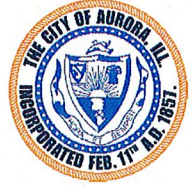


City of Aurora

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: 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

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)

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: *David McCabe* Date 7/16/24

Print Name and Company: DAVID MCCABE - CITY OF AURORA FIRE DEPARTMENT

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.

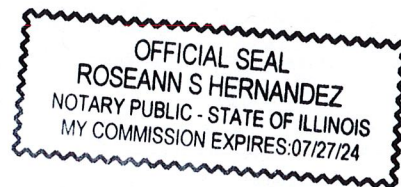
Given under my hand and notary seal this 16 day of July, 2024.

State of ILLINOIS
) SS

NOTARY PUBLIC SEAL

County of Mcane

Roseann S Hernandez
Notary Signature



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: 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

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

	Total CTEs Required	Canopy Trees	Evergreen Trees	Understory Trees	Evergreen Shrubs	Deciduous Shrubs
		CTE Equivalent Value				
		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

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

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