



Project Contact Information Sheet

Project Number: 23.480

Petitioner Company (or Full Name of Petitioner): City of Aurora

Owner

First Name: City of Aurora Initial: _____ Last Name: _____ Title: _____
Company Name: _____
Job Title: _____
Address: 44 E Downer Pl
City: Aurora State: IL Zip: 60505
Email Address: _____ Phone No.: _____ Mobile No.: _____

Main Contact (The individual that signed the Land Use Petition)

Relationship to Project: Architect
Company Name: FGM Architects
First Name: Maggie Krieger Initial: _____ Last Name: _____ Title: _____
Job Title: Senior Associate
Address: 1211 W 22nd St, Ste 700
City: Oak Brook State: IL Zip: 60523
Email Address: MaggieKrieger@fgmarchitects.ca Phone No.: 630-368-8318 Mobile No.: _____

Additional Contact #1

Relationship to Project: Engineer
Company Name: Pinnacle Engineering Group
First Name: Dwight Initial: _____ Last Name: _____ Title: _____
Job Title: Senior Project Manager
Address: 1051 E Main St, Ste. 217
City: East Dundee State: IL Zip: 60118
Email Address: datrostle@pinnacle-engr.com Phone No.: 224-802-2723 Mobile No.: 630-774-9023

Additional Contact #2

Relationship to Project: Other
Company Name: Fire Department
First Name: Dave Initial: _____ Last Name: McCabe Title: _____
Job Title: Fire Chief
Address: 75 N Broadway
City: Aurora State: IL Zip: 60505
Email Address: mccabed@aurora.il.us Phone No.: 630-256-4000 Mobile No.: _____

Additional Contact #3

Relationship to Project: Other
Company Name: Fire Department
First Name: Matt Initial: _____ Last Name: Anslow Title: _____
Job Title: Assistant Fire Chief
Address: 75 N Broadway
City: Aurora State: IL Zip: 60505
Email Address: anslowm@aurora.il.us Phone No.: 630-256-4000 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.: _____

Parking and Stacking Requirement Worksheet

Project Number: 23.480

Petitioner: City of Aurora

Parking Requirement

Total Parking Requirement	12
Enclosed Parking Spaces	-
Surface Parking Spaces	12

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.

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

OFFICE USE ONLY

Verified By: Stephen Broadwell

Requirement Based On:

<u>Sq Ft / Units</u>	<u>Use</u>	<u>Needed</u>	<u>Number Required</u>
3,500	6000: Other Uses	Parking stalls as determined by the Zoning Director	12



Planning and Zoning Division 77 S. Broadway, 2nd Floor, Aurora, IL
 phone (630) 256-3080 fax (630) 256-3081 email COAPlanning@aurora.il.us

Landscaping CTE Requirement Worksheet

Project Number: 23.480

Petitioner: City of Aurora

Street Frontage 150 L.F.

Stormwater HWL 709.00 L.F. Wet Bottom

- L.F. Dry Bottom

Neighborhood Border - L.F.

Dwelling Units - units

Subdivision Name: Aurora Fire Station #9

Unit/Phase:

Lot Number

Perimeter Yard 1,321 L.F.

Buffer Yard 423 L.F.

Surface Parking Spaces 15 spaces

Parking Lot Islands - Number

Building Foundation 336 L.F.

Standard Requirements

Plant Mix Guidelines

		Canopy Trees	Evergreen Trees	Understory Trees	Evergreen Shrubs	Deciduous Shrubs
		CTE Equivalent Value				
	Total CTEs Required	1	1/3	1/3	1/20	1/20
Street Trees	5.0	5	0	0	0	0
Wet Stormwater Facility	21.0	11	8	8	55	50
Dry/Turf Stormwater Facility	0.0	0	0	0	0	0
Neighborhood Border	0.0	0	0	0	0	0
Dwelling Unit	0.0	0	0	0	0	0
Perimeter Yard	40.0	20	18	18	80	80
Buffer Yard	8.0	4	4	4	16	16
Parking Lot Islands	1.0	1	0	0	3	3
Building Foundation	3.0	0	0	0	30	30
Total:	78.0	41	30	30	184	179

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Verified By:

Stephen Broadwell

Date:

LEGAL DESCRIPTION:

THAT PART OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN BEING DESCRIBED BY COMMENCING AT A STONE AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF SAID SECTION 20; THENCE NORTH 89 DEGREES 08 MINUTES 20 SECONDS EAST ALONG THE SOUTH LINE OF SAID QUARTER SECTION, 409.86 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF EOLA ROAD; THENCE NORTH 2 DEGREES 13 MINUTES 15 SECONDS EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, 182.25 FEET FOR THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 08 MINUTES 20 SECONDS WEST PARALLEL WITH SAID SOUTH LINE OF SAID NORTHWEST QUARTER SECTION, 416.45 FEET TO A POINT ON THE WEST LINE OF SAID NORTHWEST QUARTER SECTION; THENCE NORTH 00 DEGREES 08 MINUTES 58 SECONDS EAST ALONG SAID WEST LINE OF SECTION 20, 326.44 FEET TO A POINT ON THE SOUTH LINE OF 163 OF FOX VALLEY EAST REGION 2 UNIT 53 PHASE 1; THENCE NORTH 89 DEGREES 13 MINUTES 22 SECONDS EAST ALONG THE SOUTH LINE OF SAID LOT 163 AND LOT 199 OF SAID SUBDIVISION, 428.24 FEET TO THE SOUTHEAST CORNER OF SAID LOT 199 OF SAID SUBDIVISION; THENCE SOUTH 2 DEGREES 13 MINUTES 15 SECONDS WEST ALONG THE SOUTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 199 AND ALSO BEING THE WESTERLY RIGHT OF WAY LINE OF EOLA ROAD, 326.30 FEET TO THE POINT OF BEGINNING IN DUPAGE COUNTY, ILLINOIS.

CONTAINING 137,767 SQUARE FEET OR 3.1627 ACRES



June 28, 2024

Stephen Broadwell, AICP, Planner
City of Aurora
Development Services Department | Zoning and Planning Division
44 E. Downer Place
Aurora, Illinois 60505

Subject: Aurora Fire Station No. 9 Qualifying Statement
DST2023-480 / City of Aurora / 330 Eola Road

Dear Mr. Broadwell,

The planned Fire Station No. 9 for the City of Aurora will be located on a currently vacant lot at 330 Eola Road. The property, which is owned by the City of Aurora, is zoned O with Conditional Use. A new Fire Station is an acceptable Conditional Use for this property. The property is within City limits as is part of DuPage County. Adjacent properties on Eola are zoned O (S), B-2 and BB (S), with residential properties at the back of the site being zoned PDD.

Fire Station No. 9 will be a replacement satellite fire station for the City, with the location off Eola Road identified to improve response times and support for the area being served by this satellite station.

Site design has been developed to support response vehicle access and public access off Eola Road, which is a busy road with a high volume of traffic. The wide apron and drive on the east side of the site is designed to serve response vehicles exiting from the apparatus bays on to Eola Road. The existing median on Eola Road will be removed as part of this project, with striping incorporated for the length of the site. Signaling for traffic notification will be proposed. The plans have been submitted to the DuPage Department of Transportation for their review of the improvements and for the removal of the raised median in the center of the roadway in favor of a striped median.

Ingress and egress will be via two access points along Eola Road to provide the ability to enter the station (via the northern access) and circulate the building and drive through the apparatus bay of the fire station. Additionally, this drive connects to support visitor parking and the apparatus bay apron to support response vehicle return for backing into the apparatus bay, as needed. This will eliminate the need to back into the station off Eola Road. The volume of the traffic will be minimal as the station will have two shifts of 8 fire fighters each, maximum.

The site utility design will require a new sanitary sewer connection that will be augered under Eola Road to an existing sanitary sewer manhole on the east side of the street. The property is not currently within the service limits of the Fox Metro Reclamation District and will therefore be annexed to their service



area. The watermain will be looped around the site from the existing watermain along the frontage of Eola Road and to the existing watermain the is routed across the northern limits of the site to provide a new service to the proposed fire station and to provide fire hydrant coverage. There will be storm sewer structures placed at the design low points across the site and those will be routed to a stormwater detention facility in the northwest corner of the site.

It is not anticipated that any variances, modifications or exceptions will be required at this time.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Maggie Krieger', written in a cursive style.

Maggie Krieger, AIA | Senior Associate

maggiekrieger@fgmarchitects.com