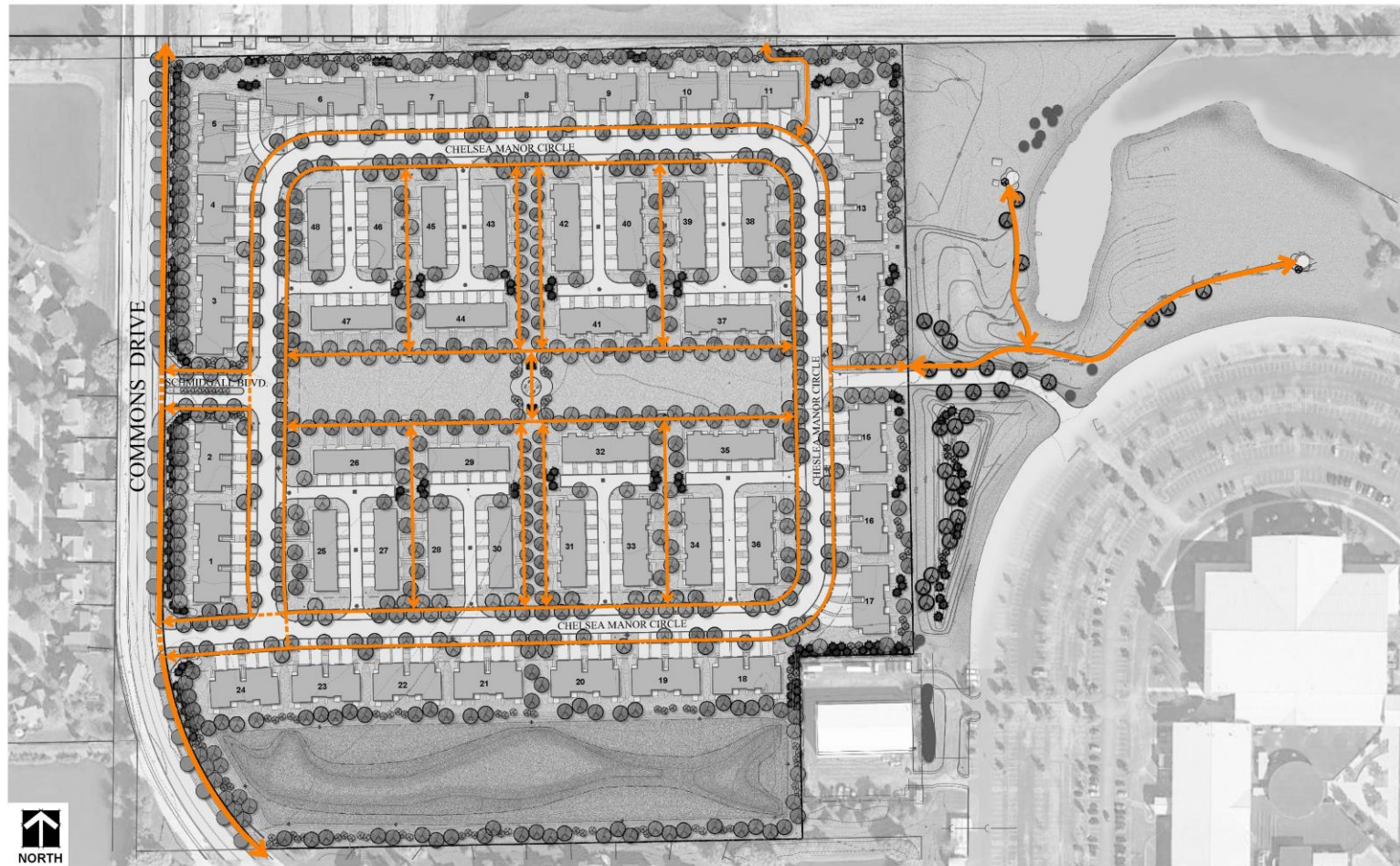
Table A
 COMMONS DRIVE AND CALVARY CHURCH SECONDARY ACCESS DRIVE
 SUNDAY AUGUST 22,2021

Peak Hour	Southbound		Northbound		Westbound	
	Through	Left	Through	Right	Right	Left
10:15-11:15 A.M.	29	42	37	0	62	1

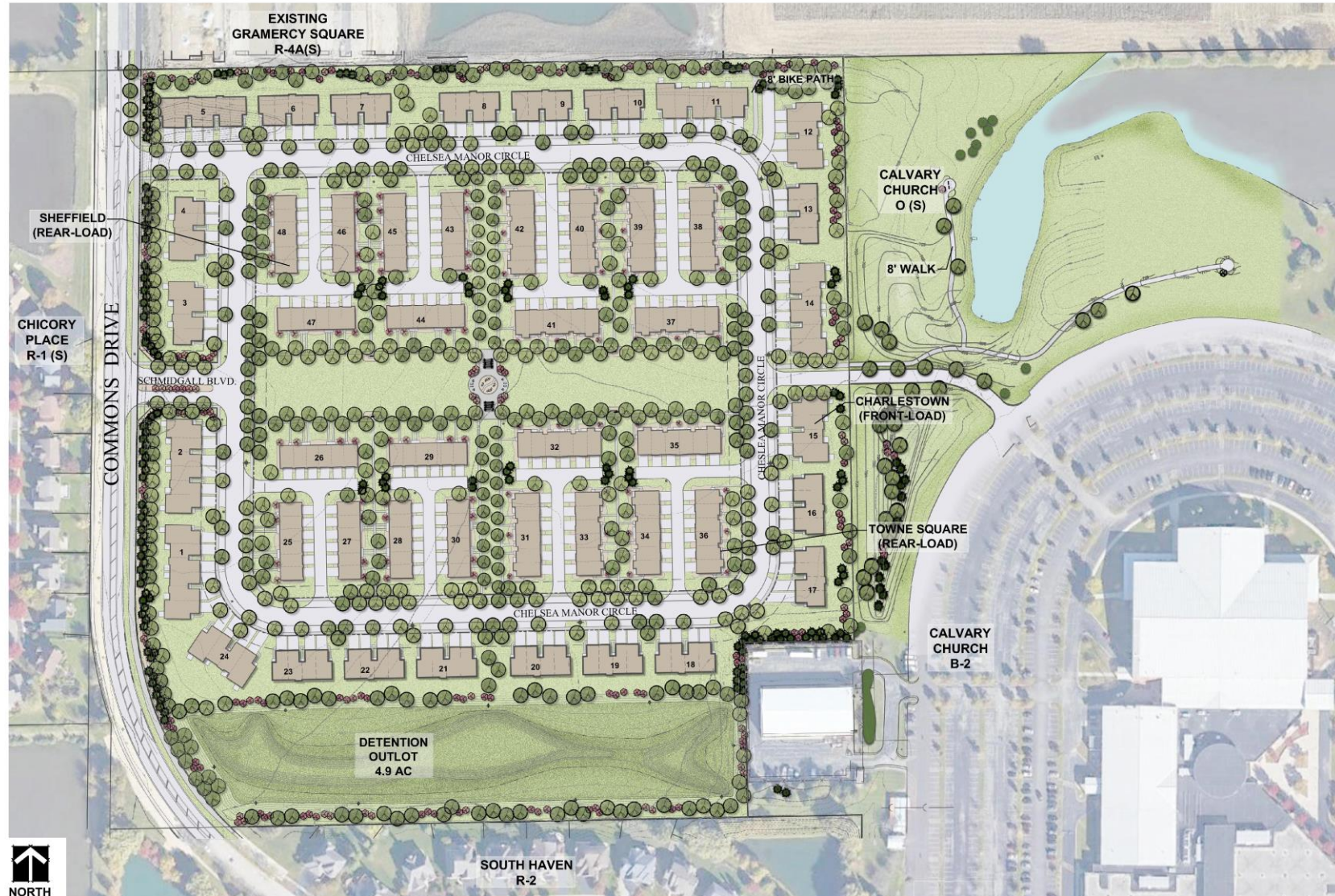
Chelsea Manor Site Plan



Pedestrian Plan



Chelsea Manor Site Plan





M/I Homes

National:

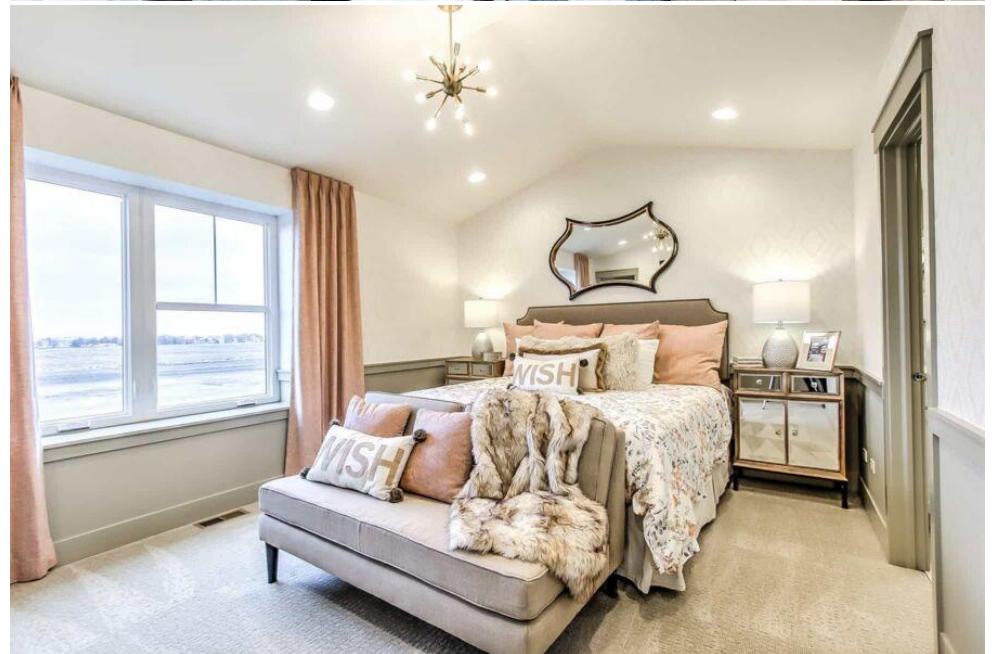
- 13th largest Homebuilder
- Operating in 9 States

Illinois:

- 3rd largest Homebuilder
- 28 active communities
- 9 communities in planning
- 500 home closings projected



M/I HOMES





Charlestown Series



Rear Elevation

scale: 3/16" = 1'-0"



Left Elevation

scale: 3/16" = 1'-0"



Right Elevation

scale: 3/16" = 1'-0"

Town Square Series



Rear Elevation
Chelsea Manor
Character Elevations
Aurora, IL

Lincoln Square Series

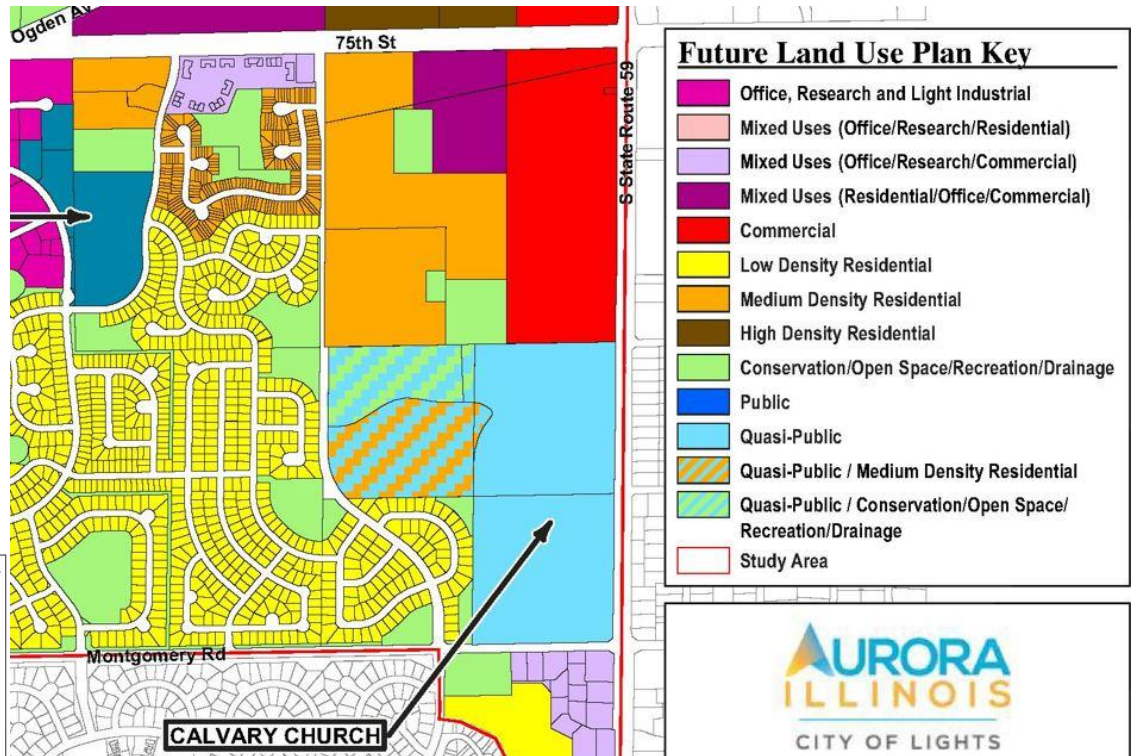
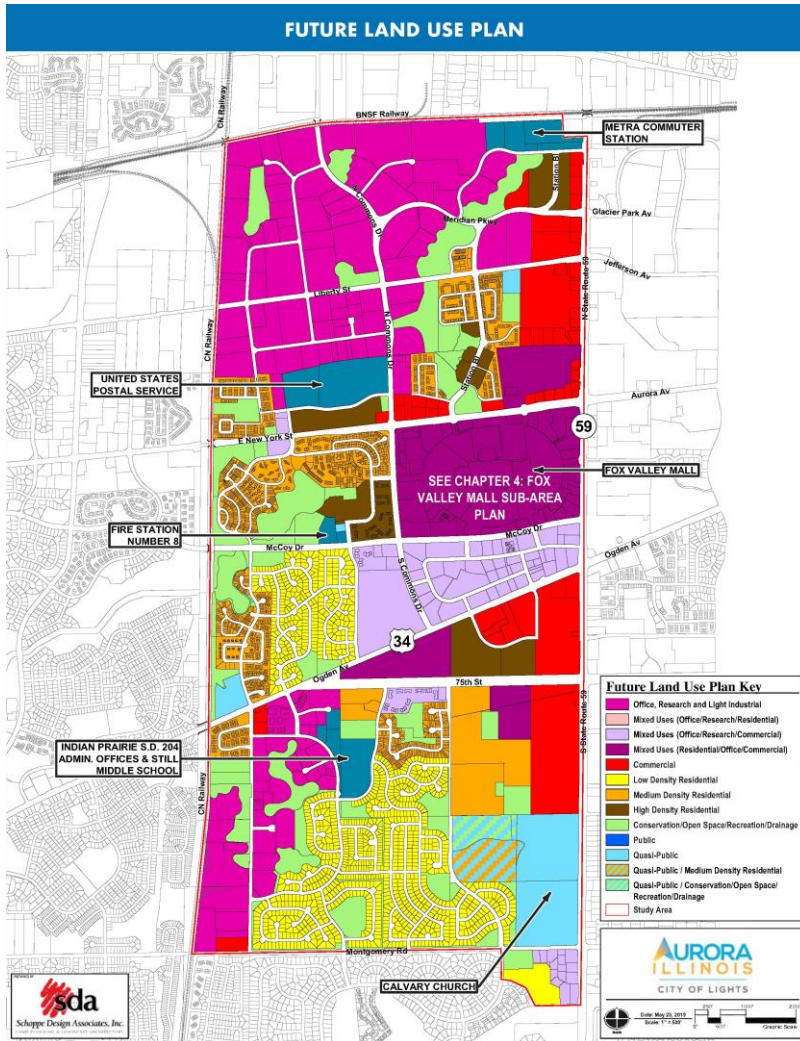


Chelsea Manor Character Elevations



M/I HOMES

Future Land Use



M/I HOMES

Future Land Use

Medium Density Residential Recommendations (MDR)

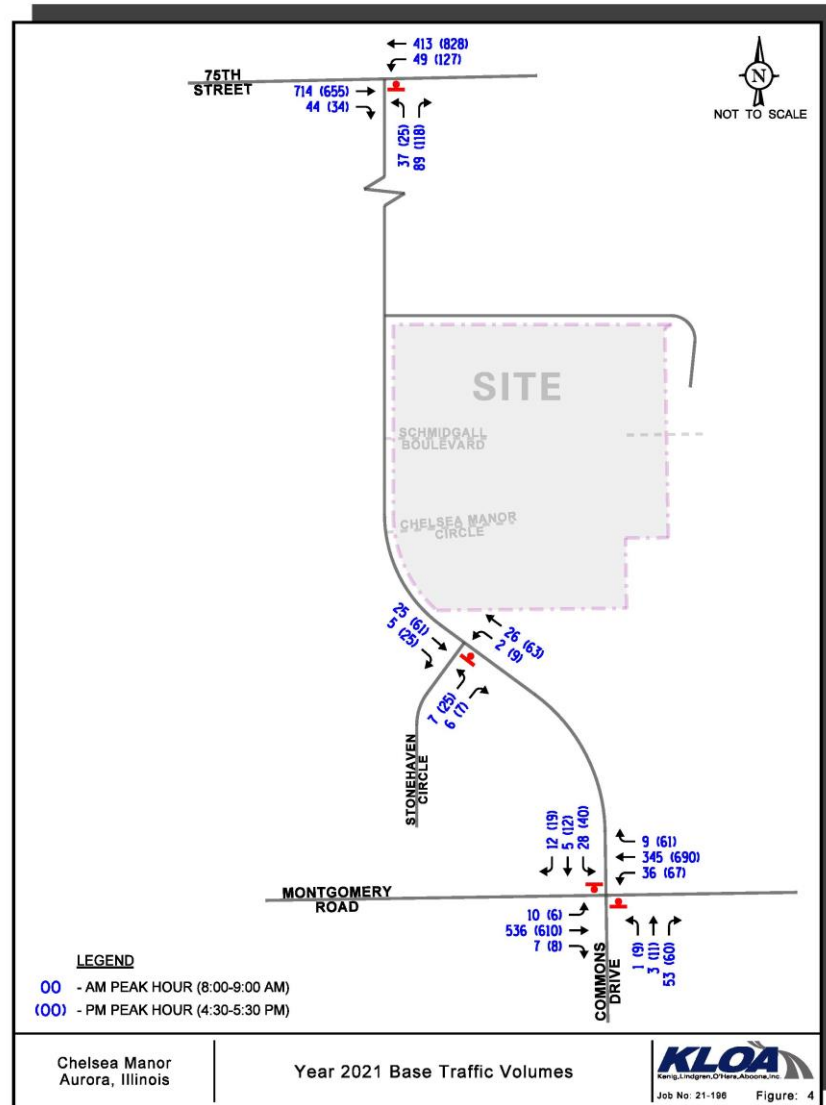
Characterized by attached single-family and multi-family units, developments in this land use category range in density from 6 to 12 units per acre and are not intended to be mixed with other uses. Traditionally, these types of medium density residential uses are constructed close to commercial uses, major transportation corridors, or higher density residential areas to provide a logical buffer between these uses and lower intensity uses such as single family residential development.

The Future Land Use Plan reflects a combination of both existing medium density residential projects comprised primarily of single-family attached/townhome units as well as areas for future medium density residential development. The majority of existing medium density residential uses are located in the west section of the study area, generally from New York Street on the north to Ogden Avenue on the south. An additional area of townhomes is located south of 75th Street slightly east of its intersection with Ogden Avenue.

Four new medium density residential pockets are recommended in the study area, all located south of the 75th Street corridor. The rationale for designating these areas as medium density residential includes several factors:

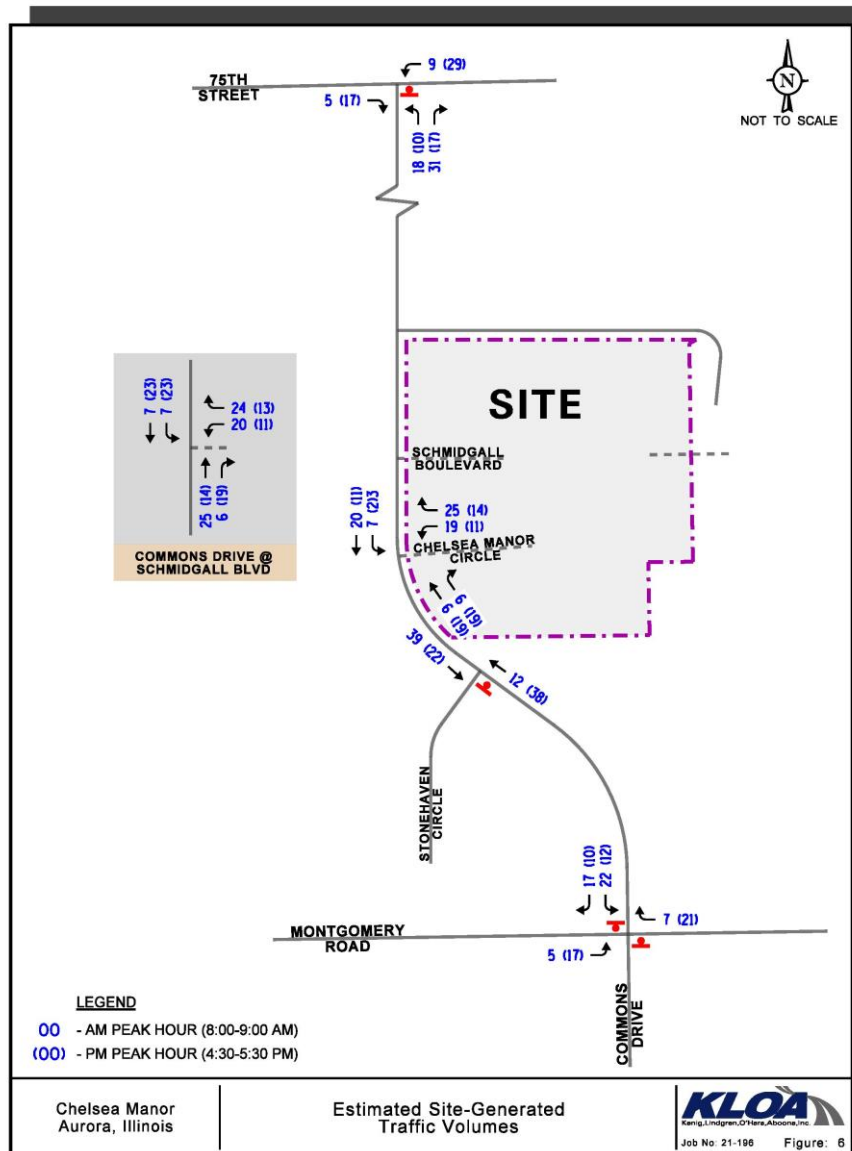
- Proximity to the heavily traveled 75th Street corridor;
- Proximity to adjacent and existing similar or higher density residential and commercial uses;
- Proximity to recommended future uses of similar or greater land use intensity; and
- Existing entitlement agreements.





ESTIMATED SITE-GENERATED TRAFFIC VOLUMES

ITE Land Use Code	Type/Size	Weekday Morning Peak Hour			Weekday Evening Peak Hour		
		In	Out	Total	In	Out	Total
220	Townhomes (250 Units)	26	88	114	84	49	133



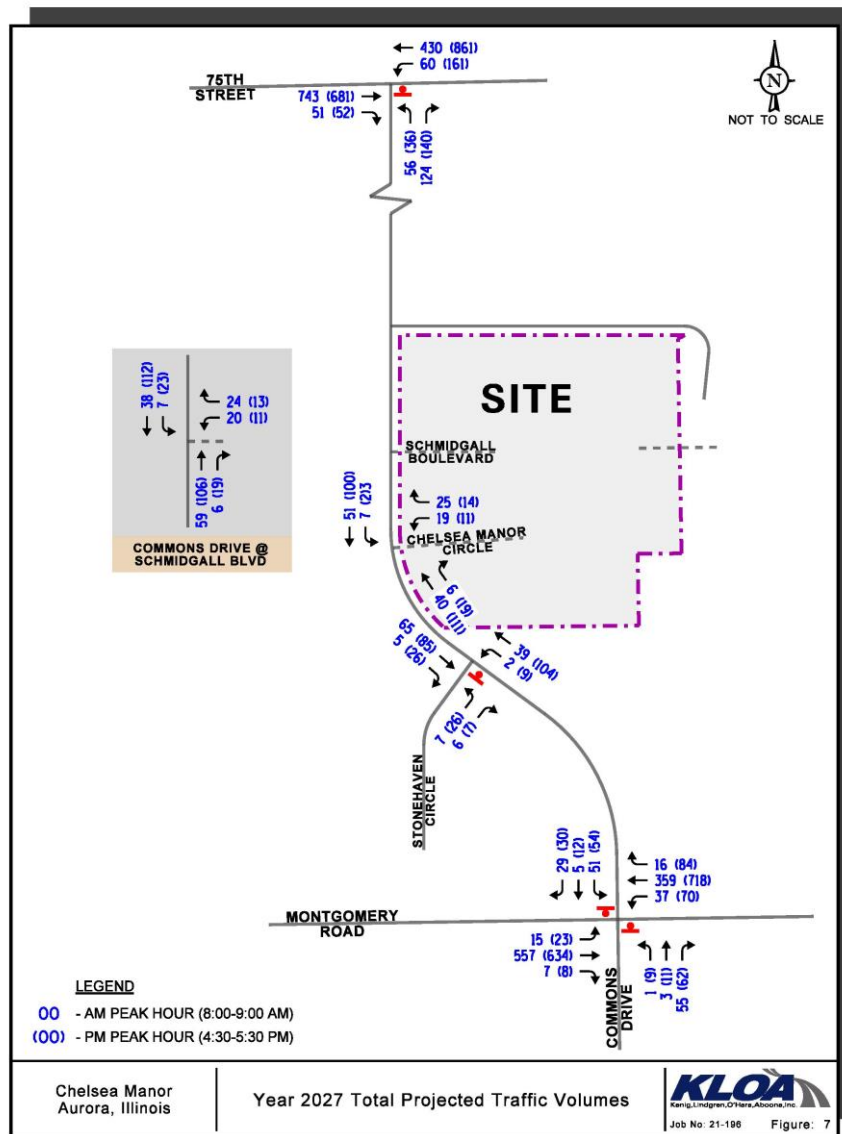
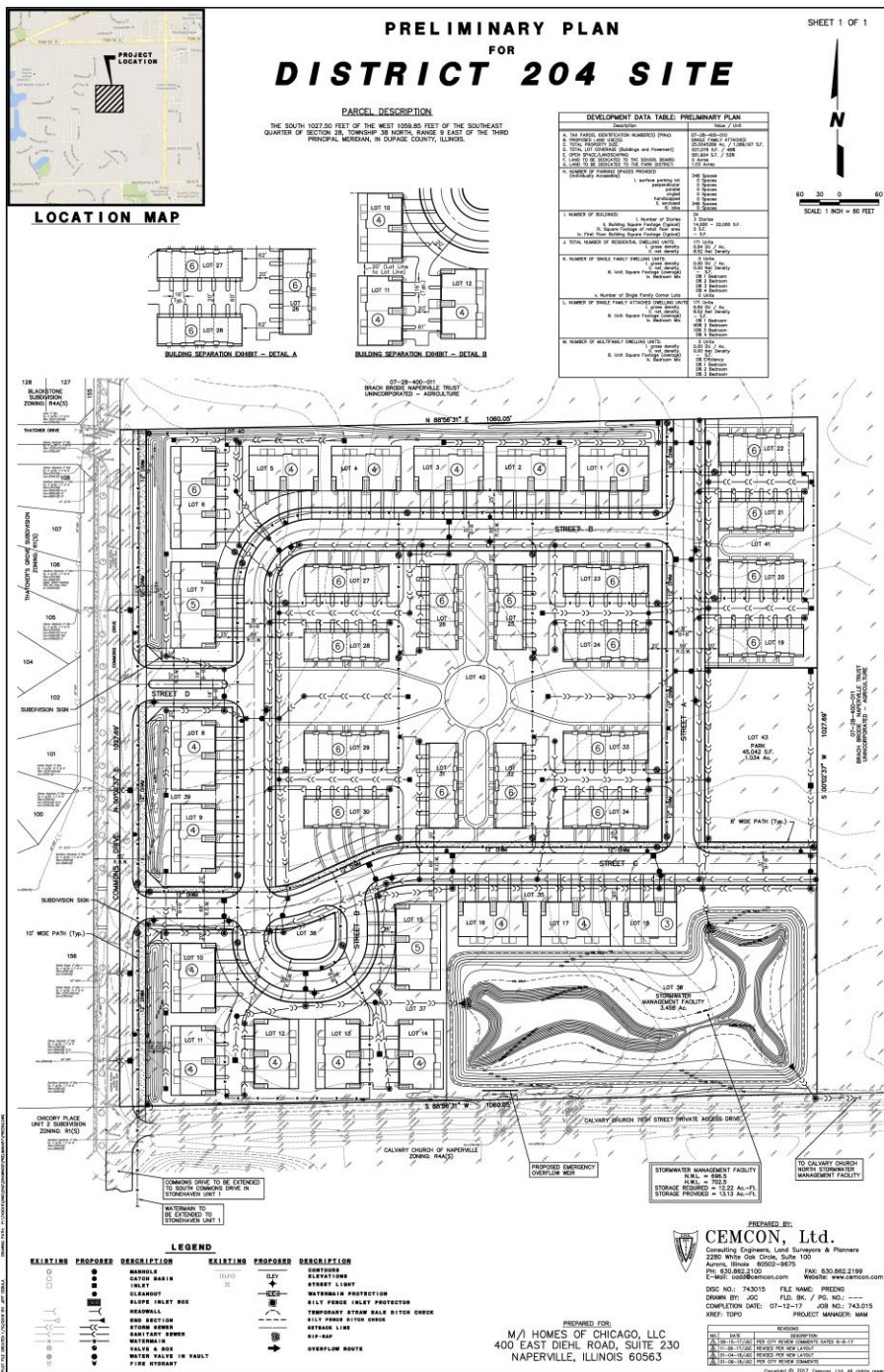


Table 3
CAPACITY ANALYSIS RESULTS – YEAR 2021 EXISTING CONDITIONS¹

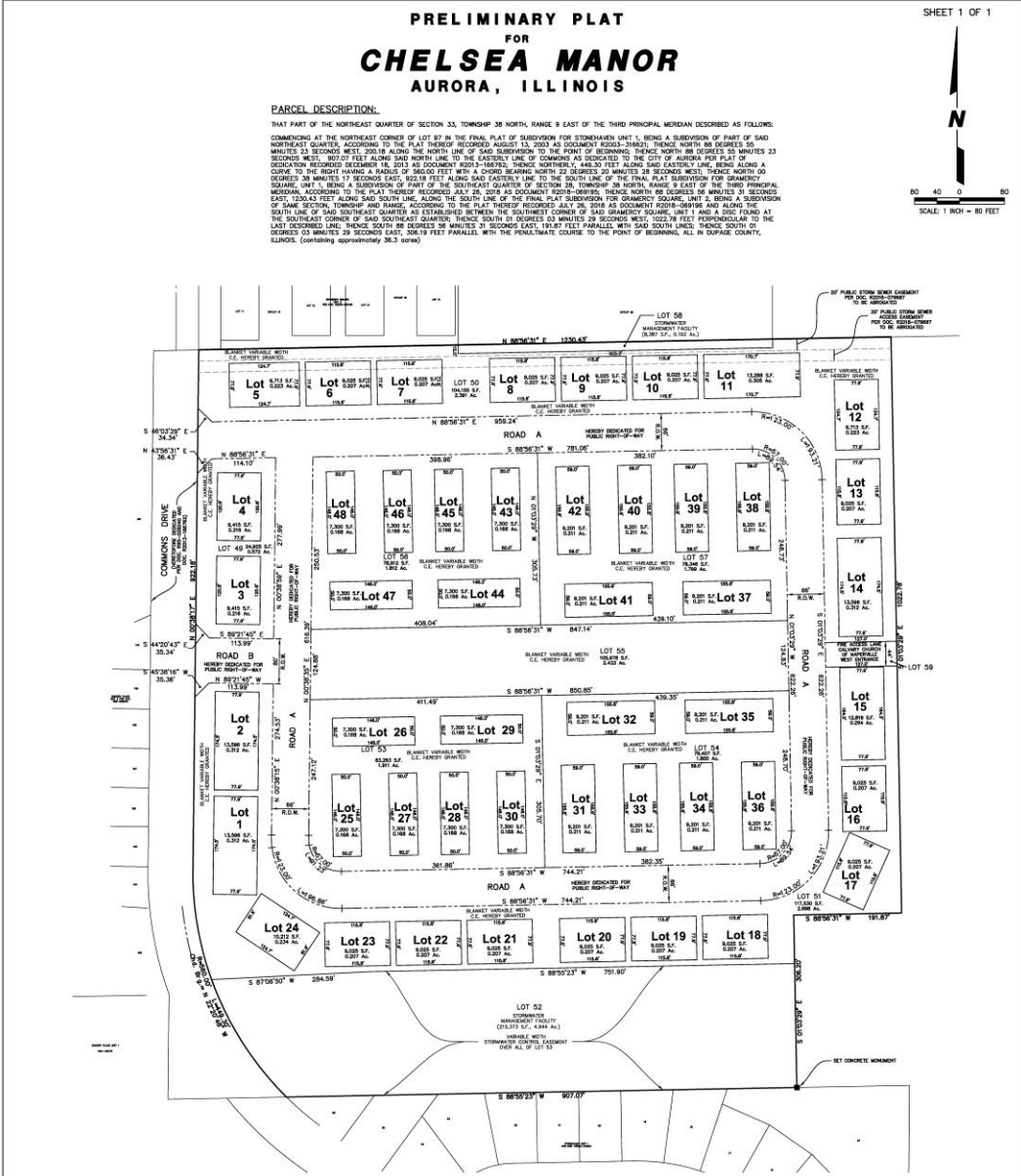
Intersection	Weekday Morning Peak Hour		Weekday Evening Peak Hour	
	LOS	Delay	LOS	Delay
Commons Drive with 75th Street				
• Northbound Approach	B	13.1	B	12.9
• Westbound Left Turn	A	9.9	A	9.8
Commons Drive with Stonehaven Circle				
• Eastbound Approach	A	8.8	A	9.6
• Northbound Left Turn	A	7.3	A	7.4
Commons Drive with Montgomery Road				
• Northbound Approach	B	14.0	E	39.9
• Southbound Left Turn	D	32.1	F	99+
• Southbound Through/Right Turn	B	14.3	D	30.4
• Eastbound Left Turn	A	8.2	A	9.5
• Westbound Left Turn	A	8.1	A	9.3
LOS = Level of Service 1 – All Intersections are Two-Way Stop Controlled Delay is measured in seconds				

Table 4
CAPACITY ANALYSIS RESULTS – YEAR 2027 PROJECTED CONDITIONS¹

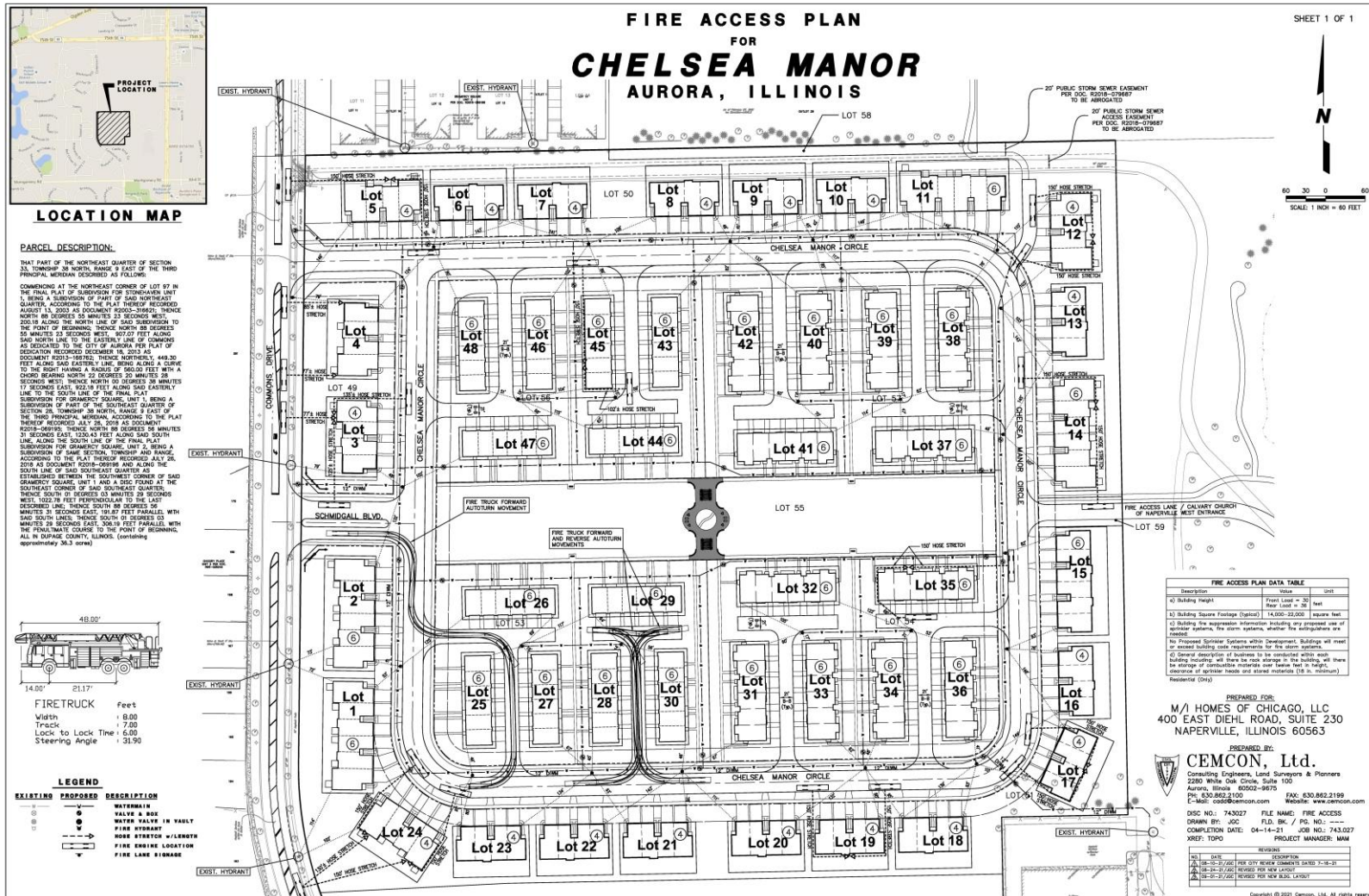
Intersection	Weekday Morning Peak Hour		Weekday Evening Peak Hour	
	LOS	Delay	LOS	Delay
Commons Drive with 75th Street				
• Northbound Approach	B	14.0	B	14.0
• Westbound Left Turn	B	10.2	B	10.3
Commons Drive with Stonehaven Circle				
• Eastbound Approach	A	9.1	B	10.2
• Northbound Left Turn	A	7.4	A	7.5
Commons Drive with Montgomery Road				
• Northbound Approach	B	14.5	F	54.9
• Southbound Left Turn	E	42.8	F	99+
• Southbound Through/Right Turn	B	13.1	D	32.0
• Eastbound Left Turn	A	8.3	A	9.9
• Westbound Left Turn	A	9.0	A	9.4
Commons Drive with Chelsea Manor Circle				
• Westbound Approach	A	9.0	A	9.6
• Southbound Left Turn	A	7.3	A	7.5
Commons Drive with Schmidgall Boulevard				
• Westbound Approach	A	9.0	A	9.6
• Southbound Left Turn	A	7.4	A	7.5
LOS = Level of Service Delay is measured in seconds. 1 – All Intersections Are Two-Way Stop Controlled				



Chelsea Manor Preliminary Plat



Chelsea Manor Fire Access Plan



Landscape Plan

Preliminary Landscape Plan
CHELSEA MANOR
Aurora, Illinois
May 21, 2021

CONSULTANTS:



LANDSCAPE ARCHITECT:
GARY R. WEBER ASSOCIATES, INC.
402 W. LIBERTY DRIVE
WHEATON, ILLINOIS 60187



CIVIL ENGINEER:
CEMCON, Ltd.
CONSULTING ENGINEERS AND SCIENTISTS & PLANNERS
2280 WHITE OAK CIRCLE, SUITE 100
AURORA, IL 60502-9675

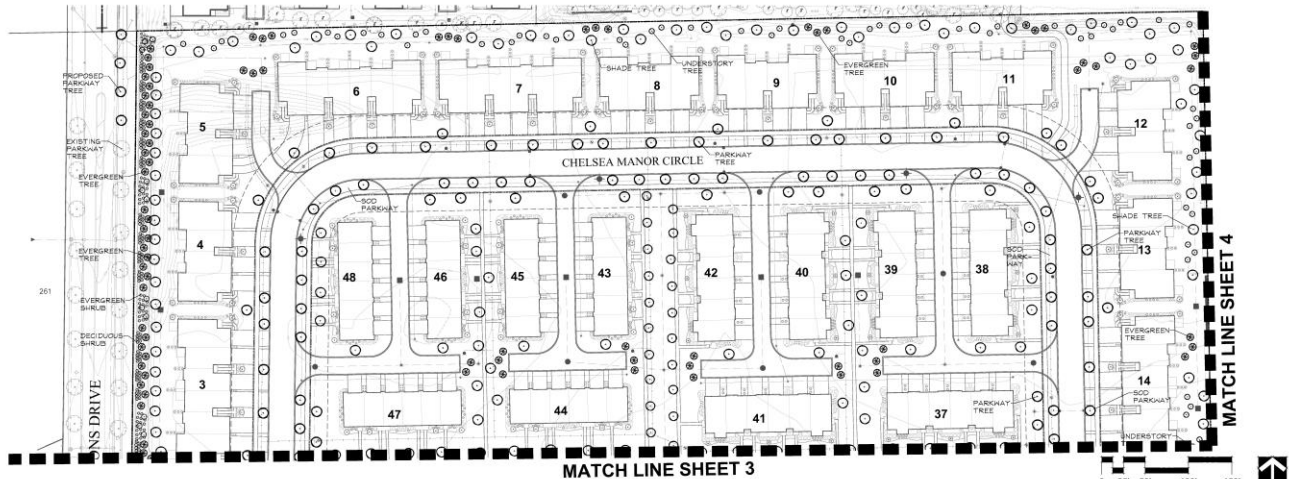


LOCATION MAP
SCALE: 1"=300'

INDEX OF SHEETS

<u>SHEET NO.</u>	<u>DESCRIPTION</u>
0	COVER SHEET
1	OVERALL LANDSCAPE PLAN
2	LANDSCAPE PLAN
3	LANDSCAPE PLAN
4	OFF-SITE LANDSCAPE PLAN
5	LANDSCAPE DETAILS
6	TYPICAL FOUNDATION LANDSCAPE PLANS
7	TYPICAL FOUNDATION LANDSCAPE PLANS





LANDSCAPE DATA TABLE : PLANT LIST

Symbol	Qty	Description	Notes
1	1	1) Evergreen Trees	
2	1	2) Deciduous Trees	
3	1	3) Shrubbery	
4	1	4) Groundcover	
5	1	5) Mulch	
6	1	6) Fertilizer	
7	1	7) Watering	
8	1	8) Pruning	
9	1	9) Pest Control	
10	1	10) Soil Amendment	
11	1	11) Tree Protection	
12	1	12) Tree Removal	
13	1	13) Tree Relocation	
14	1	14) Tree Preservation	
15	1	15) Tree Staking	
16	1	16) Tree Topping	
17	1	17) Tree Trimming	
18	1	18) Tree Wrapping	
19	1	19) Tree Anchoring	
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NOTE 1: PLANT PERCENTAGES AND QUANTITIES TO BE PROVIDED AT FINAL.
NOTE 2: OFF-SITE LANDSCAPING AND FOUNDATION PLANTINGS ARE NOT INCLUDED IN THE OVERALL PLANT QUANTITIES

GARY R. WEBER ASSOCIATES, INC.
LAND PLANNING
LANDSCAPE ARCHITECTURE
211 SOUTH MAIN STREET
WHITFIELD, KENTUCKY 40086
PHONE: 606/677177

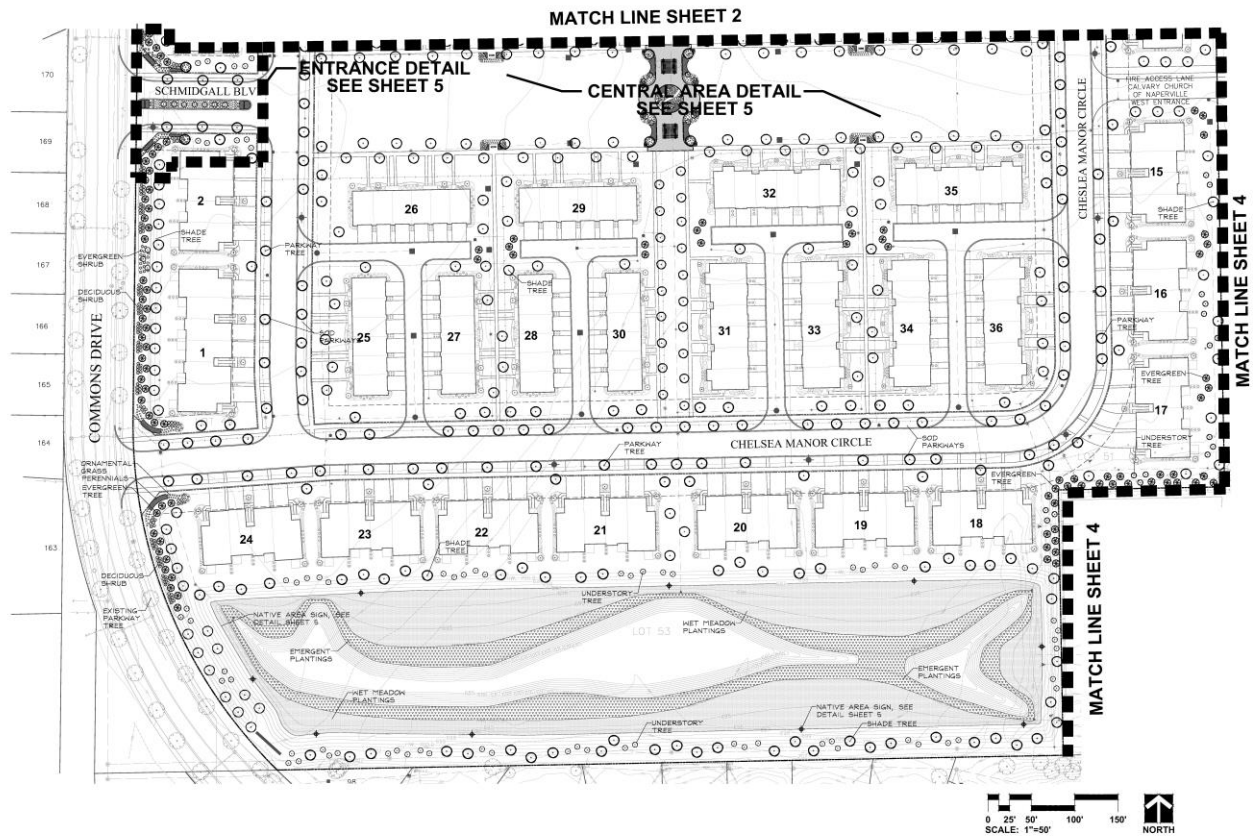
M/I HOMES
4815 DIXIE ROAD, SUITE 200
NAPERVILLE, IL 60563

CEMCON LTD.
2200 WHITE OAK CIRCLE
SUITE 100
AURORA, IL 60002

CHELSEA MANOR
AURORA, ILLINOIS
LANDSCAPE PLAN

REVISIONS

DATE	DESCRIPTION
5/21/21	PROJECT NO. M20185
5/21/21	DRAWN: M20185
5/21/21	CHECKED: M20185
5/21/21	SHEET NO. 2 OF 7



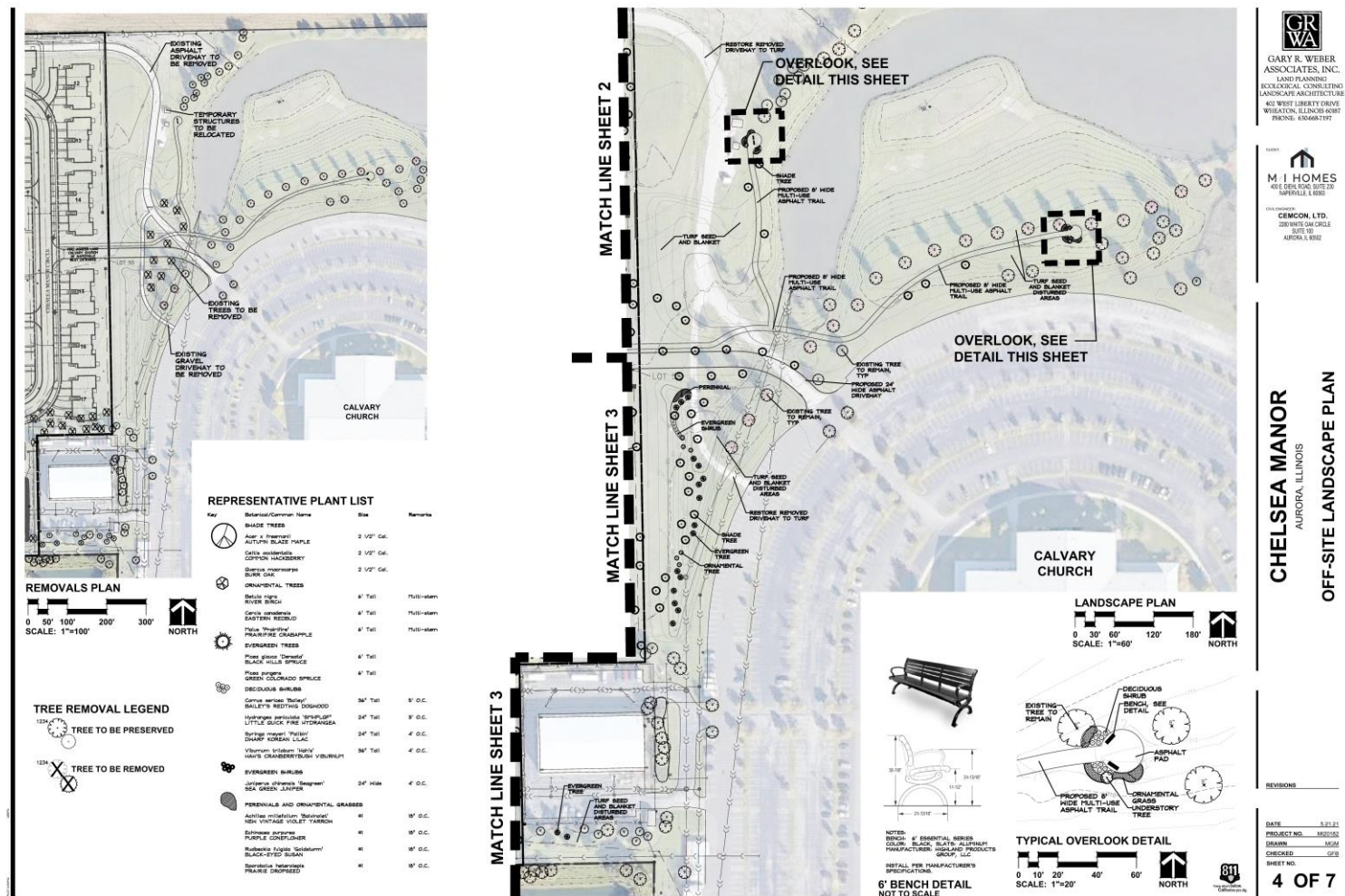
GRWA
GARY R. WEBER
ASSOCIATES, INC.
LAND PLANNING
LANDSCAPE ARCHITECTURE
211 SOUTH MAIN STREET
WINSTON, ILLINOIS 60090
PHONE: 630/6871797

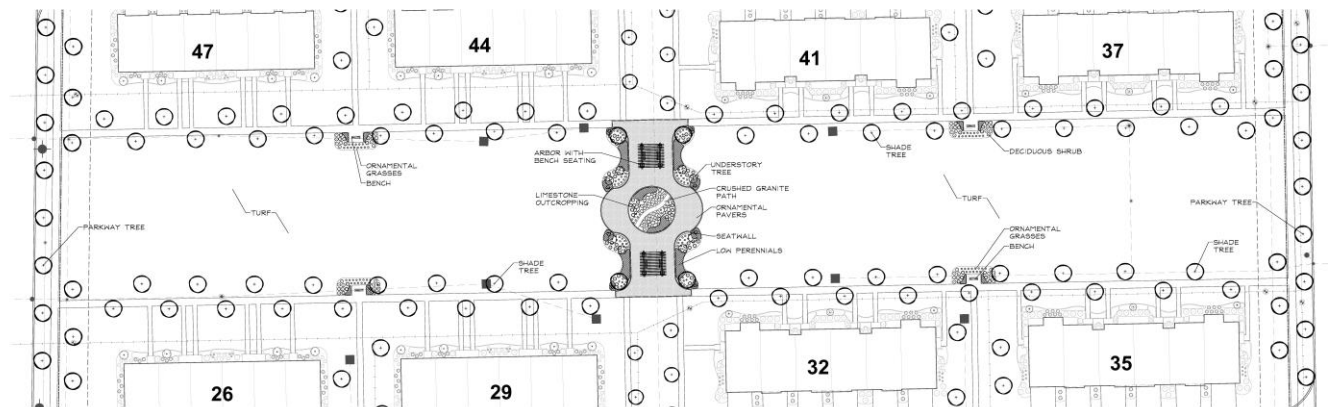
M/I HOMES
4001 BIRCH CIRCLE, SUITE 200
AURORA, ILLINOIS 60002
TEL: 630/590-1100
FAX: 630/590-1101
WWW.MIHOMES.COM

CHELSEA MANOR
AURORA, ILLINOIS
LANDSCAPE PLAN

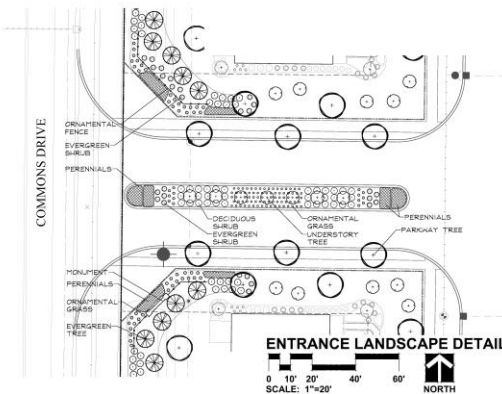
REVISIONS

NO.	DATE	DESCRIPTION
1	5.21.21	PROJECT NO. M20162
2	5.21.21	DRAWN: M20162
3	5.21.21	CHECKED: JCB
4	5.21.21	SHEET NO. 3 OF 7





CENTRAL AREA LANDSCAPE DETAIL

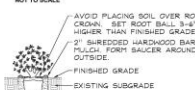


ENTRANCE LANDSCAPE DETAIL

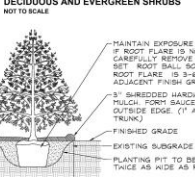
PLANTING DETAILS



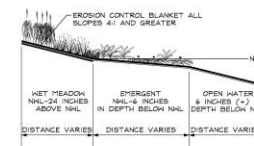
PERENNIALS AND GROUNDCOVERS
NOT TO SCALE



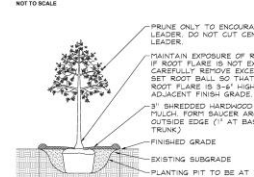
DECIDUOUS AND EVERGREEN SHRUBS
NOT TO SCALE



EVERGREEN TREES
NOT TO SCALE



PLANT COMMUNITY SECTION
NOT TO SCALE



DECIDUOUS TREES
NOT TO SCALE



NATURALIZED AREA
SIGN DETAIL
NOT TO SCALE

GRWA
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401 E. DELAWARE AVE. SUITE 202
AURORA, IL 60009
C/O: CEMCON, LTD.
1201 WEST 14TH AVE.
SUITE 100
AURORA, IL 60007

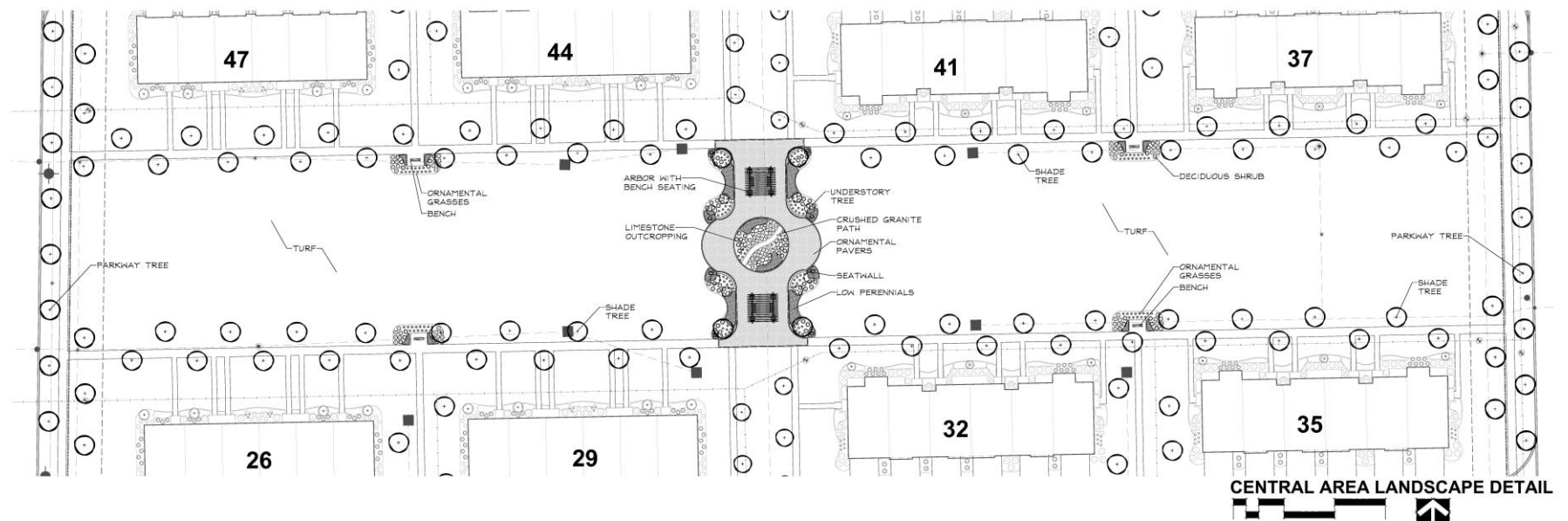
CHELSEA MANOR AURORA, ILLINOIS LANDSCAPE DETAILS

REVISIONS

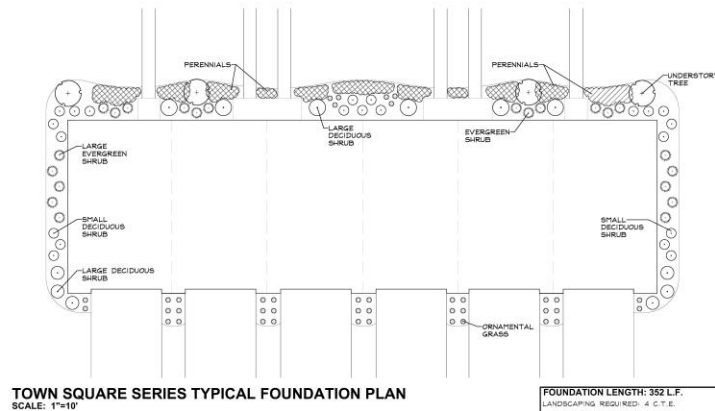
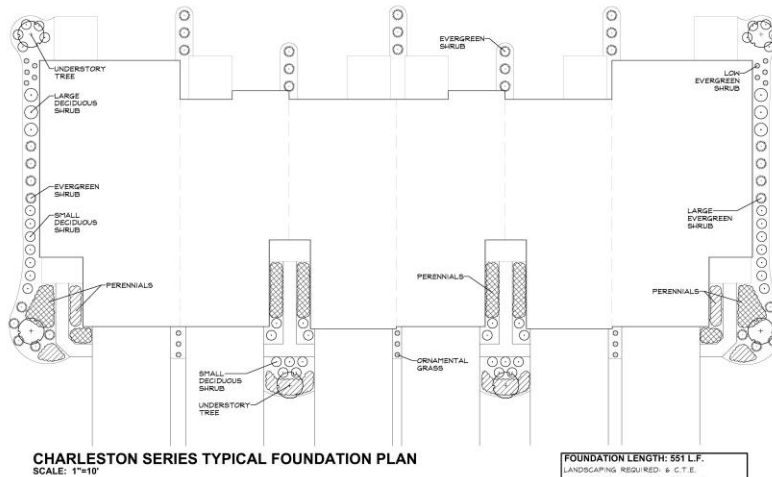
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PROJECT NO.: M00105
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CHECKED: GFB
SHEET NO.

5 OF 7

Central Plaza Plan



Foundation Planting Plan



6 UNIT FOUNDATION PLAN (NORTHEAST FACING) PLANT LIST

Key	Botanical/Common Name	Size	Remarks
UNDERSTORY TREES			
071	Cornea rosea	6' Tall	
072	Spring japonica 'Hortia'	6' Tall	
073	Cornea rosea	6' Tall	
074	Cornea rosea	6' Tall	
EVERGREEN TREES			
071	Thuja occidentalis 'Smaragd'	5' Tall	
072	Thuja occidentalis 'Smaragd'	5' Tall	
DECIDUOUS SHRUBS			
081	Cornea rosea 'Bellevue'	36" Tall	5' O.C.
082	Cornea rosea 'Bellevue'	36" Tall	5' O.C.
083	Hydrangea paniculata 'Alice'	36" Tall	4' O.C.
084	Hydrangea paniculata 'Alice'	36" Tall	4' O.C.
085	Hydrangea paniculata 'Alice'	36" Tall	4' O.C.
086	Hydrangea paniculata 'Alice'	36" Tall	4' O.C.
EVERGREEN SHRUBS			
091	Juniperus horizontalis 'Blue Forest'	24" High	4' O.C.
092	Juniperus horizontalis 'Blue Forest'	24" High	4' O.C.
PERENNIALS AND ORNAMENTAL GRASSES			
001	Colostephis acaulis 'Karl Foerster'	18"	24" O.C.
002	Colostephis acaulis 'Karl Foerster'	18"	24" O.C.
003	Colostephis acaulis 'Karl Foerster'	18"	24" O.C.
004	Colostephis acaulis 'Karl Foerster'	18"	24" O.C.
005	Colostephis acaulis 'Karl Foerster'	18"	24" O.C.
006	Colostephis acaulis 'Karl Foerster'	18"	24" O.C.
007	Colostephis acaulis 'Karl Foerster'	18"	24" O.C.
008	Colostephis acaulis 'Karl Foerster'	18"	24" O.C.
009	Colostephis acaulis 'Karl Foerster'	18"	24" O.C.
010	Colostephis acaulis 'Karl Foerster'	18"	24" O.C.

6 UNIT FOUNDATION PLAN (SOUTHWEST FACING) PLANT LIST

Key	Botanical/Common Name	Size	Remarks
UNDERSTORY TREES			
071	Cornea rosea	6' Tall	
072	Cornea rosea	6' Tall	
073	Cornea rosea	6' Tall	
074	Cornea rosea	6' Tall	
EVERGREEN TREES			
071	Thuja occidentalis 'Smaragd'	5' Tall	
072	Thuja occidentalis 'Smaragd'	5' Tall	
DECIDUOUS SHRUBS			
081	Cornea rosea 'Bellevue'	36" Tall	5' O.C.
082	Cornea rosea 'Bellevue'	36" Tall	5' O.C.
083	Hydrangea paniculata 'Alice'	36" Tall	4' O.C.
084	Hydrangea paniculata 'Alice'	36" Tall	4' O.C.
085	Hydrangea paniculata 'Alice'	36" Tall	4' O.C.
086	Hydrangea paniculata 'Alice'	36" Tall	4' O.C.
EVERGREEN SHRUBS			
091	Juniperus horizontalis 'Blue Forest'	24" High	4' O.C.
092	Juniperus horizontalis 'Blue Forest'	24" High	4' O.C.
PERENNIALS AND ORNAMENTAL GRASSES			
001	Colostephis acaulis 'Karl Foerster'	18"	24" O.C.
002	Colostephis acaulis 'Karl Foerster'	18"	24" O.C.
003	Colostephis acaulis 'Karl Foerster'	18"	24" O.C.
004	Colostephis acaulis 'Karl Foerster'	18"	24" O.C.
005	Colostephis acaulis 'Karl Foerster'	18"	24" O.C.
006	Colostephis acaulis 'Karl Foerster'	18"	24" O.C.
007	Colostephis acaulis 'Karl Foerster'	18"	24" O.C.
008	Colostephis acaulis 'Karl Foerster'	18"	24" O.C.
009	Colostephis acaulis 'Karl Foerster'	18"	24" O.C.
010	Colostephis acaulis 'Karl Foerster'	18"	24" O.C.



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CHELSEA MANOR
AURORA, ILLINOIS

TYPICAL FOUNDATION LANDSCAPE PLANS

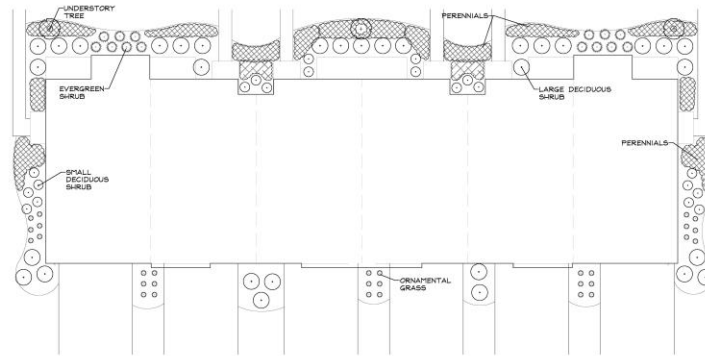
REVISIONS

DATE: 5/21/21
PROJECT NO.: M20182
DRAWN: M201
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SHEET NO.:
6 OF 7



M/I HOMES

Foundation Planting Plan



LINCOLN SQUARE SERIES TYPICAL FOUNDATION PLAN
SCALE: 1"=10'

FOUNDATION LENGTH: 400 L.F.
LANDSCAPING REQUIRED: 4 C.T.E.
LANDSCAPING PROVIDED: 4.3 C.T.E.
3 ORNAMENTAL TREES
52 DECIDUOUS SHRUBS
14 EVERGREEN SHRUBS

6 UNIT FOUNDATION PLAN (NORTHEAST FACING) PLANT LIST

Key	Botanical/Common Name	Size	Remarks
UNDERSTORY TREES			
DT1	Cornus mas	6' Tall	
DT2	Spring japonica 'Hortensia'	6' Tall	
DT3	Carthagenensis EASTERN RED BUD	6' Tall	
EVERGREEN TREES			
ET1	Thuja occidentalis 'Smaragd' SPREADER GREEN ANDROVYAE	5' Tall	
DECIDUOUS SHRUBS			
DS1	Cornus sericea 'Baileyi' BAILEY'S REDTONG DOGWOOD	36" Tall	5' O.C.
DS2	Arctostaphylos 'Hortensia' REDDISH BEAUTY CHOCSEBERRY	24" Tall	5' O.C.
DS3	Hydrangea paniculata 'Alice' CHALKY HYDRANGEA	36" Tall	4' O.C.
DS4	Spring maple 'Pulmon' CHARTER KOREAN LILAC	24" Tall	4' O.C.
DS5	Viburnum 'Luteum' JUDY VIBURNUM	36" Tall	5' O.C.
EVERGREEN SHRUBS			
ES1	Juniperus 'Blue Forest' BLUE FOREST JUNIPER	24" High	4' O.C.
ES2	Taxus 'media' 'Densata' DOUGLASS PINE	24" High	4' O.C.
PERENNIALS AND ORNAMENTAL GRASSES			
OG1	Colostephus 'aurea' 'Karl Foerster'	18"	24" O.C.
P1	Hemerocallis 'Yellow Return' HAPPY RETURN DAYLILY	18"	18" O.C.
P2	Hebe 'Hortensia' PATRIOT HOSTA	18"	18" O.C.
P3	Hebe 'Hortensia' 'Sonic Blue' SONIC BLUE HEBE	18"	18" O.C.
OG2	Pennisetum 'dactyloides' 'Hortensia' CHARTER FOUNTAIN GRASS	18"	24" O.C.

6 UNIT FOUNDATION PLAN (SOUTHWEST FACING) PLANT LIST

Key	Botanical/Common Name	Size	Remarks
UNDERSTORY TREES			
DT1	Amelanchier 'grandiflora' APPLE SERVICEBERRY	6' Tall	
DT2	Cornus sericea PACODA DOGWOOD	6' Tall	
DT3	Spring japonica 'Hortensia' VIOLET BLUE JAPANESE TREE LILAC	6' Tall	
EVERGREEN TREES			
ET1	Thuja occidentalis 'Smaragd' SPREADER GREEN ANDROVYAE	5' Tall	
DECIDUOUS SHRUBS			
DS1	Forbesia 'Hortensia' 'New Hampshire Gold' 36" Tall NEW HAMPSHIRE GOLD FORBESIA	36" Tall	5' O.C.
DS2	Forbesia 'Hortensia' 'Sugar Baby' FORBESIA	24" Tall	5' O.C.
DS3	Hydrangea paniculata 'Alice' CHALKY HYDRANGEA	36" Tall	4' O.C.
DS4	Hebe 'Hortensia' 'Sonic Blue' SONIC BLUE HEBE	24" Tall	4' O.C.
DS5	Cornus sericea 'Hortensia' CHARTER KOREAN LILAC	36" Tall	5' O.C.
EVERGREEN SHRUBS			
ES1	Juniperus 'Blue Forest' BLUE FOREST JUNIPER	24" High	4' O.C.
ES2	Juniperus 'Blue Forest' BLUE FOREST JUNIPER	24" High	4' O.C.
PERENNIALS AND ORNAMENTAL GRASSES			
OG1	Pennisetum 'dactyloides' 'Hortensia' CHARTER FOUNTAIN GRASS	18"	24" O.C.
P1	Hebe 'Hortensia' 'Sonic Blue' SONIC BLUE HEBE	18"	18" O.C.
P2	Hebe 'Hortensia' 'Sonic Blue' SONIC BLUE HEBE	18"	18" O.C.
P3	Hebe 'Hortensia' 'Sonic Blue' SONIC BLUE HEBE	18"	18" O.C.
OG2	Pennisetum 'dactyloides' 'Hortensia' CHARTER FOUNTAIN GRASS	18"	18" O.C.



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CHELSEA MANOR
AURORA, ILLINOIS
TYPICAL FOUNDATION LANDSCAPE PLANS

REVISIONS

DATE: 5/21/21
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CHECKED: JCB
SHEET NO.: 7 OF 7



M/I HOMES

