



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 over a light blue circular stamp.

Maggie Krieger, AIA | Senior Associate

maggiekrieger@fgmarchitects.com