



City of Aurora

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Legistar History Report

File Number: 25-0129

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General Ledger #:

In Control: Building, Zoning, and Economic Development Committee

File Created: 02/11/2025

File Name: City of Aurora / Fire Station #4 / 1250 E Indian Trl / Final Plat

Final Action:

Title: A Resolution Approving a Revision to the Final Plat for Aurora Police Department Subdivision, located near the Northwest Corner of East Indian Trail and North Farnsworth Avenue, and Establishing Aurora Public Safety Campus Subdivision

Notes:

Sponsors:

Enactment Date:

Attachments: Exhibit "A" - Final Plat - 2025-02-10 - 2025.042, Land Use Petition and Supporting Documents - 2025-02-19 - 2025.042, Property Parcel Maps - 2025-02-24 - 2025.042, BZE Appeal Sheet - 2025-03-06 - 2024.042, Staff Report - Final Plat - 2025-03-03 - 2025.042

Enactment Number:

Planning Case #: NA11/4-25.042-FSD/FPN

Hearing Date:

Drafter: sbroadwell@aurora-il.org

Effective Date:

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning and Zoning Commission	03/05/2025	Forwarded	Building, Zoning, and Economic Development Committee	03/12/2025		Pass
Action Text: A motion was made by Mr. Lee, seconded by Mr. Gonzales, that this agenda item be Forwarded to the Building, Zoning, and Economic Development Committee, on the agenda for 3/12/2025. The motion carried.							
Notes: Mr. Broadwell said thank you, Mr. Chairman. Hi, it's good to see you all again. My name is Stephen Broadwell, I'm a Planner with City of Aurora Zoning Division. So, as you just heard, yes, this is the new Final Plat and Plan for the Fire Station # 4, which is being built on the Lot 1 for the new Aurora Public Safety Campus Subdivision. So, you can see the property here on the screen as it exists right now. You can see on the left here is the existing Police Station and then the training facility, and then I think also the parking deck right there. So, a little bit of background: the property was developed in, really, 2010 for the existing police station. The use is B-2 (C), Business District with a Conditional Use Planned Development. The							

underlying use is the B-2, so there's no changes to that existing or proposed. The existing subdivision, you can see basically the outline of the existing...how it exists right now. You can see Lot 1 right here which is where, again, where the police station training facility is with a parking lot.

Lot 2 is this vacant lot right here on the right where there's part of the existing parking lot. And then, this detention pond up here on the north end along Reckinger Road. So, really the extent of the Final Plat proposal is that the City/Fire Station...Fire Department, excuse me, is proposing to consolidate these 2 existing...the Lot 1 and the Lot 2 into Lot 1, and then changing them to just Lot 1. So, Lot 2 is going away and then the detention pond, which is Lot 3...previously existing Lot 3...is becoming Lot 2. So, the outer edge of the subdivision is not changing. It's just being essentially consolidated into these 2 lots. So, the Police Station, again, and the new Fire Station will be on Lot 1.

There's an existing access easement that runs basically over the existing parking lot and then runs from the west end to the east end. The Fire Station... the new Fire Station is going to have a new access point kind of in the middle along the Indian Trail frontage. Part of the proposal includes the Plat of Vacation which pending approval of the, I guess, recommendation for approval from the Planning Commission, the Plat of Vacation will meet up with the Final Plat and the Final Plan at the BZE meeting next week. That's the scope of the Final Plat.

The Final Plan follows along with the scope of the proposal in that it's a new 29,800 square foot building that's being used...it's a Public Facilities and Services (6200) Use which is permitted in the B-2 zoning, so again, there's no zoning changes requested or required with this proposal. So, the new Fire Station building...it's replacing the existing Fire Station #4 which is on Michels Avenue near Garfield Park. So, that's a little bit of change in services but it's being added into continued public safety, fire safety.

So, I'll pull up the Final Plan right now so we can see it while I'm talking. So, here's the plan. Again, you can see the access right here that I was just mentioning. This new access is going to be mostly for where the fire trucks come in. You can see, they come up and kind of circle around and then use the fire bay right here. So, let me take a step back to my notes. The existing and proposed accesses will be used over here by the Police Station is to be used for passenger vehicles. You can see they're adding on to the existing parking lot. Both parking lots will be permeable pavers, and then...sorry, I'm kind of jumping around...so the existing parking lot, you can see there's also this existing drive aisle up here north of the building. So, there's a parking lot right here on the north side of the building where this will also be passenger vehicles that can connect up to Reckinger Road. You can see there's a new fuel dispenser which will be shared for...between the, I guess, the existing facilities.

And then, a little bit about the parking. So, the parking requirement, there's 165 parking spaces total. The minimum parking requirement is 35 parking spaces and that's based on really just the office and the conference space within the building. I'm sure the Planning Commission remembers that when we've had...we've had a few fire stations come through for your review last fall. And so, the way we calculated the parking requirement is similar to that. It's just that, like I said, the office and the conference space, the bay areas where the trucks are stored. You know, internal storage where equipment is kept such as, you know, the suits, and the equipment. We didn't count that. We typically reduce that from the minimum parking requirement. The standard itself is 1 space to 300 square feet, which is equivalent to an office parking requirement so that brings the 29,800 square foot building down to about, I think, 10,000 square feet so there's about 35 parking spaces. The space...the property is...there's more than enough parking spaces but what we found when we were working with the design team is there's going to be a number of...there's going to be employees there but there's also going to be other City staff that might be coming through there. There's emergency medical assistance employees that will be operating from here as well as the fire fighters. And I think there may be other City staff and then if there's conferences, so say if someone from Development Services has to go over and meet with the Fire Department, there would be adequate space for them.

Other than that, I think we do have representatives here from the design team and they've done a really good job. I would say, of incorporating the new Fire Station into the existing Police Station complex. So, you can see there's kind of north of the existing parking lot, there's a little, I guess, a plaza and there's...down here is a flagpole which is, you know, going to have the American flag so that's okay to be there. And in addition, there's also landscaping which is incorporated as well. So, it's, I think, a nice complement to the existing, and also the future of public safety in Aurora. Are there any questions for Staff? Or we can bring up the design team to answer any questions.

Chairman Pilmer said any questions of Staff? Or as Staff said, we could bring up the design team.

Mr. Pickens said yes, I've got a question. The fuel dispensing...is that new or just an addition to the existing?

Mr. Broadwell said so, there's 2, I don't know if I mentioned that. There's 1...there's the loop on the north where the...north of the fire bay where the trucks will come in. I believe the fire trucks will be using that. And then over here on the west, northwest of the Fire Station kind of southeast...I guess,

northeast of the police building, there's a new fueling station there which I believe will be made for police cars.

Mr. Pickens said okay. Second question regarding the same...regarding tank storage. Is it below ground or above ground tank storage?

Mr. Broadwell said I think maybe the design team can answer that. Was there more to that question or was there...?

Mr. Pickens said no, I was just curious. I didn't see anything on plan and I'm not sure if this was just an addition to the existing or ...

Mr. Broadwell said yeah, I think I might be wrong. Maybe Ed can correct me, but I think the...I think the police officers might fill up at the former City services on Broadway. So, I would say this is probably a new addition, but we can look into that.

Mr. Pickens said that's all I had.

Chairman Pilmer said you can come ahead if you want to just...I might just have you provide your name and address please.

Ms. Kiley said Lauren Kiley, and then 99 Braeburn Road in Montgomery, Illinois.

Chairman Pilmer said thanks.

Ms. Kiley said I'm from Cordogan Clark and Associates.

Chairman Pilmer said and can you help with that tank question? Is it...thanks.

Ms. Kiley said yes, so both of the fuel stations, so the one of the east is going to be a diesel only, and then the one on the west is unleaded only. Those will both be underground tank storage.

Chairman Pilmer said thank you. Any other questions? Thank you. Does Staff have a recommendation?

Mr. Broadwell said Staff recommends approval of the Final Plat for Aurora Police Department Subdivision...excuse me, I'll start over again. Staff recommends approval to the revision to the Final Plat for Aurora Police Department...

Chairman Pilmer said are we...I'm sorry. Are we going to do the Plan first? I'm sorry. Plat...go ahead, I'm sorry. I was looking at the wrong one.

Mr. Broadwell said yeah, I think they're ordered the Plat and the Plan. Staff recommends approval of the revision to the Final Plat for Aurora Police Department Subdivision, located near the northwest corner of East Indian Trail and North Farnsworth Avenue, and establishing Aurora Public Safety Campus Subdivision.

Chairman Pilmer said you've heard Staff's recommendation. Is there a motion?

MOTION OF APPROVAL WAS MADE BY: Mr. Lee

MOTION SECONDED BY: Mr. Gonzales

AYES: Chairman Pilmer, Mr. Gonzales, Mr. Kuehl, Mr. Lee, and Mr. Pickens

NAYS: 0

Motion carried.

Chairman Pilmer said motion carries. And if Staff will state where this will next be heard.

Mr. Broadwell said this will next be heard at the Building, Zoning, and Economic Development Committee, Wednesday, March 12th, 4 pm, City Council Chambers.

Aye: 5 Chairperson Pilmer, At Large Lee, At Large Gonzales, At Large Pickens and At Large Kuehl

Text of Legislative File 25-0129