

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](http://www.aurora-il.org)



Land Use Petition

Subject Property Information

Address / Location: 1250 East Indian Trail

Parcel Number(s): 15-11-476-014, 15-11-476-012, 15-11-476-013

Petition Request

- Requesting approval of a Final Plat for Aurora Public Safety Campus Subdivision, located near the northwest corner of East Indian Trail and North Farnsworth Avenue.
- Requesting approval of a Final Plan Revision for Lot 1 of Aurora Public Safety Campus Subdivision, located near the northwest of East Indian Trail and North Farnsworth Avenue for a Public Facilities and Services (6200) use.
- Requesting the Vacation of an Access Easement for Lot 1 of Aurora Public Safety Campus Subdivision.
- Requesting approval of a Minor Variance, pursuant to Section 34-405 of Chapter 34 of the City of Aurora, Code of Ordinances, for Lot 1 of Aurora Public Safety Subdivision, to reduce the bulk restrictions that have been impacted due to the acquisition of land by the City of Aurora for public purposes.

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)

Two Paper and One 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:

Final Engineering Plans
Stormwater Report and Permit Application
Soil Investigation Report
Project Information Sheet

Plat of Vacation
Fire Access Plan
Address Plat

Two Paper and One PDF Copy of:

Final Plat (Format Guidelines 2-5)
Final Plan (Format Guidelines 2-4)
Landscape Plan (Format Guidelines 2-7)
Building & Signage Elevations (Format Guidelines 2-11)
Floor Plans
Minor Variance Request Letter

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.

Authorized Signature: _____

Date: _____

2/10/2025

Print Name and Company: _____

DAVID McCABE, CITY OF AURORA, AURORA FIRE DEPT.

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 10 day of February 2025.

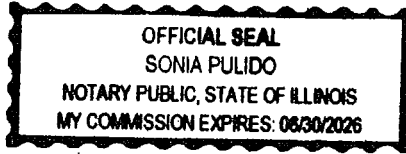
State of Illinois)

)SS

County of Vane)

Sonia Pulido
Notary Signature

NOTARY PUBLIC SEAL





Project Contact Information Sheet

Project Number: 23.508

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: Other
Company Name: Aurora 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 #1

Relationship to Project: Other
Company Name: Aurora 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 #2

Relationship to Project: Architect
Company Name: Cordogan Clark & Associates
First Name: Bruce Initial: _____ Last Name: Cairns Title: _____
Job Title: Vice President
Address: 960 Ridgeway Ave
City: Aurora State: IL Zip: 60506
Email Address: bcairns@cordoganclark.com Phone No.: 630-896-4678 Mobile No.: _____

Additional Contact #3

Relationship to Project: Architect
Company Name: Cordogan Clark & Associates
First Name: Lauren Initial: _____ Last Name: Kiley Title: _____
Job Title: Architectural Designer
Address: 960 Ridgeway Ave
City: Aurora State: IL Zip: 60506
Email Address: lkiley@cordoganclark.com Phone No.: 630-896-4678 Mobile No.: _____

Additional Contact #4

Relationship to Project: Landscape Architect
Company Name: Design Perspectives, Inc
First Name: Tod Initial: _____ Last Name: Stanton Title: _____
Job Title: President
Address: 1167 Hobson Mill Dr
City: Naperville State: IL Zip: 60563
Email Address: tod@design-perspectives.net Phone No.: _____ Mobile No.: _____

Parking and Stacking Requirement Worksheet

Project Number: 23.508

Petitioner: City of Aurora

Parking Requirement

Total Parking Requirement	35
Enclosed Parking Spaces	-
Surface Parking Spaces	35

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>
10,573	6000: Other Uses	Parking stalls as determined by the Zoning Director	35



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: 25.042

Petitioner: City of Aurora

Street Frontage 343 L.F.

Stormwater HWL - L.F. Wet Bottom

- L.F. Dry Bottom

Neighborhood Border - L.F.

Dwelling Units - units

Subdivision Name: 0

Perimeter Yard 1,333 L.F.

Buffer Yard 480 L.F.

Surface Parking Spaces 115 spaces

Parking Lot Islands - Number

Building Foundation 635 L.F.

Unit/Phase:

Lot Number

Lot 1

Standard Requirements

	Total CTEs Required	Plant Mix Guidelines				
		Canopy Trees	Evergreen Trees	Understory Trees	Evergreen Shrubs	Deciduous Shrubs
		CTE Equivalent Value				
		1	1/3	1/3	1/20	1/20
Street Trees	10.0	10	0	0	0	0
Wet Stormwater Facility	0.0	0	0	0	0	0
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	10.0	5	5	5	20	20
Parking Lot Islands	9.0	6	0	0	30	30
Building Foundation	6.0	0	0	0	60	60
Total:	75.0	41	23	23	190	190

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

Verified By:

Stephen Broadwell

Date:

Qualifying Statement of Petition

The proposed development project is for a two-story Office building and Fire Station #4, with a total of 36,200 square feet. The northern portion of the first floor will be a mixed use consisting of Emergency Management Agency offices, Emergency Operations Center, Garage for EMA use and Commissary/ EMS supply for the Fire Department. The southern portion of the first floor will be Fire Station #4. The second floor will be Office use as the Fire Department Headquarters. The City of Aurora Fire Department headquarters is currently operating out of the Central Fire Station on 75 N Broadway, Aurora, IL. The Emergency Management Agency is currently operating out of the second floor of the Aurora Police Department Headquarters on 1200 E Indian Trail, Aurora, IL. Both departments along with their associated functions will be relocated to the proposed project. The project does not require any variances. The project will include plat of subdivision for land consolidation for the COA owned properties. The proposed project will include (20) additional parking spaces as an extension of the current paver parking, (60) additional parking space on the north parking lot area within a secure perimeter for staff, and (17) additional parking spaces on the east for Fire Department staff.

1. *The public health, safety, morals, comfort and general welfare:* The proposed Fire Department Headquarters (“Subject Property”) is located on the City of Aurora Police Headquarters Campus, on 1200 E Indian Trail, Aurora, IL. The proposed project is intended to promote and protect the public health, safety, morals and comfort and general welfare of the neighborhood.
2. *The use and enjoyment of other property already established or permitted in the general area:* The Subject Property is adjacent to the Police Department Headquarters and includes rework of the bike path to coincide with the proposed plaza design for the use and enjoyment of the property already established.
3. *The normal and orderly development and improvement of surrounding property for uses established within their respective zoning districts:* The proposed uses are consistent with the nature and character of surrounding land uses; the proposed project will be an addition to the current Police Department Headquarters creating a hub for public safety.
4. *Utilities, access roads, drainage and/or other necessary facilities:* All utilities and drainage are present or readily available to the Subject Property.
5. *Ingress and egress as it relates to traffic congestion in the public streets:* There is sufficient roadway capacity on the surrounding public roadways to accommodate the development of the Subject Property; and development of the Subject Property will not significantly impair ingress and egress, nor affect traffic congestion in the public streets. The current median on Indian Trail will be removed to provide adequate turning radius for the apparatus vehicles for Fire Station #4.
6. *The applicable regulations of the zoning district in which the Subject Property is proposed to be or is located:* The Subject Property is currently zoned B-2 Special Use located within the City. No variances are being requested.
7. *Property values within the neighborhood:* Any development of the Subject Property will not diminish the value of surrounding land and buildings. Development will be consistent with the surrounding uses and will further stabilize property values.

**EXHIBIT A TO LAND USE PETITION
SUBMITTED BY AURORA UNIVERSITY**

ADDRESS AND LEGAL DESCRIPTION

Fire Department Headquarters
1250 E Indian Trail, Aurora, Illinois 60506

Lot 2 in Aurora Police Department subdivision, being a subdivision of part of the southeast quarter of section 11, township 38 north, range 8 east of the third principal meridian, according to the plat thereof recorded November 9, 2010 as document number 2010k076055, in the city of aurora, Kane county, Illinois.

Part of Parcel No.: 15-11-476-014