



City of Aurora

Planning and Zoning Division 44 E. Downer Place, Aurora, IL 60507-2067
phone (630)256-3080 fax (630)-256-3081 email COAPlanning@aurora-il.org

Land Use Petition

Project Number: 2015.056

Petitioner Information

Title: Mrs First Name: Danielle Initial: M Last Name: Dash
Company: Next Generation Development, LLC (Metro 59, LLC)
Job Title: _____ Address: 975 E. 22nd Street
City: Wheaton State: IL Zip: 60189 Email: ddash@nxtgdev.com
Phone: _____ Fax: _____ Mobile: _____
Petitioner Relationship to Property Owner* Owner

**If Petitioner is NOT the Subject Property Owner a Letter of Authorization with owner's Name and contact information is required.*

Subject Property Information

Address/Location: 1010, 1015, 1016, 1018, 1020, 1040, 1045, 1060, 1065 Station Blvd & 4448 Meridian Pkwy
Parcel Number(s): 07-16-400-045, 07-16-400-046

Petition Request

Requesting approval of a Special Sign District for the property located on Station Blvd between Meridian Pkwy and Meridian Lake Drive.

Attachments Required

(hard copies and CD of digital files are required)

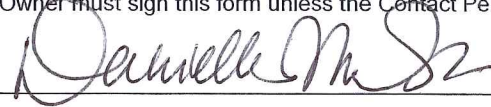
- | | |
|---------------------------------------|-------------------------------------------------|
| One Copy of: | Four Copies of: |
| Development Tables (excel doc 1-0) | Special Sign District Bulk Regulations (FG2-20) |
| Filing Fee Worksheet (Form 1-6) | Building and Signage Elevations (FG2-11) |
| Project Contact Info Sheet (Form 1-5) | |
| Letter of Authorization* (FG2-1) | |
| Qualifying Statement (FG2-1) | |
| Plat of Survey (FG2-1) | |
| Legal Description (FG2-1) | |

Petition Fee

(Payable to "The City of Aurora")

Total Fee = \$750.00 (Planning and Zoning Fee \$750.00 + Engineering Filing Fee \$0.00)

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.

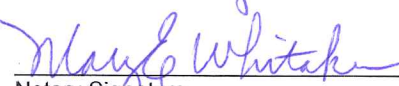
Authorized Signature:  Date 4-24-15

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 24th day of April, 2015.

State of IL)
County of DuPage) SS

NOTARY PUBLIC SEAL


Notary Signature





City of Aurora

Planning and Zoning Division 1 S. Broadway, 2nd Floor, Aurora, IL
phone (630) 256-3080 fax (630) 256-3081 email COAPlanning@aurora-il.org

Project Contact Information Sheet

Project Number: #REF!

Owner Next Generation Development, LLC (Metro 59, LLC)

First Name: Danielle Initial: M Last Name: Dash Title: _____
Email Address: ddash@nextgendev.cc Phone No.: 630-384-6440 Mobile No.: _____

Additional Contact #1

Relationship to Project: Landscape Architect
Company Name: Schoppe Design Associates, Inc.
First Name: Carrie Initial: L Last Name: Hansen Title: _____
Job Title: Director of Planning & Government Services
Address: 126 S. Main Street
City: Oswego State: IL Zip: 60543
Email Address: carrie@schoppedesign Phone No.: 630-551-3355 Mobile No.: _____

Additional Contact #2

Relationship to Project: ___ Attorney ___ Architect ___ Engineer ___ Landscape Architect ___ Other
Company Name: _____
First Name: _____ Initial: _____ Last Name: _____ Title: _____
Job Title: _____
Address: _____
City: _____ State: _____ Zip: _____
Email Address: _____ Phone No.: _____ Mobile No.: _____

Additional Contact #3

Relationship to Project: ___ Attorney ___ Architect ___ Engineer ___ Landscape Architect ___ Other
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: ___ Attorney ___ Architect ___ Engineer ___ Landscape Architect ___ Other
Company Name: _____
First Name: _____ Initial: _____ Last Name: _____ Title: _____
Job Title: _____
Address: _____
City: _____ State: _____ Zip: _____
Email Address: _____ Phone No.: _____ Mobile No.: _____

Additional Contact #5

Relationship to Project: ___ Attorney ___ Architect ___ Engineer ___ Landscape Architect ___ Other
Company Name: _____
First Name: _____ Initial: _____ Last Name: _____ Title: _____
Job Title: _____
Address: _____
City: _____ State: _____ Zip: _____
Email Address: _____ Phone No.: _____ Mobile No.: _____

Additional Contact #6

Relationship to Project: ___ Attorney ___ Architect ___ Engineer ___ Landscape Architect ___ Other
Company Name: _____
First Name: _____ Initial: _____ Last Name: _____ Title: _____
Job Title: _____
Address: _____
City: _____ State: _____ Zip: _____
Email Address: _____ Phone No.: _____ Mobile No.: _____

April 8, 2015

RE: Qualifying Statement – Metro 59 Special Sign District

Ladies and Gentlemen:

In 2012, Final Plan approval was granted for the Metro 59 project at Station Blvd. and East Meridian Parkway. The project consists of 448 apartment units in seven buildings and a clubhouse facility, located on 16.3 acres along Station Blvd., west of Route 59 and between Meridian Lake Drive and Meridian Parkway. In order to effectively market and manage the signage for the development, City staff recommended that a request for the creation of a Special Sign District be made in order to to comprehensively document the temporary and permanent signs proposed. Given the size and density of this project, clear, clean, attractive and concise signage will be a critical element to the success of the development and to assist with traffic management in proximity to the Route 59 Metra Station.

Next Generation LLC has undertaken an intensive thought process to develop the branding and marketing plan for the exciting Metro 59 project. This process included the incorporation of the City's marketing vision for Station Blvd., and the compatibility of marketing graphics and elements to continue the successful development of this important transit corridor. The strategic placement and cohesive design of both the permanent identification signs and the temporary marketing package will effectively communicate the high quality features and amenities of this superior Aurora destination for both future residents and those visiting or driving through the area. Because the selected logo is simple and clean, it is easily translated into multiple sign applications without being overwhelming to the streetscape. The combination of attractive permanent monument signs at key entrances to the development and tasteful and thoughtfully located temporary marketing banners and signs throughout the project will create the necessary tools to identify and highlight this quality transit oriented development.

[Back to Index](#)

| Development Data Table: Qualifying Statement | | | | | |
|---------------------------------------------------------------------------------------|-----------------|---------------------------|----------------------------------------------------------------------------|-------|------------------------------|
| Description | Value | Unit | Description | Value | Unit |
| DST Project Number | 2015.016 | | m) Total High-water Line for all Stormwater Detention/Retention Facilities | | Linear Footage of Wet Bottom |
| Petitioner | | | | | Linear Footage of Dry Bottom |
| Subdivision Name | Metro 59 | | n) Number of parking spaces provided (individually accessible) | | spaces |
| Subdivision Unit/Phase | Phases I and II | | i. surface parking lot | | spaces |
| Subdivision Lot Number | N/A | | <i>perpendicular</i> | | spaces |
| a) Tax/Parcel Identification Number(s) (PINs): 07-16-400-045; 07-16-400-046 | | | <i>parallel</i> | | spaces |
| | | | <i>angled</i> | | spaces |
| b) Proposed land use(s): 448 Apartment units in 7 buildings with a clubhouse facility | | | <i>handicapped</i> | | spaces |
| | | | ii. enclosed | | spaces |
| c) Total Property Size | 16.30 | Acres | iii. bike | | racks |
| | 710028.00 | Square Feet | o) Number of buildings | | |
| d) Total Lot Coverage (buildings and pavement) | | Square Feet | i. Number of stories | | stories |
| | | Percent | ii. Building Square Footage (average) | | square feet |
| e) open space / landscaping | | Square Feet | iii. Gross Floor Area of commercial use | | GFA |
| | | Percent | iv. Building Foundation perimeter (Typical) | | Linear Footage |
| f) Proposed New Right-of-way | | Acres | p) Total Number of Residential Dwelling Units | | units |
| | | Square Feet | i. Gross Density | | du/acre |
| | | Linear Feet of Centerline | ii. Net Density | | Net Density |
| g) Proposed New Easements | | Acres | q) Land to be dedicated to the School District | | Acres |
| | | Square Feet | r) Land to be dedicated to the Park District | | Acres |
| h) Total Street Frontage (existing and proposed) | | Linear Footage | s) Construction Value | | Dollars |
| i) Building Foundation perimeter (Typical) | | Linear Footage | t) New Jobs Created | | FTE |
| j) Total Perimeter Yard | | Linear Footage | u) Site Disturbance | 0 | Acres |
| k) Buffer Yard | | Linear Footage | v) School District | | |
| l) Neighborhood Border | | Linear Footage | w) Park District | | |

**METRO 59 SPECIAL SIGN DISTRICT
LEGAL DESCRIPTION**

LOTS 1 AND 2 IN METRO 59 SUBDIVISION, BEING A SUBDIVISION OF PART OF THE
SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD
PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT R2012-
184869, IN DUPAGE COUNTY, ILLINOIS



City of Aurora

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: 2015.056

Petitioner: Danielle Dash

Number of Acres: 9.57

Number of Signs: 0

Linear Feet of New Roadway: 0

New Acres Subdivided (if applicable): 0

Area of site disturbance: 0

Filing Fees Due at Land Use Petition:

| | | |
|-------------|-----------------------------------|-----------|
| Request(s): | Agreement (Special Sign District) | \$ 750.00 |
| | | |
| | | |
| | | |
| | | |
| | | |
| | Sub Total: | \$750.00 |

Fees Due at Final Engineering Approval:

| | | |
|-------------|------------|--------|
| Request(s): | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | Sub Total: | \$0.00 |

Total: \$750.00

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