



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

City of Aurora Committee of the Whole Chelsea Manor

September 7, 2021

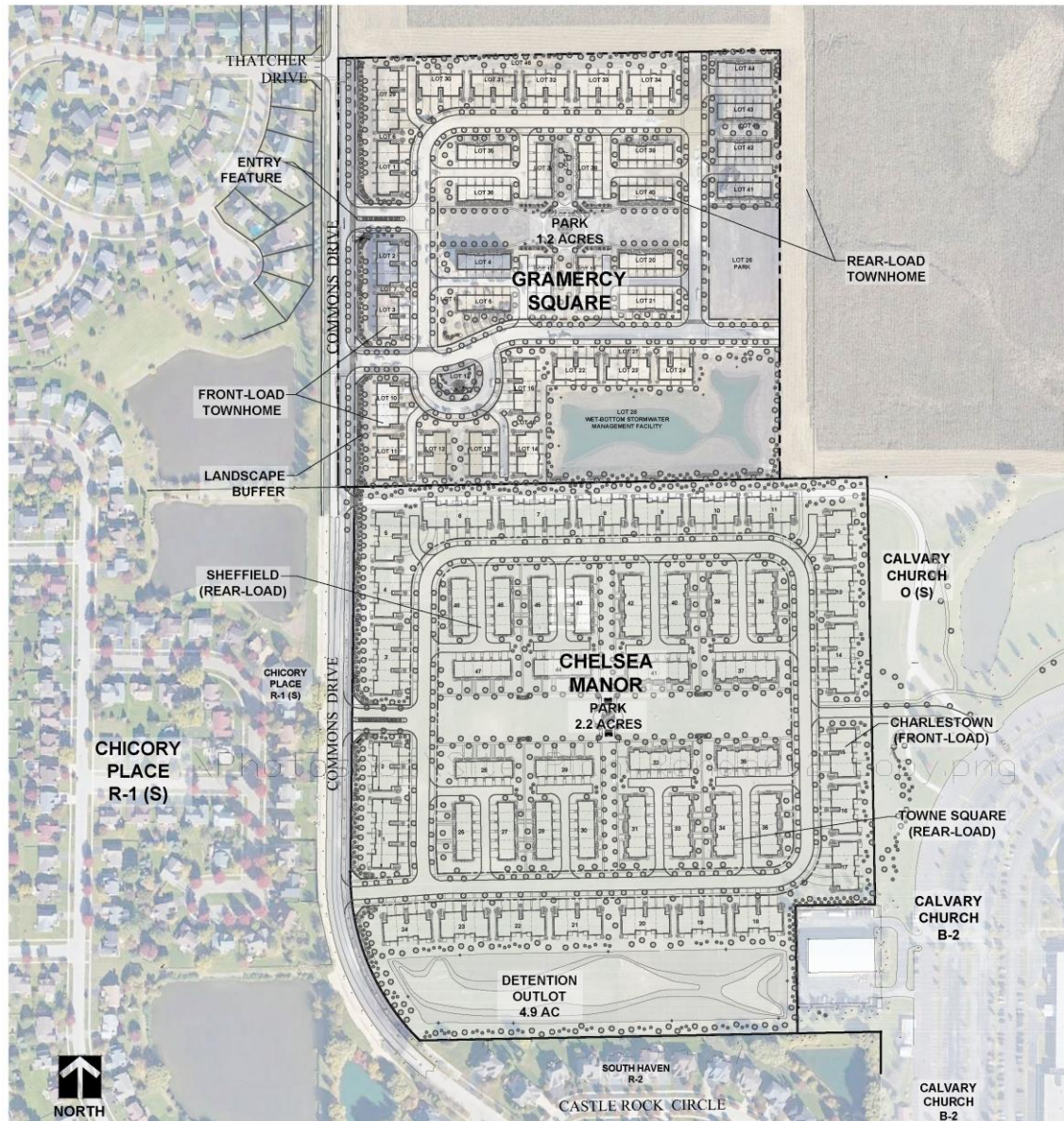


M/I HOMES

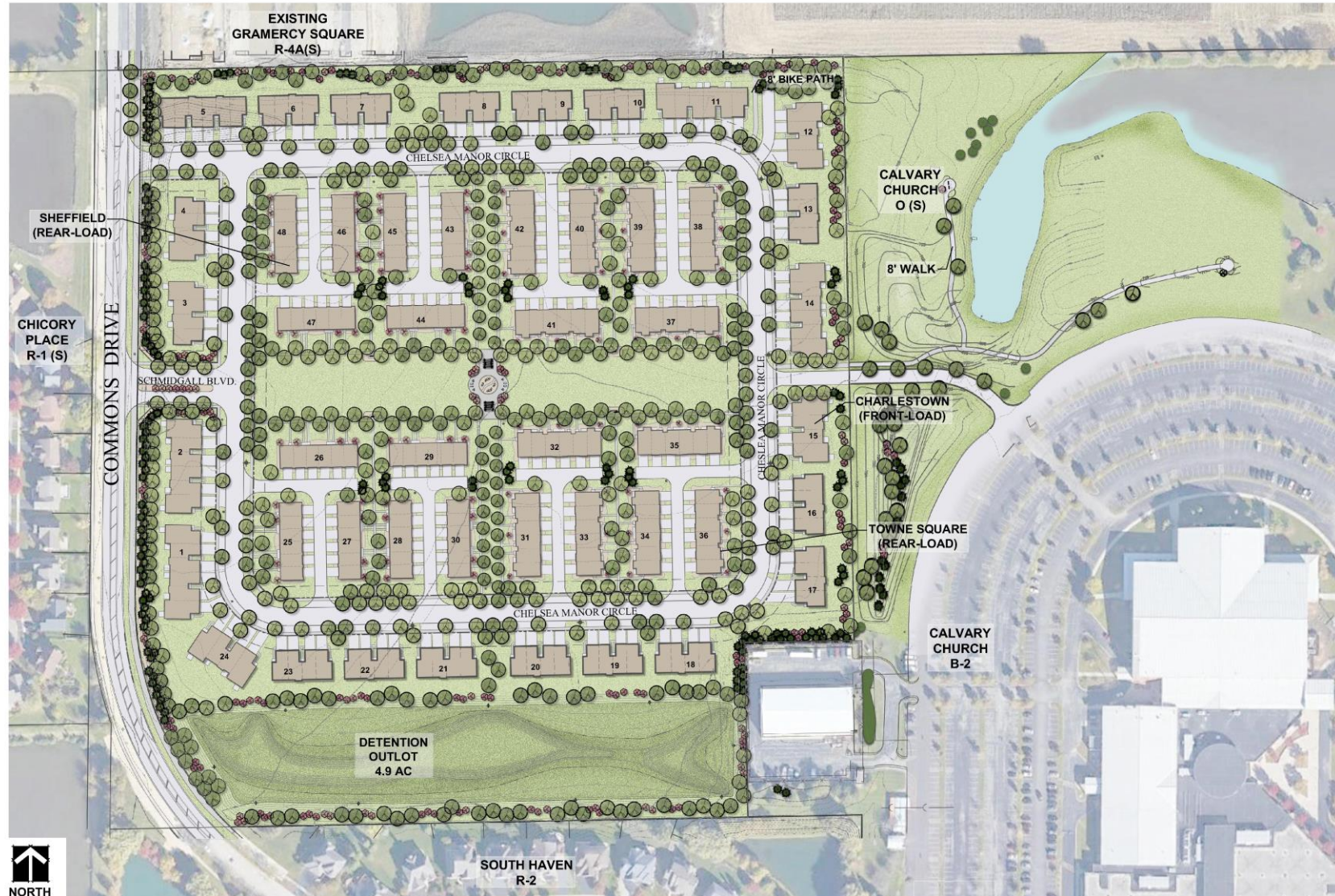
Aerial



Gramercy & Chelsea Comparison



Chelsea Manor Site Plan



5

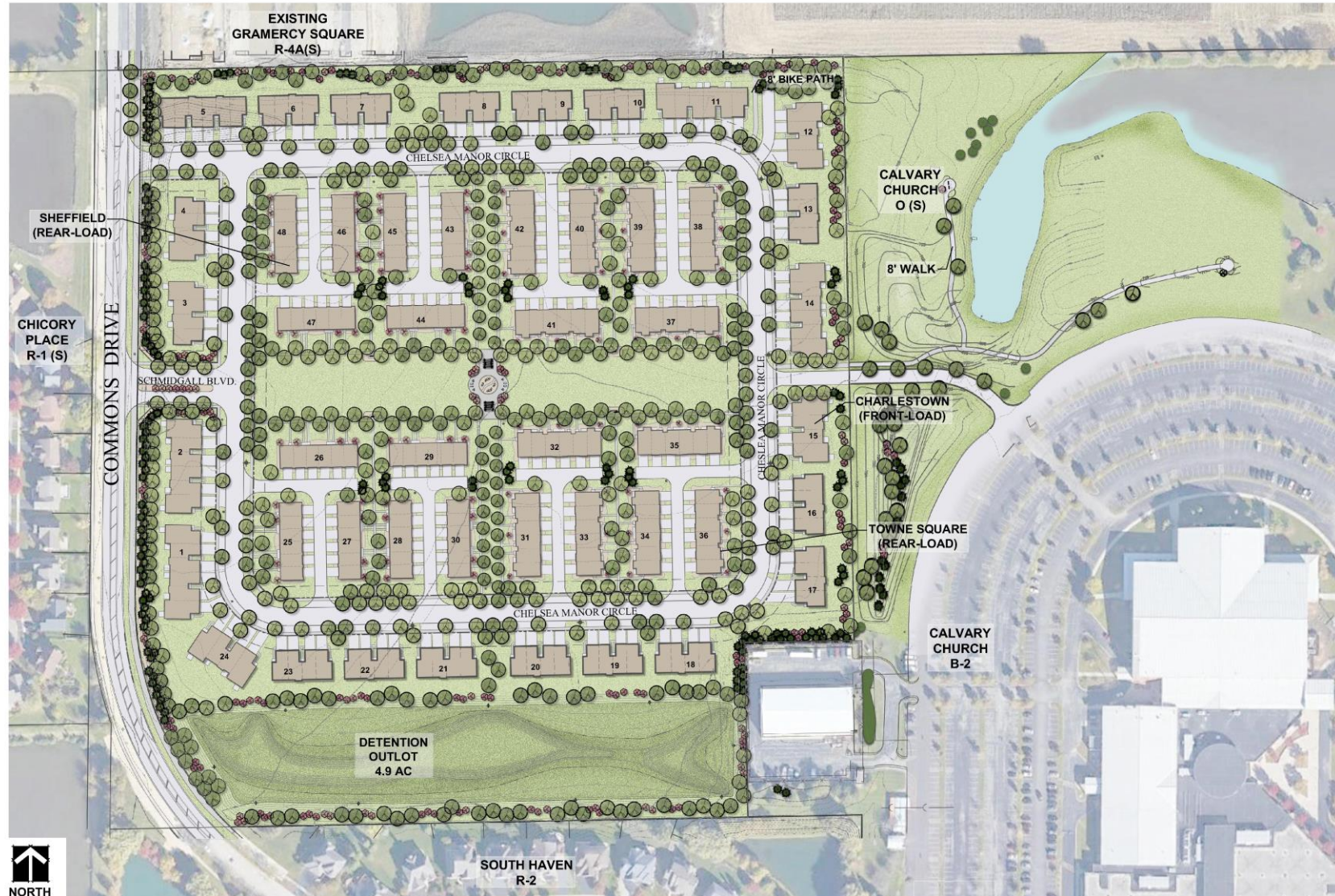


Charlestown Series



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



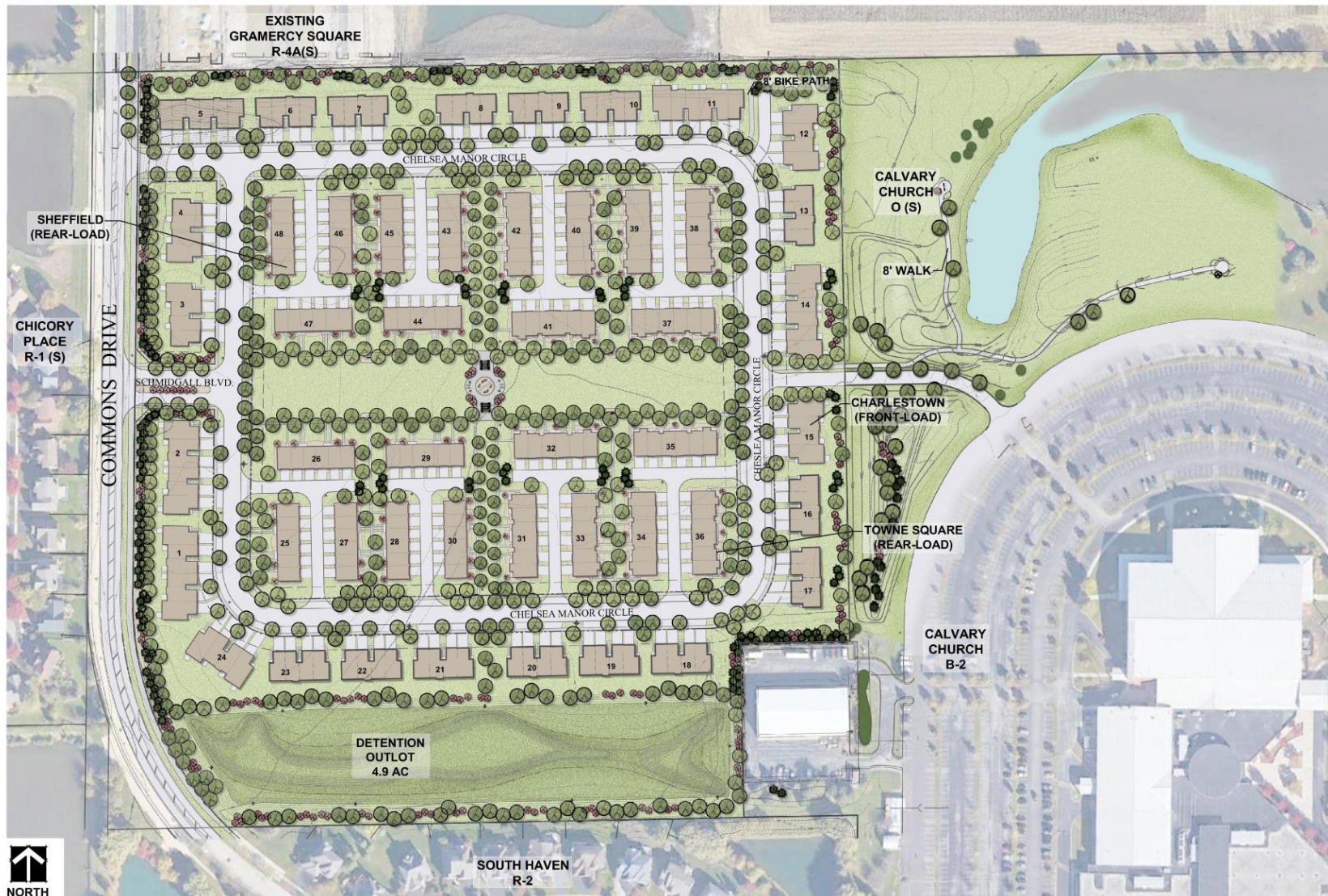
Questions and Answers

Thank you for your time!

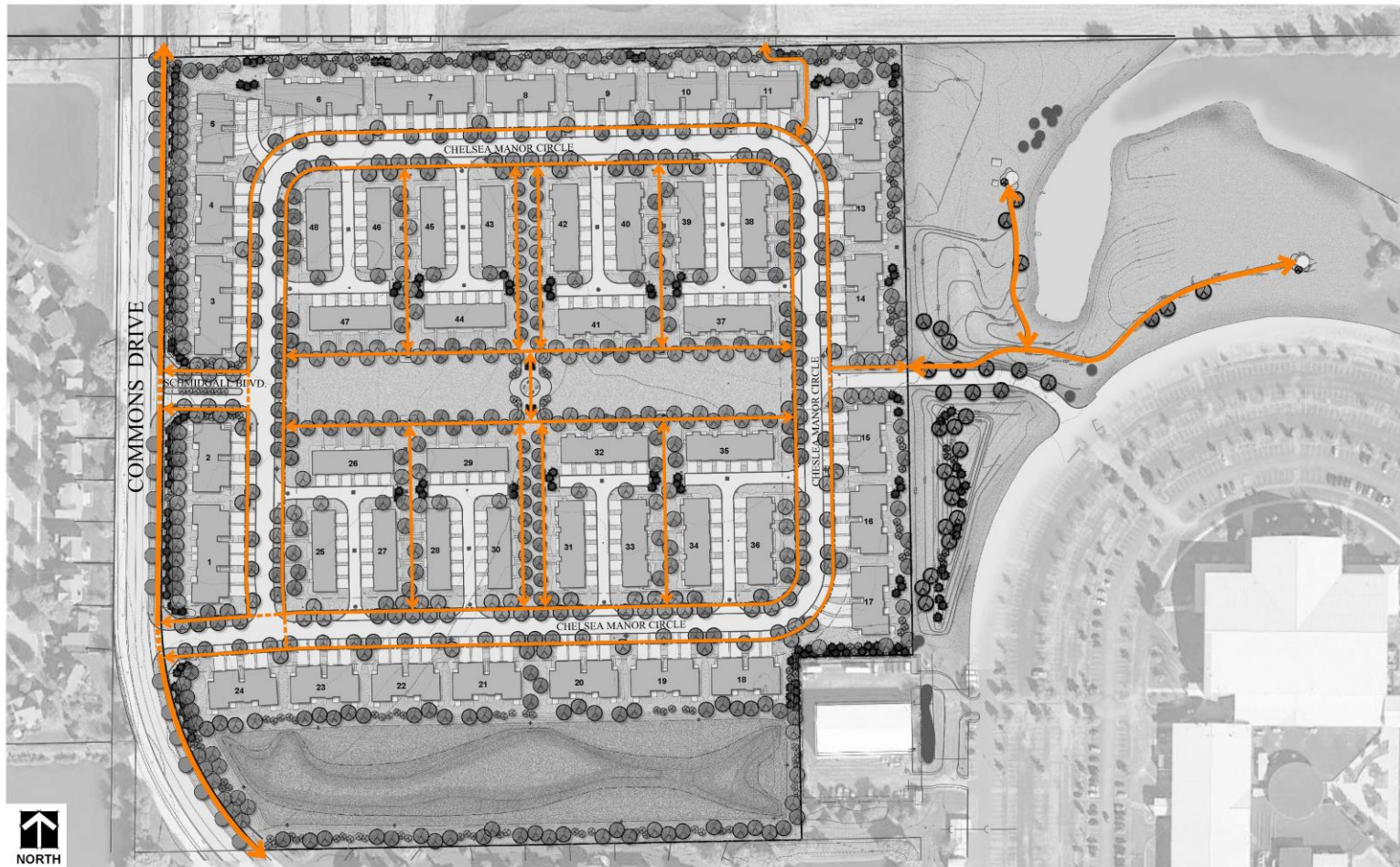
Table A
COMMONS DRIVE AND CALVARY CHURCH SECONDARY ACCESS DRIVE
SUNDAY AUGUST 22,2021

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

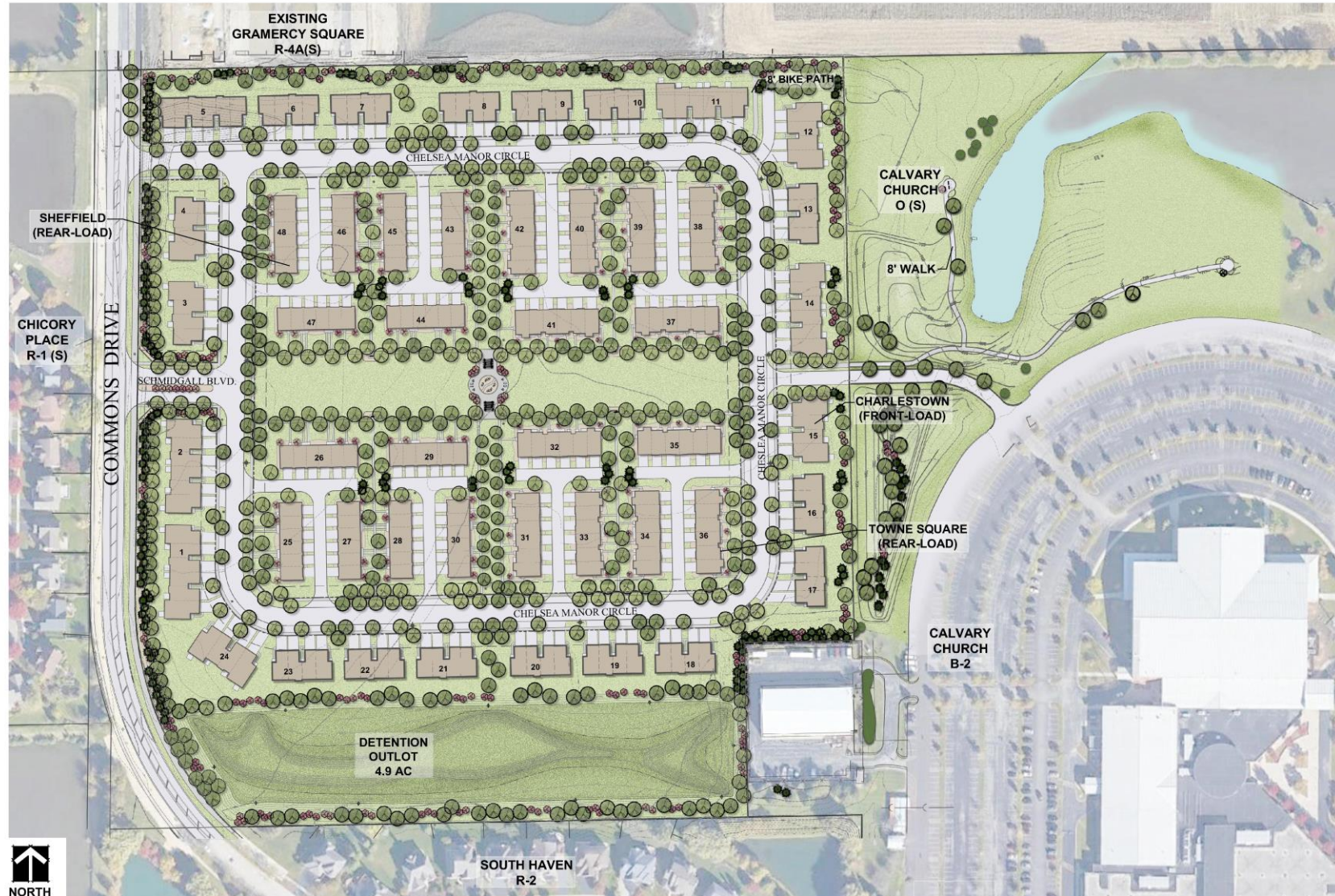
Chelsea Manor Site Plan



Pedestrian Plan



Chelsea Manor Site Plan





M/I Homes

National:

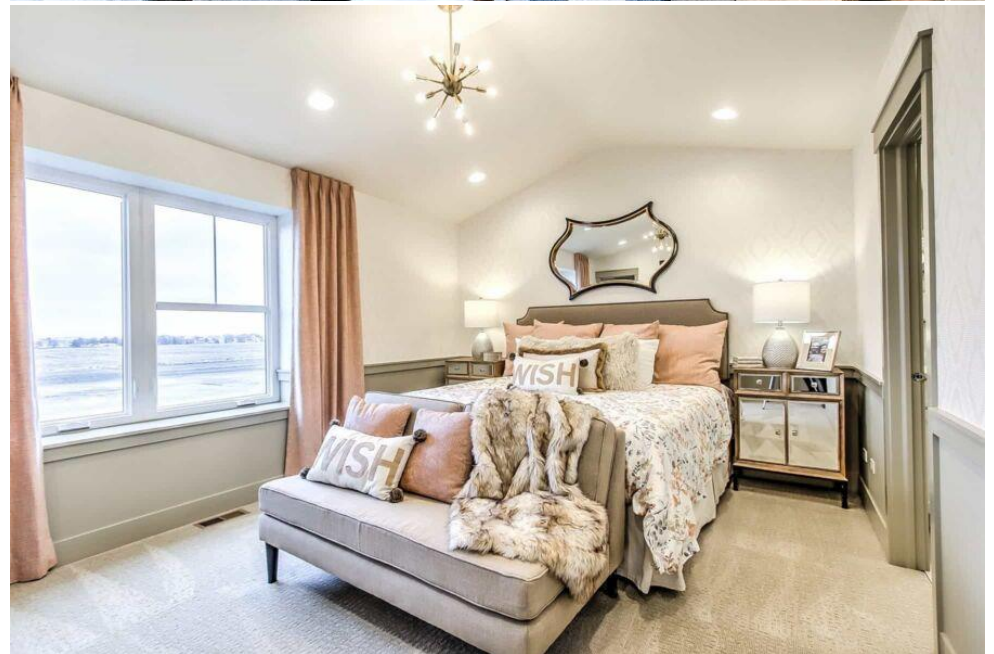
- 13th largest Homebuilder
- Operating in 9 States

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

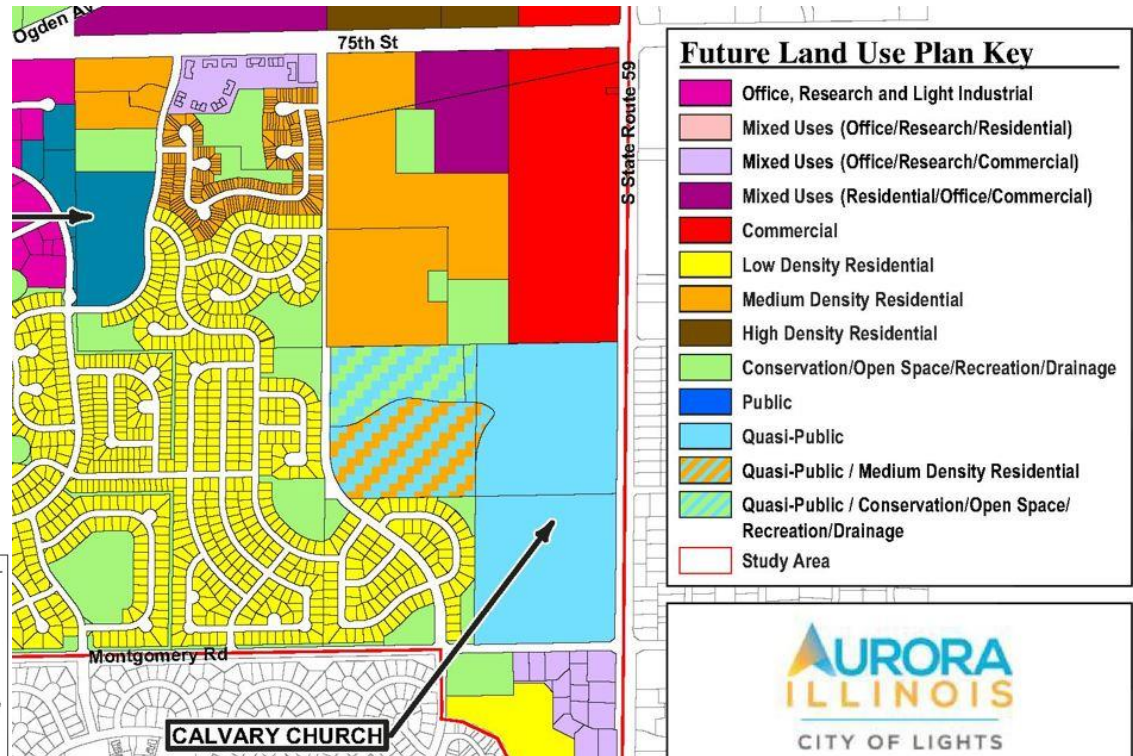
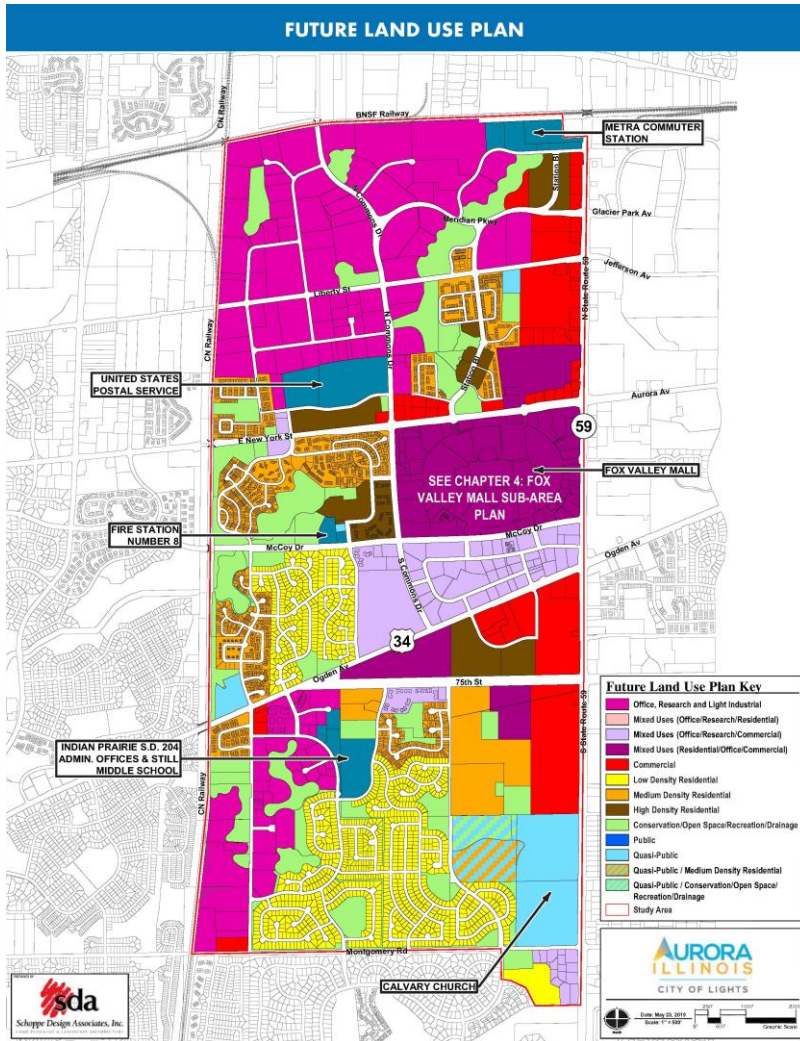


Chelsea Manor Character Elevations



M/I HOMES

Future Land Use



M/I HOMES

Future Land Use

Medium Density Residential Recommendations (MDR)

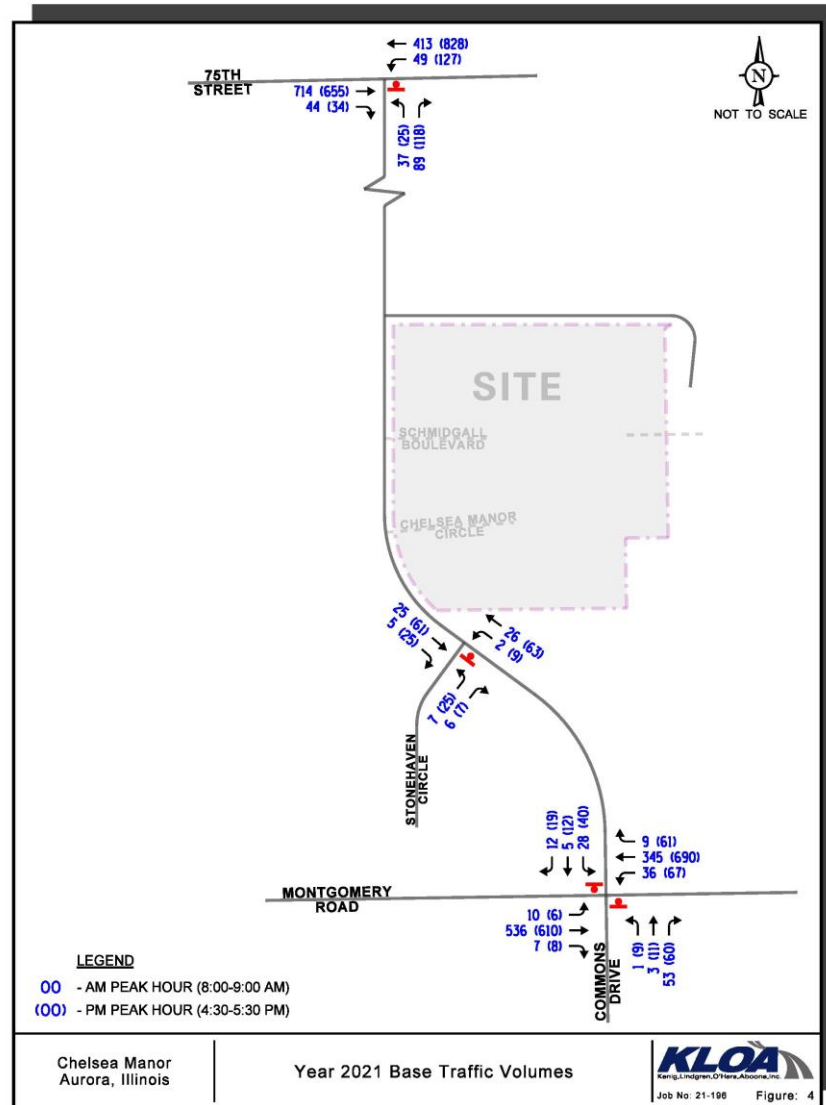
Characterized by attached single-family and multi-family units, developments in this land use category range in density from 6 to 12 units per acre and are not intended to be mixed with other uses. Traditionally, these types of medium density residential uses are constructed close to commercial uses, 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:

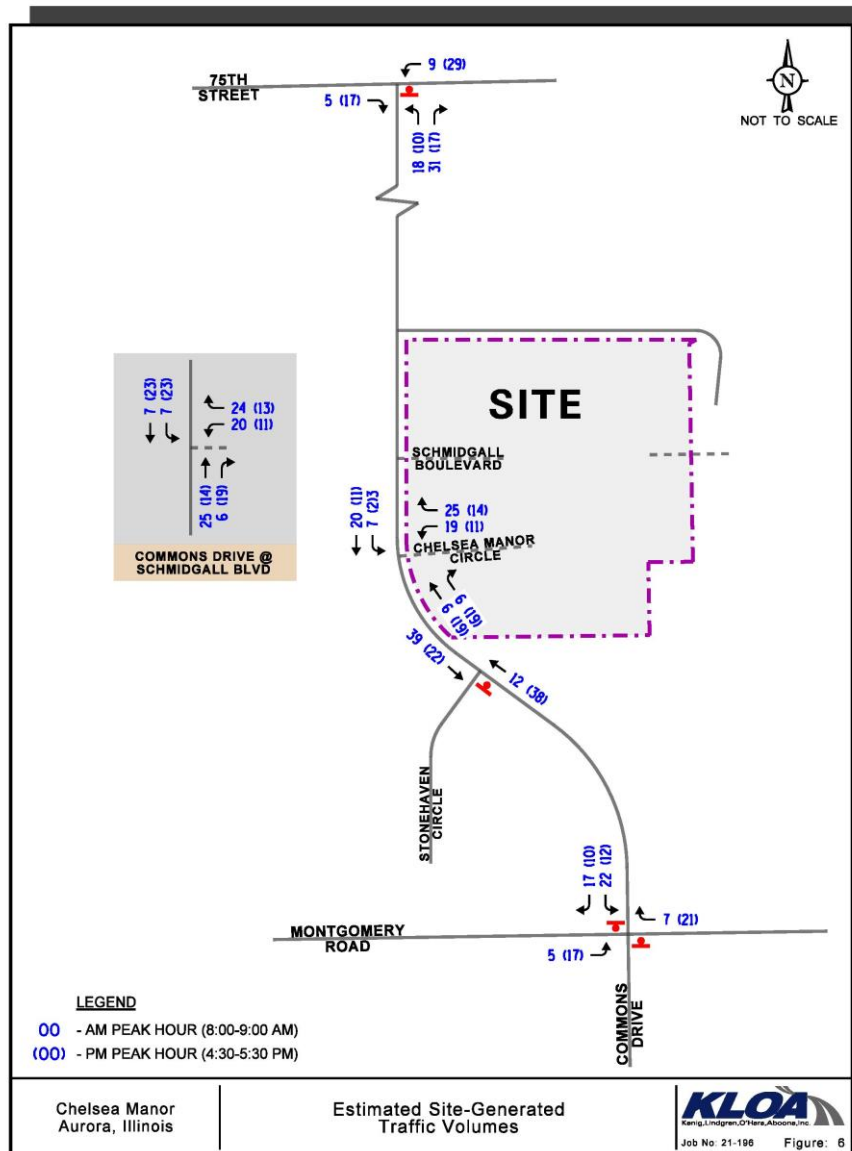
- Proximity to the heavily traveled 75th Street corridor;
- Proximity to adjacent and existing similar or higher density residential and commercial uses;
- Proximity to recommended future uses of similar or greater land use intensity; and
- Existing entitlement agreements.





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



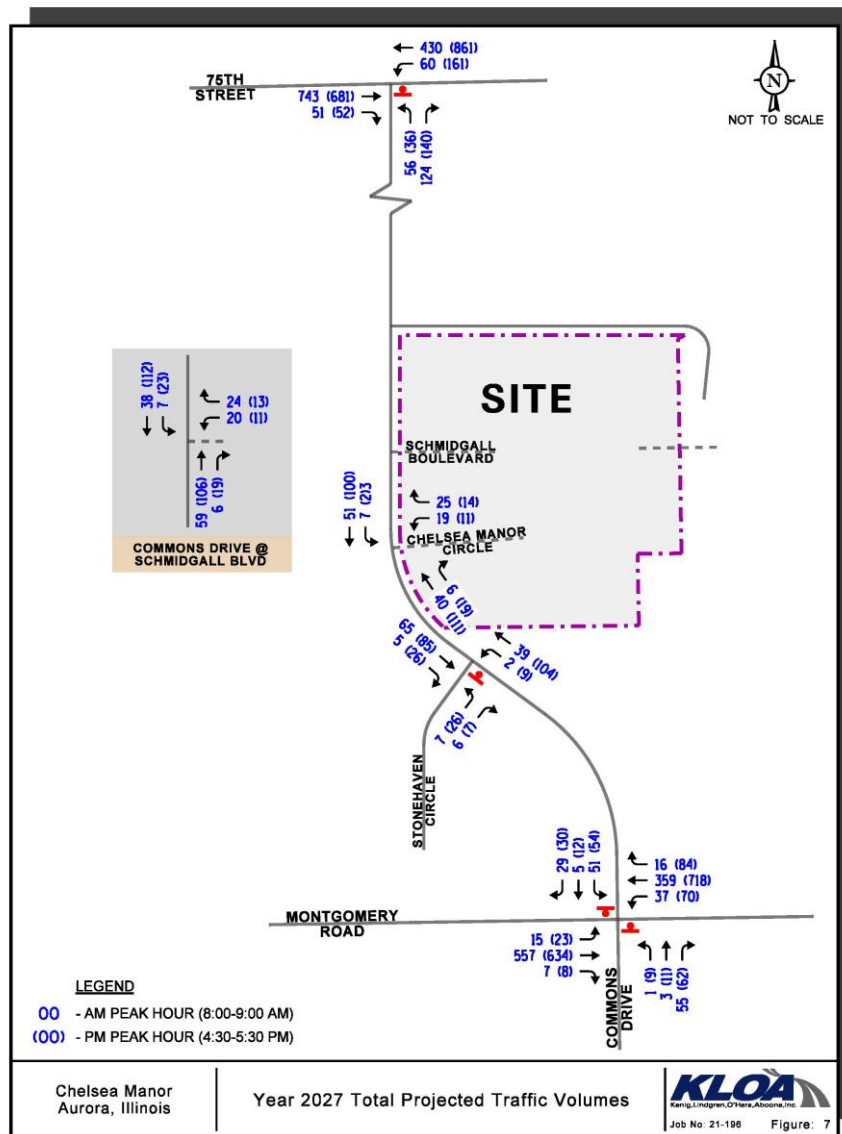
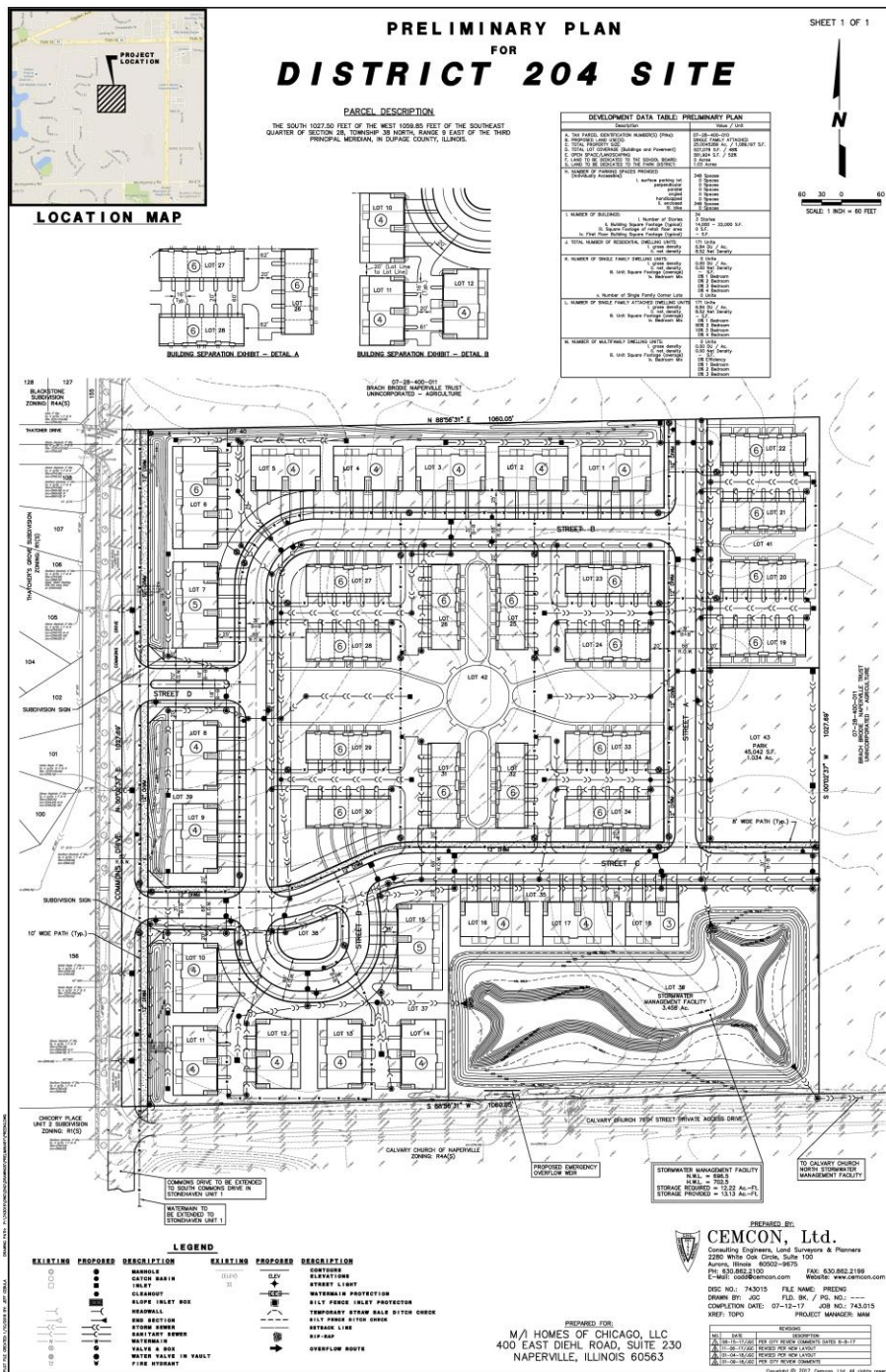


Table 3
CAPACITY ANALYSIS RESULTS – YEAR 2021 EXISTING CONDITIONS¹

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				

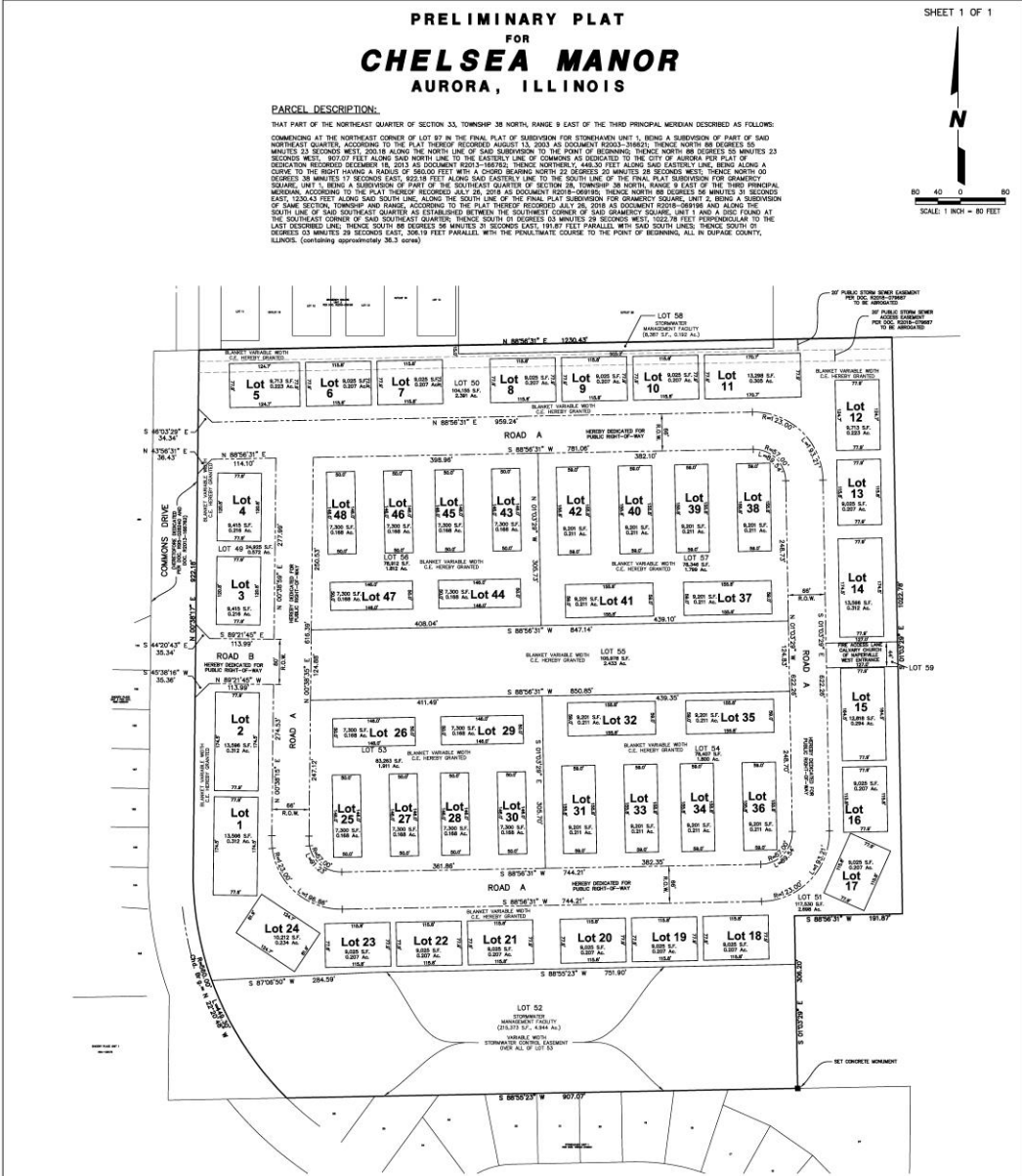
Table 4
CAPACITY ANALYSIS RESULTS – YEAR 2027 PROJECTED CONDITIONS¹

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				

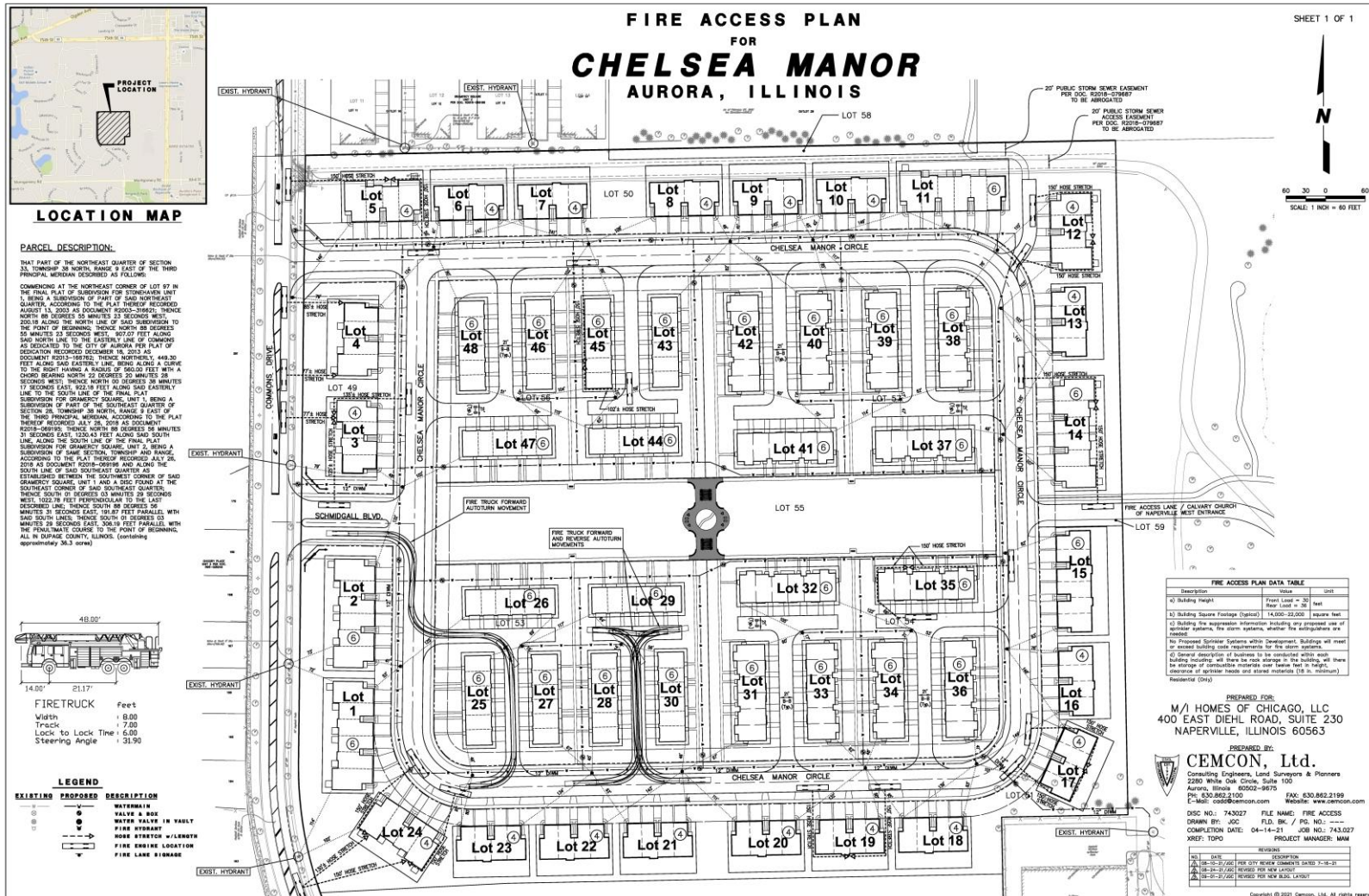




Chelsea Manor Preliminary Plat



Chelsea Manor Fire Access Plan



Landscape Plan

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

CONSULTANTS:



LANDSCAPE ARCHITECT:
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402 W. LIBERTY DRIVE
WHEATON, ILLINOIS 60187



CIVIL ENGINEER:
CEMCON, Ltd.
CONSULTING ENGINEERS AND SCIENTISTS & PLANNERS
2280 WHITE OAK CIRCLE, SUITE 100
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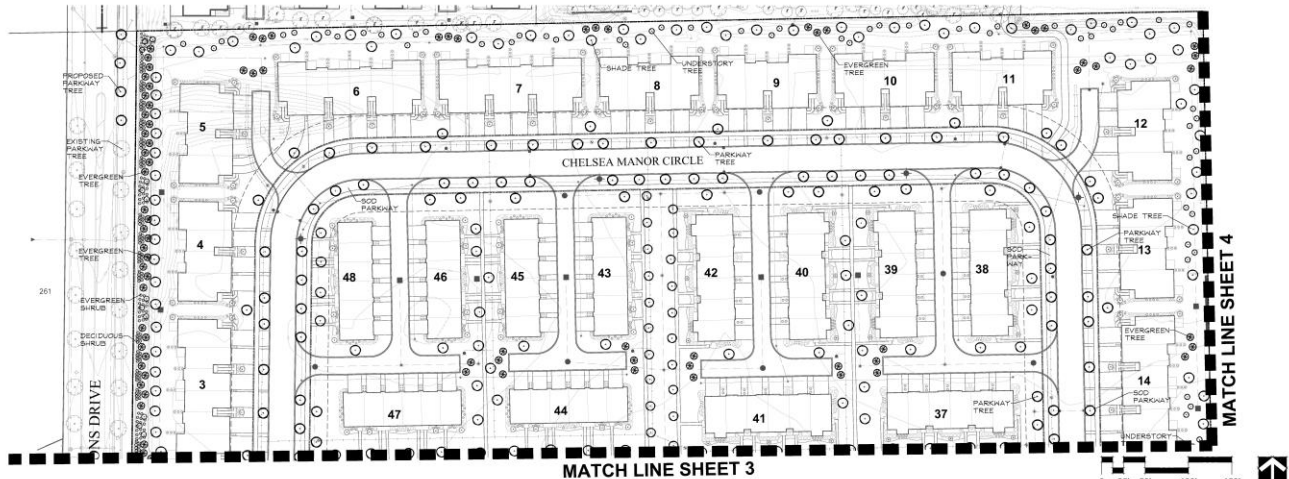


LOCATION MAP
SCALE: 1"=300'

INDEX OF SHEETS

SHEET NO.	DESCRIPTION
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 Support	
12	1	12) Tree Protection	
13	1	13) Tree Removal	
14	1	14) Tree Relocation	
15	1	15) Tree Preservation	
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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.
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LANDSCAPE ARCHITECTURE
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WILMINGTON, ILLINOIS 60491
PHONE: 630.667.7197

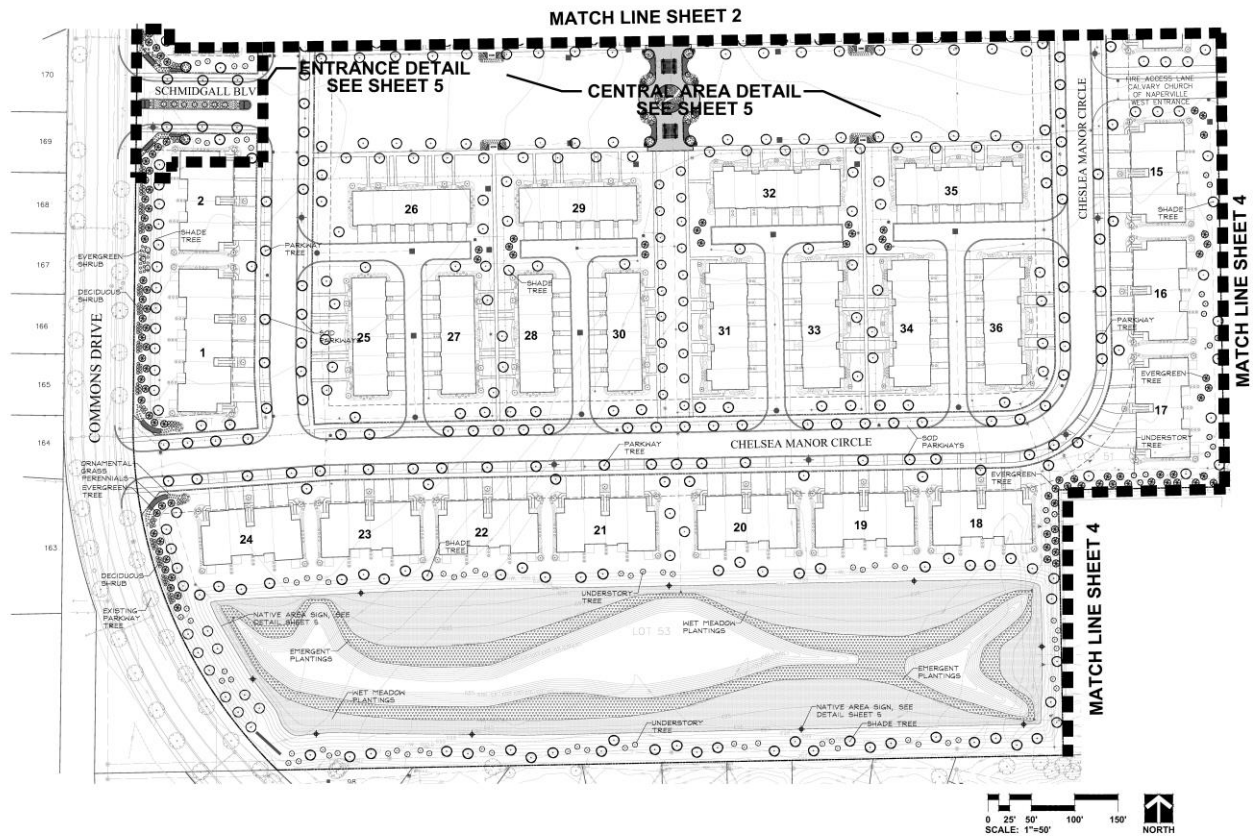
M/I HOMES
4815 DIXIE ROAD, SUITE 200
NAPERVILLE, IL 60563

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
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 LANDSCAPE ARCHITECTURE
 211 SOUTH MAIN STREET
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 PHONE: 630-687-7197

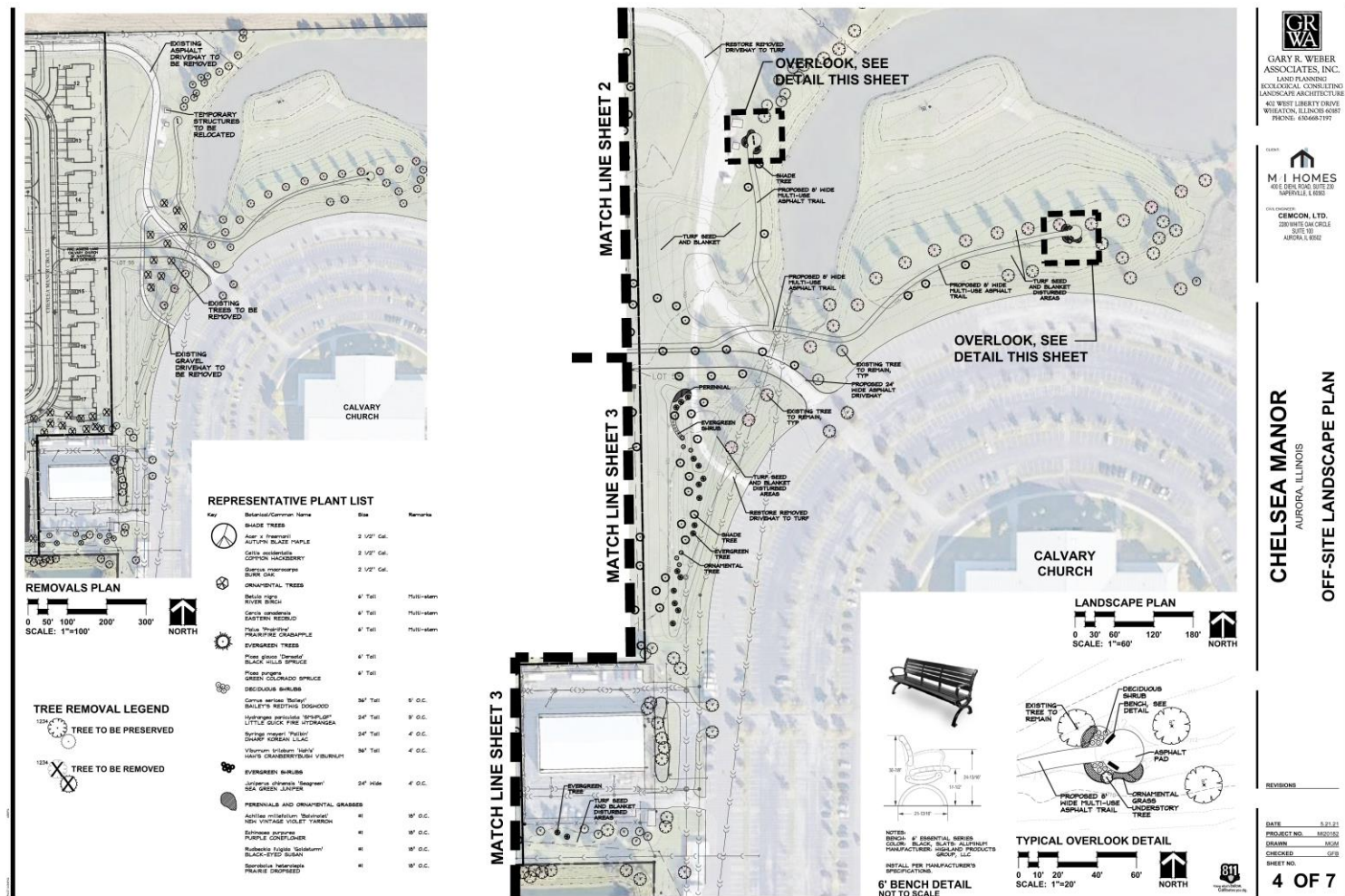
M/I HOMES
 4015 DIX ROAD, SUITE 200
 AURORA, ILLINOIS 60009
 (708) 938-1100

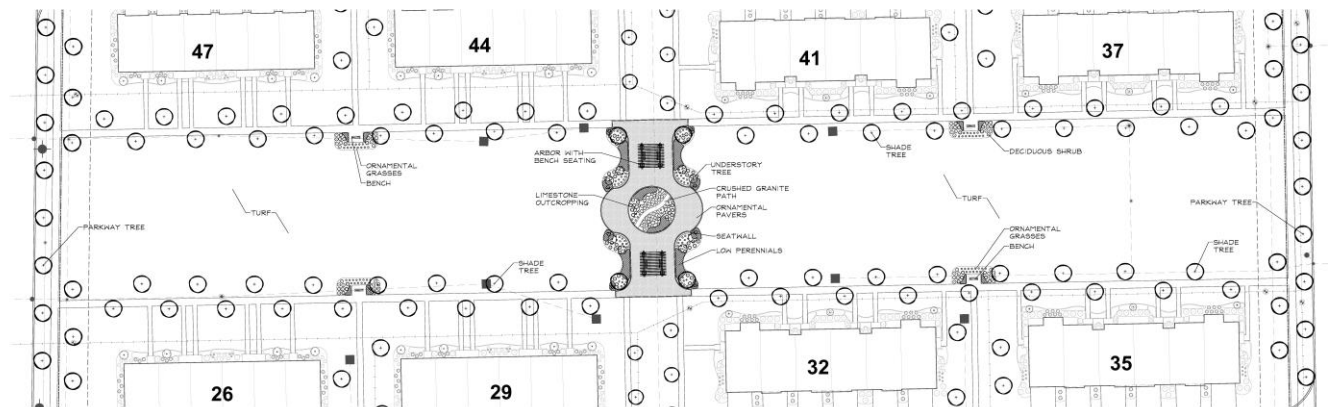
CHELSEA MANOR
 AURORA, ILLINOIS
LANDSCAPE PLAN

REVISIONS

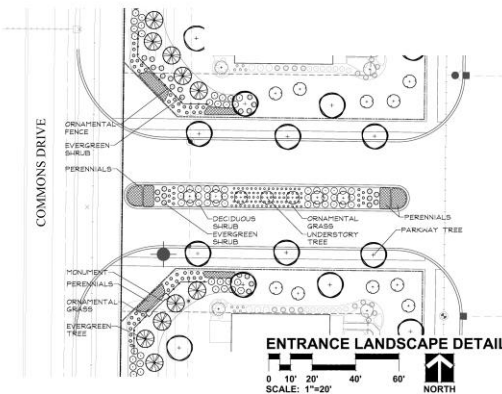
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5.21.21	MS	PROJECT NO. M20182
	MS	DRAWN
	CF	CHECKED
		SHEET NO.

3 OF 7





CENTRAL AREA LANDSCAPE DETAIL

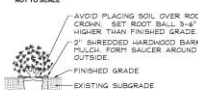


ENTRANCE LANDSCAPE DETAIL

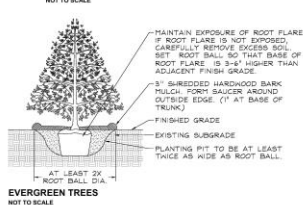
PLANTING DETAILS



PERENNIALS AND GROUNDCOVERS

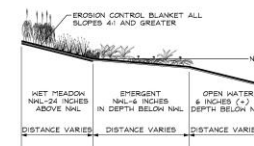


DECIDUOUS AND EVERGREEN SHRUBS



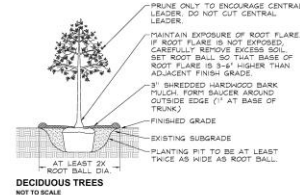
EVERGREEN TREES

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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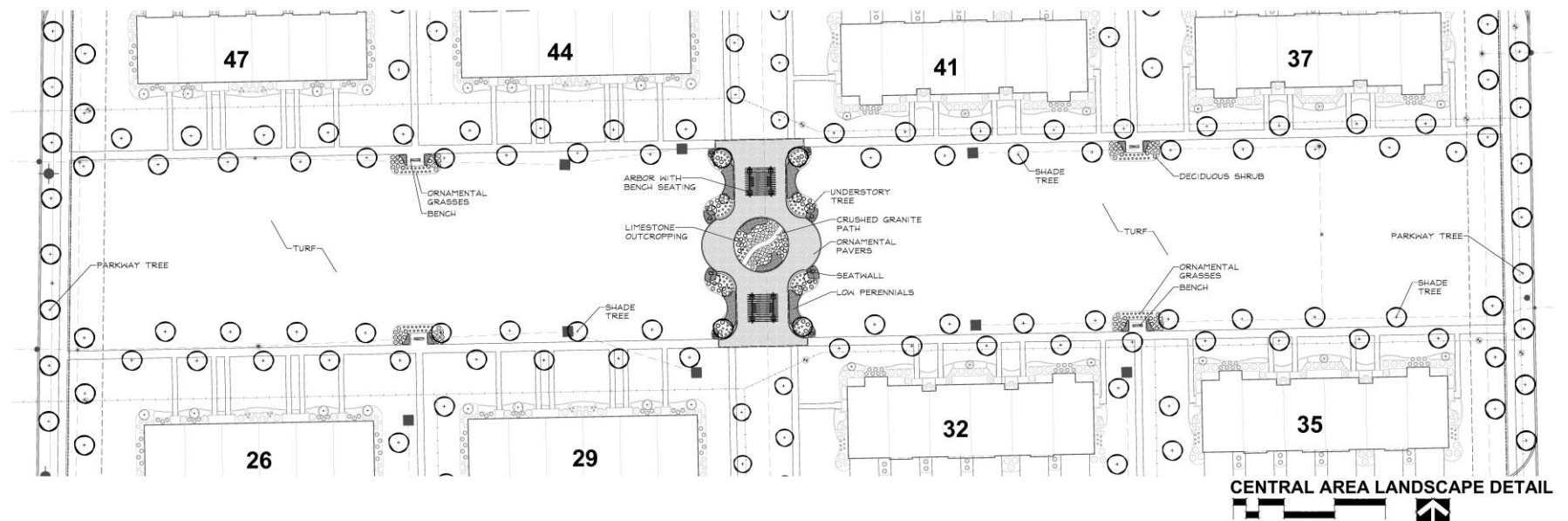
CHELSEA MANOR AURORA, ILLINOIS LANDSCAPE DETAILS

REVISIONS

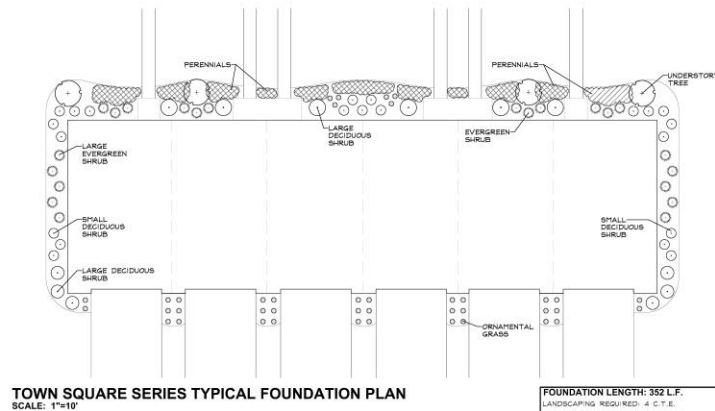
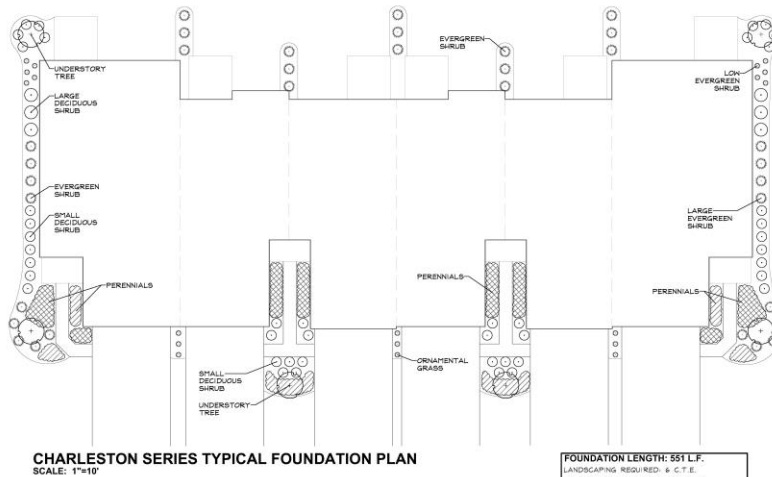
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5 OF 7

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

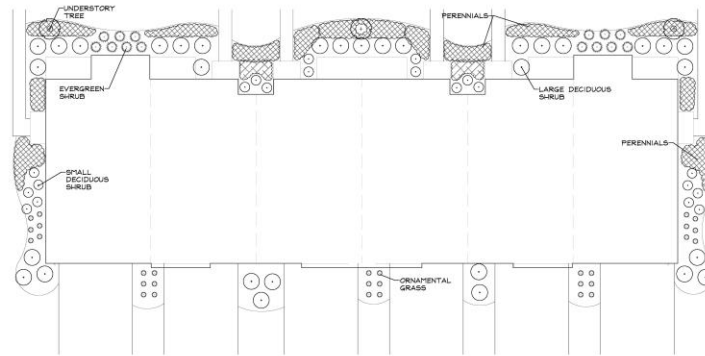
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6 OF 7



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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			
OT1	Cornus mas	6' Tall	
OT2	Spring japonica 'Hortus'	6' Tall	
OT3	Cornus canadensis	6' Tall	
EVERGREEN TREES			
ET1	Thuja occidentalis 'Smaragd'	5' Tall	
DECIDUOUS SHRUBS			
DS1	Cornus sericea 'Bailey'	36" Tall	5' O.C.
DS2	Bailey's Red-Twig Dogwood	24" Tall	5' O.C.
DS3	Amelanchier canadensis 'Hortus'	36" Tall	4' O.C.
DS4	Spring maple 'Pulmon'	24" Tall	4' O.C.
DS5	Viburnum 'Jade'	36" Tall	5' O.C.
EVERGREEN SHRUBS			
ES1	Japanese yew 'Blue Forest'	24" High	4' O.C.
ES2	Taxus canadensis 'Blue Forest'	24" High	4' O.C.
PERENNIALS AND ORNAMENTAL GRASSES			
OG1	Colostephus aureus 'Karl Foerster'	18"	24" O.C.
P1	Hamamelis 'Vasey Return'	18"	18" O.C.
P2	Hamamelis 'Vasey Return'	18"	18" O.C.
P3	Hamamelis 'Vasey Return'	18"	18" O.C.
OG2	Hamamelis 'Vasey Return'	18"	18" O.C.

6 UNIT FOUNDATION PLAN (SOUTHWEST FACING) PLANT LIST

Key	Botanical/Common Name	Size	Remarks
UNDERSTORY TREES			
OT1	Amelanchier canadensis	6' Tall	
OT2	Amelanchier canadensis	6' Tall	
OT3	Spring japonica 'Hortus'	6' Tall	
EVERGREEN TREES			
ET1	Thuja occidentalis 'Smaragd'	5' Tall	
DECIDUOUS SHRUBS			
DS1	Forbesia 'Hortus'	36" Tall	5' O.C.
DS2	Forbesia 'Hortus'	24" Tall	5' O.C.
DS3	Forbesia 'Hortus'	36" Tall	4' O.C.
DS4	Forbesia 'Hortus'	24" Tall	4' O.C.
DS5	Forbesia 'Hortus'	36" Tall	5' O.C.
EVERGREEN SHRUBS			
ES1	Forbesia 'Hortus'	24" High	4' O.C.
ES2	Forbesia 'Hortus'	24" High	4' O.C.
PERENNIALS AND ORNAMENTAL GRASSES			
OG1	Hamamelis 'Vasey Return'	18"	24" O.C.
P1	Hamamelis 'Vasey Return'	18"	18" O.C.
P2	Hamamelis 'Vasey Return'	18"	18" O.C.
P3	Hamamelis 'Vasey Return'	18"	18" O.C.
OG2	Hamamelis 'Vasey Return'	18"	18" O.C.



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CHELSEA MANOR
AURORA, ILLINOIS
TYPICAL FOUNDATION LANDSCAPE PLANS

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M/I HOMES

