# City of Aurora

Development Services Department | Zoning and Planning Division

44 E. Downer Place | Aurora, IL 60505

Phone: (630) 256-3080 | Fax: (630) 256-3089 | Web: www.aurora-il.org



## Land Use Petition

## Subject Property Information

Address / Location: 330 Eola Road

Parcel Number(s): '07-20-102-015', '07-20-102-016'

### **Petition Request**

- Requesting approval of a Final Plat for Aurora Fire Station #9, located at 330 North Eola Road.
- Requesting approval of a Final Plan for Aurora Fire Station #9 Subdivision, located at 330 North Eola Road for a Public Facilities and Services (6200) use

#### Attachments Required

### (a digital file of all documents is also required)

Digital Copy of:

Development Tables and Calculators (Document 1-0)

Microsoft Word Copy of:

Legal Description (Format Guidelines 2-1)

One Paper and PDF Copy of:

Qualifying Statement (Format Guidelines 2-1)

Plat of Survey (Format Guidelines 2-1)

Letter of Authorization (Format Guidelines 2-2)

Two Paper and One PDF Copy of: **Engineering Plans** Stormwater Report / Application Completed Project Information Sheet Soil Report Photometric Plan

Final Plat (Format Guidelines 2-5) Final Plan (Format Guidelines 2-4) Landscape Plan (Format Guidelines 2-

Two Paper and One PDF Copy of:

Building & Signage Elevations (Format

Guidelines 2-11)

Petition Fee: \$0.00 Payable to: City of Aurora

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.

uthorized Signature:	Date
rint Name and Company: Davio McCABE - City of AutorA	FIRE DEPLADEMENT

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 16 day of July . 2024

NOTARY PUBLIC SEAL

County of Kane

OFFICIAL SEAL ROSEANN S HERNANDEZ NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:07/27/24





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

## **Project Contact Information Sheet**

Project Number:	23.480					
Petitioner Company (	or Full Name of Petitioner):	City of Aurora				
<u>Owner</u>						
First Name:	City of Aurora	_Initial:		_ Last Name:		Title:
Company Name:						_
Job Title:	77-2					-
Address:	44 E Downer PI					
City:	Aurora	_State:	IL	_Zip:	60505	<u>.</u>
Email Address:	-	_Phone No.:		_ Mobile No.:		_
	ndividual that signed the Lan					
Relationship to Project		Architect				
Company Name:	FGM Architects				*	_
First Name:	Maggie Krieger	Initial:		Last Name:		Title:
Job Title:	Senior Associate		10.00			_
Address:	1211 W 22nd St, Ste 700					_
City:	Oak Brook	_State:	IL	_Zip:	60523	_
Email Address:	MaggieKrieger@fgmarchitects.	<u>c</u> ≀Phone No.:	630-368-8318	_ Mobile No.:	-	_
Additional Contact	<u>#1</u>					
Relationship to Project		Engineer				
Company Name:	Pinnacle Engineering Group					
First Name:	Dwight	Initial:	Trostle	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				2 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	-
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					-

### Additional Contact #4

Relationship to Project:

Fire Department

75 N Broadway

Assistant Fire Chief

anslowm@aurora.il.us

Matt

Company Name:

First Name:

Job Title:

Address:

City:

Relationship to Project:

Company Name:

Email Address:

First Name:

Email Address:

Job Title: Address: City: Initial:

Other

Initial:

State:

Phone No.:

Last Name:

Last Name:

Mobile No.:

Zip:

630-256-4000

Anslow

\_\_Title:

Title:

60505

State: Phone No.: \_Zip: \_ Mobile No.:



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## 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 accessable 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 faculties 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:

Sq Ft / Units

Use

Needed

Number Required

Parking stalls as determined by

3,500 6000: Other Uses the Zoning Director

12

## Landscaping CTE Requirement Worksheet

Project Number: 23.480

Petitioner: City of Aurora

Subdivision Name: Aurora Fire Station #9

Street Frontage 150 L.F.

Stormwater HWL 709.00 L.F. Wet Bottom

L.F. Dry Bottom

41

Neighborhood Border

- L.F

**Dwelling Units** - units

L.F.

Unit/Phase:

Lot Number

Perimeter Yard 1,321 L.F.

Buffer Yard 423 L.F.

Surface Parking Spaces 15

Parking Lot Islands

179

15 spaces - Number

Building Foundation 336 L.F.

Standard Requirements				Plant Mix Guideli	<u>nes</u>					
		Canopy Trees	Evergreen	Understory	Evergreen	Deciduous				
			Trees	Trees	Shrubs	Shrubs				
		CTE Equivilant Value				CTE Equivilant 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	7 . * * * . * . * . * . * . * . * . * .			
Parking Lot Islands	1.0	1	0	0	3	3				
Building Foundation	3.0	0	0	0	30	30				

30

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

30

Verified By:

Total:

Stephen Broadwell

78.0

Date:

184

#### **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

## fgma

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,

Maggié Krieger, AIA | Senior Associate maggiekrieger@fgmarchitects.com