



# City of Aurora

44 E. Downer Place  
Aurora, IL 60505  
www.aurora-il.org

## Legistar History Report

**File Number: 24-0567**

**File ID:** 24-0567

**Type:** Ordinance

**Status:** Agenda Ready

**Version:** 3

**General  
Ledger #:**

**In Control:** Building, Zoning,  
and Economic  
Development  
Committee

**File Created:** 07/24/2024

**File Name:** City of Aurora / Fire Station #13 / SEC, Bilter Rd &  
Nan St / CUPD

**Final Action:**

**Title:** An Ordinance Establishing a Conditional Use Planned Development and  
Approving the Aurora Fire Station #13 Plan Description for the Property  
Located at the Southeast Corner of Bilter Road and Nan Street.

**Notes:**

**Sponsors:**

**Enactment Date:**

**Attachments:** Exhibit "A" - Legal Description - 2024-08-09 -  
2024.291, Exhibit "B" - Plan Description - 2024-09-13  
- 2024.291, Land Use Petition and Supporting  
Documents - 2024-07-25 - 2024.291, Qualifying  
Statement - 2024-08-06 - 2024.291, Property Parcel  
Maps - 2024-07-25 - 2024.291

**Enactment Number:**

**Planning Case #:** AU01/1-24.291-A/CUPD/FPN

**Hearing Date:**

**Drafter:** sbroadwell@aurora-il.org

**Effective Date:**

### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning and Zoning Commission	08/21/2024	Forwarded	Building, Zoning, and Economic Development Committee	08/28/2024		Pass
<b>Action Text:</b> A motion was made by Mr. Chambers, seconded by Mrs. Martinez, that this agenda item be Forwarded to the Building, Zoning, and Economic Development Committee, on the agenda for 8/28/2024. The motion carried.							
<b>Notes:</b> Mr. Broadwell said hi, everyone, I'm back. I'm Steve Broadwell, Planner with the City of Zoning Division. So, as we just heard, this is the Conditional Use Planned Development and the Final Plan for the new Aurora Fire Station number 13 at the southeast corner of Bilter Road and Nan Street. Tracey, if you want to pull up, please, the aerial for the property. So, there it is, you can see it. So, this is a vacant lot right now. It's about 2 and a half acres that's currently located within Unincorporated Kane County. The Comprehensive Plan designates the property as Low Density Residential, with the eastern portion kind of adjacent to, I believe it's a Pepsi bottling facility, as the open space. And then Bilter Road is designated as Major Collector, and Nan Street as Local Street. So, the Petitioner here is the City of Aurora working with the Aurora Fire Department to essentially develop this property for a new fire station. So, Tracey, if you want to please show the Final Plan.							

Acting Chair Owusu-Safo said do you want me to read that one too into the record?

Mr. Broadwell said yeah, if you can, please.

Acting Chair Owusu-Safo said okay. That's also item number 24-0568, a Resolution Approving a Final Plan for the Property Located at the Southeast Corner of Bilter Road and Nan Street for a Public Facilities and Services, again, Ward 1.

Mr. Broadwell said okay, thank you. So, here you can see the plan, which I think shows the full scope of the proposal. So, the fire station is a Public Facilities and Services use, which is incorporated into the Planned Development as a permitted use. If you look along the northern frontage on Bilter Road, that's...that's considered the...umm...the front...the front yard, I guess I would say. We actually just recently determined, Staff did internally, that the address is in fact on Bilter Road. So, that's the front yard. So, typically...so the property's...excuse me...is also being annexed. The annexation comes...meets up with the proposal at BZE, pending approval obviously. And when a property is annexed, it automatically received the R-1, One-Family Zoning District. So, we chose to keep the property, the underlying zoning as the R-1, and then build the Planned Development out from there which included the...umm...the...excuse me...Public Facilities and Services use, reducing the front yard setback on, again on Bilter Road, from 30 feet to 11 feet, and then reducing the rear yard, the southern property line from 30 feet to 8 ½ feet. The remaining bulk restrictions for the R-1 zoning district are remaining the same. It's...umm...I think it's 15 on the western property line, the exterior, and then 8 feet, which they're well exceeding on both ends. The minimum parking requirement, that is what we use for Fire Stations or for public, I guess these public safety...umm...it's kind of based on Staff's review, so we determined that the parking is based on 1 to 300 square feet which is what, you know, an office use is. For this, we just used...we didn't use the bays where the...umm...where the fire trucks are parked because that's not really usable space, I guess. And then...this probably makes sense to the fire fighters, but they use a lot of storage space, you know, for their equipment. So, we really just used the space where, you know, they have offices and recre...not recreational space but their...the space where they operate from, I guess, as employees. So, the minimum parking requirement is...excuse me...is...I'm so sorry, I'll find that in a second. But it's meet...it's well past the minimum parking spaces, minimum parking requirement.

So, other than that, you can see the...umm...there's 3 access points. The main one is from...the largest one is on Bilter Road that joins up with Beverly Drive to the north, and then there's 2 on Nan Street with most of the employee parking on the southern portion.

So, I believe we have...do we have representatives here? So, they can come up in a minute to answer any questions. I don't know if there's anything for Staff. We do...we have a Landscape Plan and Building Elevations that we can also look at.

Acting Chair Owusu-Safo said does the Commission have any questions for Staff?

Mr. Pickens said I do.

Acting Chair Owusu-Safo said okay, please go ahead.

Mr. Pickens said I'm curious...you're getting that property annexed. Is there any other property like the adjoining residential area, is that being annexed as well in the same annexation agreement that you're pushing through?

Mr. Broadwell said any of the residential properties being annexed here?

Mr. Pickens said yeah, I mean is...in the property, it's...you're just annexing that property?

Mr. Broadwell said yes.

Mr. Pickens said okay. Now the adjoining property, is that still unincorporated?

Mr. Broadwell said yeah, I think...umm...Tracey, I don't know if we...we do have the zoning map...umm...if you want to pull that up. That...once we zoom out, you can see...umm...but none of...there are no other properties being annexed with this. You can see it there, it's highlighted. Those...those other properties are not being...umm...they're not included in this entitlement process.

Mr. Pickens said okay. The...umm...it leads into another question that perhaps will be answered by the Fire Department representatives when they come up, but it's basically if that's unincorporated...I

don't know the protocols of the Fire Department, you know, what jurisdictions. So, if the residence next door are on fire, do they have to wait on someone else to respond or the City of Aurora Fire Department will be able to respond to that is my question.

Mr. Broadwell said yeah, I think...I think the Fire Department can respond to that.

Acting Chair Owusu-Safo said okay. Umm...we can probably put that on the list for them when they come up to respond to that. Anybody else have questions? Alright. The applicant is here. Can you please come on up and...please state your name and the address.

Assistant Chief Anslow said my name is Matt Anslow, the Assistant Fire Chief for the City of Aurora, Chief of Operations, 75 North Broadway.

Acting Chair Owusu-Safo said thank you.

Mr. Estes said Jason Estes, I'm with FGM Architects on behalf of the City and Department, 4 N 591 Shadow Way Lane, Elburn, Illinois.

Acting Chair Owusu-Safo said thank you.

Assistant Chief Anslow said so, I believe the question was do we cover these unincorporated homes. Yes, we do. As of right now they are, Craig, I believe that's in Marywood Fire Protection District, which we cover through an agreement with the Marywood Fire Protection District. So, if they have any emergency we respond to it.

Acting Chair Owusu-Safo said alright, do you have anything else to share about the new Fire Station?

Mr. Estes said I can give you a quick rundown. So, this is gonna be a brand-new Fire Station for the City of Aurora. It's gonna house Engine 13, Medic 13, and also Ladder 14. So, it's gonna have a full complement of vehicles to include rescue, medical, and fire suppression.

Acting Chair Owusu-Safo said thank you. Any questions for the applicant by the Commission?

Mr. Roberts said is this a...uhh...gonna replace an existing Fire Station, or is it because of population growth or what determined that we need a new Fire Station?

Assistant Chief Anslow said so, population growth, we've a long time had a hole in the northern section up in Ward 1, I believe. It takes us a long time to get anything up there. Everything right now is responding from Diehl, if you're familiar with Station 9 on Diehl Road. They have to go either to Farnsworth or Eola, and then up. When Diehl Road was...when Station 9 was originally built, there was supposed to be another overpass going across the expressway and that's never came to fruition so that station was basically built in the wrong spot on some promises of the overpass.

Mr. Pickens said so, if I understood the information correct for...uhh...I imagine maybe you'll be around for Station 9 approval as well, I understand that this Station 13 and the new Station 9 will take the place of the existing Station 9 and that will be closed?

Assistant Chief Anslow said that is correct. So, we're gonna be relocating Station 9 while building this one. It's all part of our Capital Improvement Plan.

Acting Chair Owusu-Safo said sounds good.

Mr. Pickens said do we know what's gonna happen to the old station 9, just out of curiosity?

Assistant Chief Anslow said I believe the City's gonna sell it, but that's gonna be back on Staff to decide what is gonna happen there because there is a cell tower on that property. So, I'm not real sure, to be honest with you. I don't know.

Mr. Pickens said alright, thank you.

Acting Chair Owusu-Safo said alright, thank you. This is a Public Hearing. Are there any members of the public wishing to give testimony in this matter? If so, please raise your hand or come forward. Okay, please come on up one at a time.

Mr. Hoss said good evening. My name is Paul Hoss, I live at 814 Queens Gate Circle in Sugar Grove, Illinois. I'm here representing my mother, Patricia Hoss, who lives at 2460 Nan Street in Aurora, Illinois. She's lived there since 1962 when I was born, so I'm dating myself.

Umm...anecdotally...umm...I am...not anecdotally, parenthetically...umm...I am also the Planning and Zoning Administration Coordinator for the County of DuPage, so I...uhh...I...umm...work on these projects all the time, and I do appreciate your service here. I know it's a difficult task, so I do appreciate the work that you all do.

I'm here tonight to talk about...umm...some of the things that...uhh...are of concerning to my mother and also to me...umm...and one of the things that I didn't hear tonight, relative to this green field site, and when I mean green field is that this is a vacant piece of property. It's forested, but effectively it's a green field site. And while we do appreciate the need for these types

of...umm...service...uhh...umm...operations in close proximity to residential properties, one of the concerns that we have is that we didn't hear anything about hardship, unique circumstance, or practical difficulty as to why the...uhh...the property can't be developed according to the setback and bulk requirements that are required in the Zoning District. Umm...I think at the very least, the presenta...or the...any...any action on this tonight is premature because we haven't heard some of the standards that one would expect to hear as to why the...umm...facility needs to be built with some of the variations being requested. Effectively...umm...it appears that there is a lot more density both in terms of lot coverage and building on a piece of property...umm...for which we haven't heard any of the rationale for hardship, practical difficulty, or unique circumstance.

Umm...the other thing that...umm...uhh...my mother and I are concerned about is that...umm...some of the...umm...uhh...discussion about the Planned Development on this property hasn't...I don't know that it doesn't...it...it may exist, but we haven't heard about it tonight and there's been no documentation given to any of the...uhh...neighbors as to a traffic study that may or may not have been done about the property. Umm...Nan Street and Parkview Boulevard or Drive...is it Boulevard or Drive? Drive...Nan Street is the...uhh...eastern street into

this...umm...umm...essentially...umm...dead end community, and Parkview is the westernmost street. Umm...Bilster Road has some different tangents, curves, and gradient changes as you're coming from the west to the east from Farnsworth...umm...and what I mean by that is that as you're coming from west to east, you...you've slowly have a grade separation that comes up, comes more to a crest.

Umm...as you are going westbound to the wetlands that were put in for the Premium Outlet Mall, there's a dip there...umm...and as you start to make your...your turn...or your...your movements from west to east you start to come up to a crest essentially were Park...Parkview

Boulevard...uhh...Parkview Street and Nan Street...umm...enter into the subdivision. In addition, there's a curve or a gradient cha...err...turn as well and it's very difficult...umm...for people on Nan Street, and I...I don't go on Parkview much, but I suspect it's the same for Parkview. It's a little bit easier for Parkview, but on Nan Street, certainly, to see traffic coming from the westbound to the...from westbound to east and try and make that left-hand turn to get to Farnsworth is very, very difficult. So, I'd be interested to see if there's a traffic study that took those various

geogr...uhh...geometric...umm...uhh...calculations into consideration...umm...relative to access to...umm...Fire Station as it relates, not only to the Fire Station, but also as it relates to people trying to come in and out of this...uhh...essentially dead end...uhh...subdivision. Umm...so I'd be interested to see some of those...umm...studies that were done, and if they weren't done, I think it was...it'd be important to have to have those done. Umm...in addition...uhh...because of the stoplight that is at the...umm...I think it's called Premium Outlet Mall...umm...entrance. I think that's...I think it's called the Premium Outlet Road...umm...as people come from that roadway, from that stoplight...umm...they make a...and this is...this is more of an anecdotal statement, they make a mad dash to be able to...umm...get into a one-lane road to either take a left bound turn to go south on Farnsworth, or to make a right turn to go north on Farnsworth or get in...stay in the center lane. So, not only do you have a difficult traffic situation in terms of geom...geometry coming westbound, but you have a lot of people coming very quickly from the...uhh...from the stoplight...the...uhh...the...uhh...signalized

intersection at Premium Outlets on...on Bilster Road. That coupled also with, I think it's called Beverly Drive, which is the street that is lining up with the access road to the Fire Station. That is essentially used as a cut-through for people coming from Butterfield Road...uhh...to get over to Farnsworth Road and avoid the traffic light at Farnsworth...I'm sorry, at Farnsworth and Butterfield Road. So, you've got a lot of converging traffic in that area and coupled with the geometrics that I talked about earlier, I'd be interested to see a traffic study to...to see how all of that activity is occurring and how this development will further impact on some of those concerns that we have.

Umm...I appreciate the fact that, you know...uhh...this is a City...umm...uhh...development. This is not currently annexed into the City, but I think it's very important, and I think it's...first of all, I think it's premature to act on this tonight because of some of the things that I mentioned, and I'd be interested to see some of the evidence and testimony that supports the variations and...umm...uhh...some of the density and bulk that's occurring on this property, why that's the case. And also, this traffic issue is a major concern for my...uhh...my mother and I.

Umm...with that, I appreciate...uhh...you listening to my comments and...uhh...I would...uhh...ask you to maybe table this so we could get some answers to some of those questions. Thanks very much.

Acting Chair Owusu-Safo said thank you. Alright, anyone else?

Mr. Fields said good evening, Commissioners. My name is James Fields, I live at 2415 Nan Street, just south of the proposed Fire Station. And again, as Paul mentioned, we appreciate a new Fire Station. Appreciate you putting my house out and stuff, but...umm...some other concerns beside the traffic is, if we could see a...uhh...a site plan as to how are you going to put a buffer on the south end of the property as far as...umm...to...to lower the impact on the neighborhood. Umm...we have the Pepsi Distribution Plant to the east of us, and when they built it, originally, they were gonna perimeter lighting on. It never happened. They've got building lights, and we just get total light pollution in our backyards, which, learn to live with it. But...uhh...with this new property development...umm...what type of impact lighting are they gonna have? Umm...as far as the accesses in off of Nan Street, apparently, the site plan shows 2 access roads. I'm assuming one's for parking, the other's for the engines to come in. Is that (to audience member)...

Audience Member said (off mic) correct.

Mr. Fields said correct, okay. So, if I'm reading this right, they're gonna come in on the south access road, and then come into the fire barn? (to audience member)

Audience Member said (off mic) yes.

Mr. Fields said and that north one is gonna be for the parking? (to audience member)

Audience Member said (off mic) that is correct.

Mr. Fields said so, traffic is a concern for us in the neighborhood. Umm...another concern is are you guys gonna store any fuel onsite? (to audience member)

Audience Member said (off mic) no.

Mr. Fields said no fuel on site? Okay. Are you gonna have any type of back-up generator? (to audience member)

Acting Chair Owusu-Safo said uhh...yeah. I think you make all your questions to the Commission, and then...

Mr. Fields said oh, okay...

Acting Chair Owusu-Safo said we write them down. We will (inaudible)...

Mr. Fields said oh, gotcha...gotcha...

Acting Chair Owusu-Safo said bring them back (laughs).

Mr. Fields said I had the man back here, so...

Mrs. Vacek said I'm sorry. He'll come up and answer them afterwards...

Mr. Fields said okay.

Mrs. Vacek said we just need to get everything on record...

Mr. Fields said okay.

Mrs. Vacek said so we need you to be up here to be on record too, so...

Mr. Fields said okay, absolutely.

Mrs. Vacek said okay. (laughs)

Mr. Fields said so...uhh...concern on are we storing fuel onsite, uhh...the lighting, uhh...a buffer between the new station and our neighborhood. Umm...another concern...umm...back-up generators. Is it gonna be a natural gas, gonna be diesel? 'Cause I know Fire Stations all have back-up generators. Umm...and then, like, with the traffic. It's gonna line up with Beverly, and like Paul was saying, that's a cut-through for them avoiding the light at Kirk Road and Butterfield and for them to cut in to get to the Outlet mall also.

Are we gonna have some type of amber beacon that can turn red if we get a fire call, or something to get folks out, you know, safely?

And then...umm...uhh...my neighbor, Rene, over here, he's got it...uhh... where they...where they redid...basically, he's gonna have a sidewalk in his front yard that he never had before. And that's where the right-of-way...uhh...Staff was saying how they...they've...they've pushed it to...to the limit. So, basically, there's 2 properties on Bilter Road...uhh...my neighbor, Rene, and I believe...uhh...they're the Browns that live to the west. And basically, he's got his well head right where the sidewalk's gonna go over, and concern with fuel onsite it we do have wells.

Uhh...there's...uhh...City water is down where...umm...the (unintelligible)...we have a natural gas pipeline running through there, and then all the...uhh...sewer and water for Ginger Creek. They run through that easement that Nicor has. So, there's City water there. We have wells. We do have a sanitary sewer that the City put in...oh...probably 30 years ago.

So...umm...those are basically my concerns and the neighbors' concerns as far as, you know, just to see an actual, like a 3D site plan. How's...what's the station gonna look like? You know, we got an aerial but, you know, and like, currently right now all utilities are there on Bilter Road. You've got overhead ComEd, 2 sets of wires, you got 7 drops for, you got Comcast, you got...uhh...AT & T, you got City fiber. Are they gonna leave those overhead? Are they gonna bury them? I mean, there's just a lot of different variables here so...just...appreciate your time. And...umm...I've talked to you guys, and he can talk to you. (laughs) Thanks again for your time.

Acting Chair Owusu-Safo said thank you. Alright, anybody else?

Mr. Mutersbaugh said good evening.

Acting Chair Owusu-Safo said good evening.

Mr. Mutersbaugh said Michael Mutersbaugh, I live at 2425 Nan Street. Just a few of my concerns. I've lived there for 40...just shy of 40 years. When I moved out there, we were so far out of the City. I mean, it was...it was nice. You know, then we get Pepsi-Cola. Promised all kinds of things: light buffers, berms, plantings. Like James said, our backyards are lit up like a Christmas tree. Never happened. Then we get the Outlet Mall. Moved the wetlands, all that. Now on the weekends, car horns going off all the time because of the alarms on them. Somebody bumps somebody's car; you listen to the car horn for 5 minutes. Traffic is horrendous. Black Friday, the police won't even let us in to our own neighborhood without going out and around and coming west on Bilter Road from the County Line. They won't let us come off of Farnsworth to go to our homes. It's terrible. All of this development out there, and then again, people trying to get off of Nan Street onto Bilter Road. My oldest son: he is probably one of the most carefulest drivers. I can't stand to ride with him, he's that careful. Got hit there one day 'cause a car was flying up over the hill, commonly see 'em at 50, 60 miles an hour. You come out there at 8 o'clock...7 o'clock, 8 o'clock on a weekday morning, you're taking your chances. I know that some people's wives, James, she goes the other way trying to avoid it. The traffic is terrible. It's just terrible. Now, the City wants to build this...and I realize, you need a Fire Department, okay? So, they're gonna close down Station 9 when they build this one. What's gonna happen to the people that get served from over at that Station? Okay, we're gonna get better service at my house. Great, if I'm having a heart attack, I'm gonna love it, you know. But, what about the guy having a heart attack over at Station 9? Now, they're gonna have to come from Station 13. It...it just don't make much sense to me. And...and then, you're asking for all these variances. You're asking for...uhh...uhh...uhh...I think it was an 11-foot setback off of Bilter Road when it should be 30. And you're asking for an 8-foot setback from the south side of the property to buffer that first house there, when it's supposed to be 30 also. I propose this: the City just spent an awful lot of money for property down there past the Outlet...uhh...used to be Sealmaster Drive. They just spent a lot of money down there. The first property that they bought would be DuPage Landscaping. Put the Fire Station there. You don't need the setback, you're away from the houses, you already own the property. You own this property too, I know that. Why not move it down there? I...I just don't see it sitting there on the corner. You're tryin' to...you're...you're tryin' to put 4 acres worth of stuff on 2 acres. Why not put it down there right by the Outlet Mall off of the entrance? Like I say, it used to be Sealmaster Drive, I don't know what they call it now. But it's...it's just...I just can't comprehend this. Like I say, I've watched my way of life change out there, and...and now I'm gonna have to listen to sirens. I already listen to Pepsi trucks from 4 o'clock in the afternoon, them blowing their horns, their back-up alarms. I can't have my windows open in the

summertime because I gotta listen to back-up alarms at 2 o'clock in the morning. Now, I'm being asked to put up with sirens at 24 hours a day. Like I say, I realize the need for Fire Departments. I...I get it. I mean, I wasn't born under a rock, but...uhh...it just...I just don't see why it can't be moved somewhere else. It'd still be close. Put it on the property you already own down...down there, you know? You can...the City can afford to...to buy these hotels and...and give it to the Casino, you know, all that extra traffic there now. You know, cut us a break out there. That's all I'm askin'. Thank you for your time.

Acting Chair Owusu-Safo said thank you. Alright.

(VOICES SPEAKING FROM AUDIENCE)

Ms. Munoz said hi, my name is Maria, my address is 1691 Bilter Road. I didn't speak perfect English; I apologize in advance. I don't know a lot of...umm...those terms that you guys use to develop any...anything but personally, me and my family were so affected. Before we went to one meeting because they want our opinion on behalf of the Casino. We didn't want to have the Casino closer. I live just on Bilter Road. I already have...umm...we have 8 years, approximately, living there. When we come and see this house, we fell in love with the community. It's a small community, very peaceful, very quiet. And I said, "Hmm, we can...umm...we can live with the traffic that's right there." But now we're gonna have the Casino over there. It's gonna make...umm...more traffic than what we have to have. Because I'm right on Bilter. I'm in front of all the traffic all through. Another thing, now the City decides to...because of the development on the Casino, they decide to do a sidewalk in front of my house. And my next-door neighbor. There's 2 houses that we...uhh...been affected to this. On top of the Casino, the traffic that there's gonna be, they cut my front yard more than half...the City gonna take more than half of my front yard. I gotta little...a little girl, 10 years. I got a granddaughter. They always like to play in front of my house. I been affected twice: one because of the Casino, one because they decide to put a sidewalk. I gonna have more people cross my yard. It's not...not what I was thinking that I going to live. I picture me in that beautiful house that has a beautiful land and a beautiful front yard, and now I'm so disappointed. Okay, I'm very pleased. I'm thankful for us to have those services, to have a Fire Station, yes. I'm very agree and...and be thankful for that. But as my neighbor says, you guys have all the land. I believe was 9, 10 houses that you guys bought before, and that why you guys don't use that land? It's pretty...it's not gonna be a big change of the plans you guys have because that's just very, very short distance from the...where you guys gonna build the Fire Station. I don't think nobody's gonna be affect because it's a little bit east far from our house. It's not that much of a difference. Personally, we affect...we are affected...umm...all the community because this is a very peaceful community, a very lovely community. But personally, we been more affected because of that. I already give up because there's no...there's no chance. It's Eminent Domain what they do. They gonna cut my front yard...umm...they gonna take more than half of my front yard to put the sidewalk. They gonna...umm...do a middle...a middle lane for...I don't know. They gonna widen the roads. They gonna affect us on the front of the house. They gonna affect us on the side of the house because of the Fire Station. I don't say I don't wanna have a Fire Station because those are the services to make us...umm...umm...feel protected. But if you guys have all of that land that you guys bought before and they don't use for...you guys already spent the money for that, our money, and it doesn't make sense that you guys don't use that property for that. I'm sorry. I wanna say a lot of things more but sometimes I don't find the words because my English is not perfect. But it's my concern and I'm really...I'm really...umm...I feel bad of all what's going to happen to our form of living right there. All my...my...what I was picture before to go and live over there now is...is going away because all of this...all those things happen at this, it seems to me, at the same time. It's gonna make our life change a lot, personally. Umm...I don't...I don't know what more to say or I can say, but I hope you guys take...take us in consideration and hear what we feel and what we think. Thank you so much.

Acting Chair Owusu-Safo said alright, thank you.

Mrs. Mutersbaugh said last but not least.

From Audience (off mic) said maybe.

Mrs. Mutersbaugh said maybe (laughs.) Diane Mutersbaugh, 2425 Nan Street. And I don't have a lot to say. I just kind of want to reiterate that, yes, we have this wonderful little community and then Pepsi came in. We used to have a...a bean field in our backyard, now we have Pepsi and the back-up alarms at 10 o'clock at night and the horns and all. And then we got the Outlet Mall and that took away some of our wonderful little community. We have the smells from the cooking, and we have the alarms going off, but I do like to walk there. (laughs) So, we do have some benefit...umm...but now with this, this is gonna really burden our community really severely. It...it...and I really don't think it's... it's fair

to...to burden us with one more thing. The Casino's gonna burden us as well. I am positive we're gonna have a negative impact from that. So, I'm also asking you to consider some other place to put it. I don't mind having a Fire Department, it's just this is residential area, and you saw what our little community looks like. It's all homes, and then to put this here, it's just not right. So, that's all I have to say. Thank you.

Acting Chair Owusu-Safo said thank you. Alright, anybody else? Okay. Umm...if nobody else coming, the Public Meeting is...the Public Hearing is now closed. Umm...is there any additional discussion from the Commissioners?

Mrs. Martinez said I had one question. Umm...we're talking about the sidewalk. Umm...is...it's in...are the homes in unincorporated?

From Audience: yes.

Mrs. Martinez said and the sidewalk...I don't know the City, if anyone from Staff can answer, is that...that was originally City property already?

Mr. Broadwell said I'm sorry. Could you repeat the question?

Mrs. Martinez said since they are in unincorporated, was that City property already, where the sidewalk was going?

Mr. Broadwell said umm...the sidewalk along Bilter Road?

Mrs. Martinez said yeah.

Mr. Broadwell said umm...Tracey, is that something? I know there's a lot of work going on up there...umm...with Bilter Road. Is that something you can...?

Mrs. Vacek said umm...yeah, so with the...uhh...there is a huge project out there right at the moment with...umm...or going to be with the construction of the Casino and there was some regional...umm...regional road improvements that were happening already. Part of that is along Bilter Road, so the Bilter Road will be turned into 2 lanes instead of 1 lane on each direction. It will have 2 lanes in each direction, and it will have...uhh...turn lanes also. So, with that being...being part of the road improvements, we always do put sidewalk and/or a bike path.

Mr. Chambers said I just have a quick question for Staff just to make sure that that everyone is understanding. So, correct me if I am wrong, Tracey, so the Fire Department, the...the topic that is on the agenda that we're discussing, does that have anything to do with the sidewalk itself?

Mrs. Vacek said no, not with...there is sidewalk that they're proposing on this property. But the sidewalk, I believe, that she is in front of her house that is being put in. And, again, that's because Bilter Road is being upgraded with...uhh...2 lanes and sidewalks along there. And I think there's a bike path...I believe there's a bike path on the south side.

Mr. Chambers said and then I have just a follow-up to that as well. With...uhh...if this is approved and the Fire Department goes in, how much additional traffic would that Fire Department...would create?

Mrs. Vacek said I mean, I don't think very much. So, I don't know if they did a traffic study. I don't believe they did, but there are Fire Stations all over the City within residential areas. This is a little combination of both, but they have, you know, their employees coming in there and then when the trucks go out.

Mr. Chambers said okay, thank you.

Mr. Lee said when these improvements on Bilter are complete, will the gentleman who spoke during the Public Comment be able to turn into his neighborhood during Black Friday? (laughs)

Mrs. Vacek said (laughs) I don't...I don't know. That's all traffic control. You know, we do try our best to control the traffic out there for, you know, the...uhh...Outlet Mall...umm...so I'm sure there will still be traffic control out there.

Mr. Lee said may I ask how do you get home then?



Mr. Mutersbaugh said (off mic) you gotta go up Butterfield...

Mr. Broadwell said if...if you can...

Mr. Mutersbaugh said when I'm going home on Black Friday, I am generally on the south side of the tollway on Farnsworth.

Mr. Lee said okay.

Mr. Mutersbaugh said 'cause we have some...some interest over there that I'm dealing with.

Mr. Lee said alright.

Mr. Mutersbaugh said and when I'm going home, I go north on Farnsworth, and I want to turn right onto Bilter Road.

Mr. Lee said yeah.

Mr. Mutersbaugh said the police will not let us. Now we gotta go to Butterfield Road, take Butterfield Road east to...

From Audience: Beverly.

Mr. Mutersbaugh said no, not Beverly. You can't turn down Beverly...

From Audience: oh, up in Ginger Woods.

Mr. Mutersbaugh said Ginger Woods. You gotta go all the way up to Ginger Woods, come acrossed, back to Bilter Road, and now you gotta sit in all the traffic that's comin' down Bilter Road to turn left into the Outlet Mall... 35, 45, 50 minutes to go from south of the tollway bridge on Farnsworth to my home on Nan Street because the police...you can't even show 'em your driver's license to show 'em you live on Nan Street. Nope. Go that way.

Mrs. Vacek said we're hoping that these improvements are going to help that.

Mr. Mutersbaugh said aww, that's not gonna do nothing for it 'cause they're still gonna close down eastbound Bilter Road because of too much traffic for Black Friday. I've...I've lived there since this was built. Your...your traffic plan...not necessarily yours but the traffic plan they put into place absolutely stinks. I got a better word for it, but I'll use "stink" because it's a little bit nicer. Like I said, if the...if the...if the officer standing down there, if you told him you lived on Nan Street and they'd let ya go, it'd be one thing. But they won't do it. Umm...you know, and I just wanna circle back for one moment. The sidewalks that are gonna go in front of the 2 homes on Bilter Road, to my understanding, these people are gonna walk out their front door and there's gonna be a sidewalk 5 feet in front of 'em. Right now, the road is probably 25, 30 feet to where...from their front door is. If...if it's because of a turn lane, which like I say, none of us knew any of this was going on, we didn't see any plans or anything. If they're needing a turn lane, take some of the property from the north side of Bilter Road. There's plenty of property up there for the...uhh...Beverly...umm...condos or...uhh...businesses, you know. I can't see a lot of push back from that but to take these...and I realize it's only 2 homes, but to take their property for a sidewalk that's not even needed. Nobody walks over there except people in our neighborhood, and they're gonna be leaving in droves if this happens. I...I really, like I say, I really hope that somebody will reconsider this and move this project down past the old Sealmaster Drive where they come into the Outlet Mall off of Bilter Road. It's...it's...I'm a big guy and I don't like to walk, but I can walk down there in a minute and half, that's how close it is. I mean it's not that far.

Acting Chair Owusu-Safo said alright...

From Audience (off mic) said (inaudible) be a sidewalk...

Acting Chair Owusu-Safo said well...

Mr. Mutersbaugh said what?

From Audience (off mic) said they're takin' the side yard from them too.

Mr. Mutersbaugh said oh yeah, they're takin' side yard from them on Nan Street to widen Nan Street. (Laughing) Their half-acre lot's gonna go to like a quarter-acre if they're lucky. Thank you.

Acting Chair Owusu-Safo said alright. Can we have...uhh...the applicant up and maybe...

Mr. Fields said (off mic, from audience) I got...I got...

Acting Chair Owusu-Safo said umm...can I open it up again?

Mr. Fields said yeah, just one more thing. Umm...there's already an existing...

Acting Chair Owusu-Safo said please state your name again, so we know...

Mr. Fields said James Fields, 2415 Nan Street. Umm...there's already an existing sidewalk on the north side of Bilter Road that goes all the way from Beverly...well, all the way from across from Pepsi all the way to Farnsworth. There's an existing sidewalk. Can't they make an amendment to alleviate the sidewalk on them 2 properties? There's already an existing sidewalk on the north side of Bilter Road, you know. That's just a thought. And the properties that they're talking about that it was a Farnsworth Corridor project, the 9 properties on Bilter Road on the south side that the City purchased, understand they've got an economic plan for it down the road, but it's only 1,500 feet further east and those lots are 5-acre lots compared to 2 acres that you got now so just wanted to add that.

Mr. Mutersbaugh said (off mic from audience) that and they also just bought a bunch more lots on the north side...

Mrs. Vacek said (off mic) sir, I'm sorry. You have to...

Acting Chair Owusu-Safo said you gotta...

Mrs. Vacek said (off mic) up here if you're gonna talk.

Mr. Fields said but what Mike was saying is they proposed to buy 7 properties, the City is, on the north side of Bilter Road...umm...the...uhh...uhh...19 and 2000 block, so there's...that's in the works now for the City to purchase that. So, thank you again.

Acting Chair Owusu-Safo said alright. I think there's a lot of questions and concerns about probably another project that has...that's not necessarily related to the Fire Station. So, just to stay on focus on this Fire Station, maybe some of the concerns that they brought up, maybe...uhh...Staff can take notes and...uhh...at some point address some of your concerns relating to the right-of-way takes on the other project.

Umm...there are some questions, however, related to this Fire Station and hopefully you can try to address some of it. The biggest one was if there was any...uhh...traffic studies. And basically, the main concern is speed and geometric concerns. Umm...I don't know if that's typical for a Fire Station to do a geometric study for, you know, a building but it's a question that's out there, so.

Mr. Estes said no traffic study was completed because of the improvements that were planned for Bilter as the...uhh...the road project was underway already. Uhh...in terms of the loads that this is a satellite station. Meaning that it's not offices. It's truly multi-company as...as DC Anslow said...uhh...basically, it is just staffing...uhh...servicing, medic...uhh...engine, and ladder. As such, uhh...it's basically just call volume in terms of discharge. Uhh...any traffic to the station because there are no other offices is basically shift change in the morning when Staff will be coming to work and leaving work. Otherwise, all staff vehicles will remain onsite and the only thing leaving would be emergency vehicles at that point on calls, active calls.

Acting Chair Owusu-Safo said okay. There was another question about maybe a detailed site plan. Umm...has the version that's currently on the street been available to the neighborhood?

Mrs. Vacek said yeah, I mean, people could come into our offices and...umm...come view them.

Acting Chair Owusu-Safo said okay. Umm...another question that came up was...umm...like some kind of buffer between...umm...the residents and the southern end of the property.

Mr. Broadwell said yeah, so, we have...we have the Landscape Plan up here. Umm...so, I think that

you were asking about the southern property line.

Acting Chair Owusu-Safo said yup.

Mr. Broadwell said so, if we zoom in here...umm...so, first of all, there's a 6-foot solid fence that runs the entire southern property line with the exception of this 30 feet right here. Umm...so, the reason we wanted that is really to, you know, block the noise, help block the noise, the light, the activity that would be occurring here. Umm...6-foot solid fence is the maximum...maximum height here...umm...allowed. You can see there's additional landscaping which, you know, is behind the fence but I can imagine help buffer some of the noise. And then there's some additional here in the 30-foot setback. We didn't want to bring the fence any closer to the...to the property line, because obviously we don't want to block...you can see the...uhh...the driveway here of the residential property to the south. We didn't want to block their sight line, so we worked with the Fire Department and the design team to add additional landscaping here to kind of create further...further separation...uhh...further...excuse me, further buffer.

Acting Chair Owusu-Safo said okay.

Mr. Broadwell said umm...and then there was also a question about...I think we have the Photometric Plan; I'll see if I can find the Final Plan here. So, this is the Final Plan...umm...and then on the southern property line. So, the City's standard for lighting is really to have the lights, the foot candle less than 1 at the property line. Umm...there's obviously a lot of information here but if...excuse me...scroll and you can see really along the entire property line, it's less than...the property line is right here where this...uhh...where this is. It's below, it meets the requirement along the entire southern property line but also the...the other property lines. Umm...

Acting Chair Owusu-Safo said can I see that a little bit closer? I think there were a few areas that were 1.3 and higher...

Mr. Broadwell said yeah, it's...umm...again...

Acting Chair Owusu-Safo said oh, it's the southern...

Mr. Broadwell said yeah, I was just showing the property line but...umm...I guess right here it is...it is over but...

Acting Chair Owusu-Safo said okay.

Mr. Broadwell said umm...we can adjust that, I think.

Acting Chair Owusu-Safo said it's got a couple that are about 2...

Mr. Broadwell said yeah, this is the southern property line right here...

Acting Chair Owusu-Safo said yup.

Mr. Broadwell said where it's at...I think the maximum is .8.

Acting Chair Owusu-Safo said okay. Umm...there was another question about variances for setbacks. Can you please address that?

Mr. Broadwell said so, I think the question was the need for the...need for the hardship.

Acting Chair Owusu-Safo said yup.

Mr. Broadwell said umm...so, I...I would say the need is obviously, you know, the 30-foot on the...on the northern property line and the southern property line which is the R-1. Umm...you know, we wanted to, first of all, keep the Fire Station as far away as possible from the residential property, so, you know, especially on the south...umm...so moving it, we felt that moving it up as close as possible to Bilter Road would help reduce that. So, reducing it from 30 feet to 11 feet is a pretty big reduction, you know, to screen, you know, these residential...this residential property. And then 8 ½ feet...umm...you know, we have to have enough space for the...for the vehicles to get in with this wide turning radius. So, 8 ½ feet we felt was the most...the...the farthest it could be, realistically. So, I would say the hardship is, you know, providing this...the need to provide this public service in a fairly,

you know, a lot that really has 2...2 street frontages, which create additional land...umm...additional, you know, setback...greater setback requirements and especially in relation to the residential.

Acting Chair Owusu-Safo said so, if I...

Mrs. Vacek said I would also like to add that we are dedicating right-of-way, and because of that dedication of the right-of-way, it is pushing everything a little bit...uhh...further back. So, if we wouldn't have dedicated the right-of-way, then it would've met the setbacks. So...umm...I think that this is a...a kind of unusual...uhh...situation, but as well as everybody else, they are gonna have a smaller setback because of that dedication of that right-of-way.

Acting Chair Owusu-Safo said this is on Bilter?

Mrs. Vacek said and on Nan. We are dedicating some additional right-of-way on Nan.

Acting Chair Owusu-Safo said okay, does that impact any site distances on...

Mrs. Vacek said on Nan, it should not. So, I...

Acting Chair Owusu-Safo said on Bilter?

Mrs. Vacek said it pretty much...right. So, on Nan, it should not. It looks like there's still the 30 feet, really, setback except for the 2 entrances which is normal. And then on Bilter, we are...I think we're dedicating at least 40 feet, if not 50. I can't remember offhand, but...umm...that...that is why that it's kind of pushed closer to Bilter.

Acting Chair Owusu-Safo said okay.

Mr. Pickens said is that taking...uhh...so, Bilter isn't being widened in front of the Fire Station or will be widened?

Mrs. Vacek said it is. Yes, it will be...

Mr. Pickens said so, that's being taken into consideration...

Mrs. Vacek said it is...

Mr. Pickens said with these setbacks?

Mrs. Vacek said correct.

Mr. Pickens said okay.

Acting Chair Owusu-Safo said so, when they widen it, then the setback will be that 10 feet...

Mrs. Vacek said correct.

Acting Chair Owusu-Safo said so, prior to widening, it still will deemed a limited...

Mrs. Vacek said yeah. Right. So, we're dedicating right-of-way so that it can be widened. Because of that, the setback is gonna be smaller.

Acting Chair Owusu-Safo said okay. Umm...there was another question about the type of generator that's gonna be used onsite.

Mr. Estes said so, yes. The whole facility is backed up. It is handled by a diesel generator. It's actually got a full height, I believe, it's almost 12-foot masonry enclosure...uhh...at all 4 sides around it...uhh...next to adjacent to the building. It is something that, obviously, would only run when power is out or cycle time, exercise time they call it, once a week which usually is picked at a time just generally, usually like 10 o'clock or 11 o'clock on a Tuesday morning when Staff is around to make sure that it actually triggers on. That set time hasn't been set, but that...once a week it would exercise and then only during actual outage events.

Acting Chair Owusu-Safo said and then a follow-up question to that was there fuel storage with that?

Mr. Estes said no...uhh...there is no fuel depot or storage on this site, and there is no plan to have one onsite.

Mr. Pickens said other than the generator's tank which is, what? 500-gallon? 250?

Mr. Estes said correct. Other than the generator belly tank that allows them to operate, code requires 48 hours, dependent upon usage, so...

Mr. Pickens said and is there a retaining wall to...if there is a leak from that tank?

Mr. Estes said uhh...it's a...

Mr. Pickens said (inaudible)...addressed...

Mr. Estes it's a double-walled tank that meets all requirements for any type of...uhh...potential issues.

Mr. Pickens said okay.

Acting Chair Owusu-Safo said and that's underground or above ground?

Mr. Estes said uhh...everything is above grade.

Acting Chair Owusu-Safo said okay. Umm...let me see if there's any other questions here. Umm...well, there was a question about the chosen location for this Fire Station. There's a lot of discussion on that. Maybe you can share some background on why other sites were...were there other sites considered? And what made this...uhh...a preferred alternative?

Assistant Chief Anslow said so, in 2021, the Fire Department did do a station location study, and this is as close as we could get to actually being right where we needed it to be. Station 9, which is coming up in a little bit, is actually going to be across the street from where the station location stated. Umm...and I remember if the City owned that property down the way when the plans were started. Umm...but this is the piece of property that the City narrowed in, said, "this is the one you're gonna be working with." So, that's where we've been going. During that timeframe, I do not remember if we owned the other properties. I couldn't tell you, to be honest with you.

Acting Chair Owusu-Safo said okay. Umm...maybe Staff can find out a little bit more about...uhh...you know, some of the alternatives that were considered and if this was the only best alternative, then that's what the decision was.

Assistant Chief Anslow said yes, this is...this is the best alternative, and I can find out the right...the proper timeframe and get back to you guys.

Acting Chair Owusu-Safo said umm...anyone else have any other questions that I missed?

Mrs. Martinez said I only have a question to Staff. Is there...cause I...I agree. I think we're missing...2...there's 2 different projects that we're talking about, and one is not up for discussion today. But could we let...umm...the residents know who they can talk to about that Bilter project and their concerns?

Mr. Broadwell said yeah, absolutely...absolutely.

Mrs. Martinez said thank you.

Mr. Broadwell said yeah.

Acting Chair Owusu-Safo said how would that be communicated?

Mr. Broadwell said yeah, I guess....I mean, I was just gonna say we could...we could get contact information after...after this. Is that...

Mrs. Vacek said I'll give them my card.

Acting Chair Owusu-Safo said okay, sounds good. Umm...okay...umm, this is a Public Hearing. So,

we have Findings of Fact?

Mr. Mutersbaugh said (off mic from audience) can I make one more comment?

Acting Chair Owusu-Safo said the...okay, so the Public...

Mr. Broadwell said uhh...I mean, is the Public...you didn't...is the Public Hearing...

Acting Chair Owusu-Safo said we did close it.

Mr. Broadwell said okay.

Acting Chair Owusu-Safo said umm...if...

Mr. Mutersbaugh said (off mic from audience) you brought up some points. I got some answers for ya.

Acting Chair Owusu-Safo said okay, sure. Yeah, please come on up. We'll open it up for 3 minutes.

Mr. Mutersbaugh said when this...when they decided on this property for the Fire Department, the City did not own those properties down the road. That happened just after they decided this, apparently. Apparently, this was decided in '21, and I do not believe the property was purchased until very late '21 or early '22, the property that I've suggested 1,500 feet down the road, so the...district...

Assistant Chief Anslow said (off mic from audience) uhh...Assistant Chief. Assistant Chief.

Mr. Mutersbaugh said Assistant Chief. He wasn't sure, I am. (laughs) Like I said, I've lived there for 40 years, so...umm...that and...umm...like I said also, I don't know why when there is enough property north of Bilter Road, why the whole road couldn't be shifted north for that extra turn lane that they're wantin' to put in because of the casino. Thank you.

Acting Chair Owusu-Safo said thank you. Alright. Can we give the Conditional...

Mr. Broadwell said are we doing the...

Acting Chair Owusu-Safo said Findings of Facts for the Conditional.

Mrs. Vacek said I just wanted...I just wanted to clarify one thing. The...the expansion of Bilter Road is not all due to the casino. It was a regional project that needed to happen before the casino was even thought about. We've had it in our budget for many, many years and it's just coming to fruition now. So, I just wanted to clarify that for our Commissioners.

Acting Chair Owusu-Safo said alright, please do the Findings of Facts.

Mr. Broadwell said are we ready for the Findings of Facts now? (laughs)

1) Staff does not feel the establishment, maintenance, or operation of the Conditional Use will be unreasonably detrimental to or endanger the public health, safety, morals, comfort or general welfare.

2) Staff does not feel the Conditional Use will be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted or substantially diminish and impair property values within the neighborhood. Staff feels the Subject Property is to be developed in a way, as we discussed, that screens the adjacent residential properties. Screening is to be provided in the form of landscaping and fencing along the southern property line. The photometric plan also shows the footcandles are less than one (1) at the property lines, which is the City of Aurora's requirement. There was one that was a little bit over, and we'll work on correcting that. The Subject Property's development is also contributing to the improvements, as we just heard from Tracey, that are occurring on Bilter Road, including construction of the sidewalks.

3) Staff does not feel the establishment of Conditional Use will impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district. It's pretty well tied into the Bilter Road improvements, I would say. The surrounding residential and light industrial neighborhoods are already built out and are not otherwise impacted with this proposal.

4) Given the area surrounding the Subject Property is already developed and being incorporated to

other proposals for improvements along Bilter Road, Staff feels the proposal provides for adequate utilities, access roads, drainage, and/or other necessary facilities as part of the Conditional Use.

5) Staff feels the proposal takes adequate measures to provide ingress and egress so designed to minimize traffic congestion in the public streets. The Subject Property is shown to be developed with three (3) access points: one (1) on Bilter Road, and two (2) on Nan Street with the access point on Bilter Road aligning with the intersection of Bilter Road and Beverly Drive and is anticipated to be mostly utilized by the fire trucks. The majority of the passenger vehicle parking is anticipated to occur on the southern portion of the property, and to be utilized mostly by employees.

6) The Conditional Use does, in all other respects, conform to the applicable regulations of the district in which it is located.

Acting Chair Owusu-Safo said alright, you've heard the Staff's...umm..recommendations on the Findings of Facts. What is the wish of the Commission?

MOTION OF APPROVAL OF FINDINGS OF FACTS WAS MADE BY: Mr. Chambers

MOTION SECONDED BY: Mr. Gonzales

AYES: Mr. Chambers, Mr. Gonzales, Mr. Lee, Mrs. Martinez, Mrs. Owusu-Safo, Mr. Pickens, and Mr. Roberts.

NAYS: 0

Motion carried.

Acting Chair Owusu-Safo said this motion carries. Now we want the Staff's recommendations

Mr. Broadwell said Staff would recommend approval of the ordinance establishing a Conditional Use Planned Development and approving the Aurora Fire Station #13 Plan Description for the property located at the Southeast Corner of Bilter Road and Nan Street.

Mrs. Vacek said so, let me just clarify. Did you guys just a...just call roll on...

Acting Chair Owusu-Safo said the Findings of Facts.

Mrs. Vacek said Findings of Facts? Okay.

Acting Chair Owusu-Safo said yes. Alright, we've heard the Staff's recommendation. What is the wish of the Commission?

MOTION OF APPROVAL WAS MADE BY: Mr. Chambers

MOTION SECONDED BY: Mrs. Martinez

AYES: Mr. Chambers, Mr. Gonzales, Mrs. Martinez, Mrs. Owusu-Safo, and Mr. Pickens

NAYS: Mr. Lee and Mr. Roberts

Motion carried.

Acting Chair Owusu-Safo said motion carries.

Aye: 5 At Large Chambers, At Large Gonzales, At Large Owusu-Safo, At Large Pickens and At Large Martinez

Nay: 2 At Large Lee and At Large Roberts

2	Planning and Zoning Commission	09/18/2024	Forwarded	Building, Zoning, and Economic Development Committee	09/25/2024	Pass
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**Action Text:** A motion was made by Mr. Kuehl, seconded by Mr. Gonzales, that this agenda item be Forwarded to the Building, Zoning, and Economic Development Committee, on the agenda for 9/25/2024. The motion carried.

**Notes:** Mr. Broadwell said okay, hi everyone. Again, my name is Steve Broadwell, I'm a Planner with the City of Aurora Division. So, yeah, as we just heard and you can see on the screen there, this is the...umm...the new Fire Station property at the southeast corner of Nan Street and Bilter Road. This is Fire Station #13. So, again, this property is currently in unincorporated Kane County. It's approximately 2 ½ acres located there at the southeast corner of Bilter Road and Nan Street. So, the

proposal itself is the Planned Development. So, aspects of that proposal are first to allow for the Public Facilities and Services (6200) use. We're reducing the setback on Bilter Road from 30 feet to 11 feet, and on the southern property line, 30 feet to 8 ½ feet. The property is being incorporated...that'll be at the BZE Committee next week. It's incorporated to the R-1 Zoning, which is pretty standard for and consistent for fire stations. So, in addition to that, we're also keeping the R-1 zone...the underlying R-1 zoning and then increasing the maximum lot coverage to 60.5. Lot coverage includes the building footprint and the paving. As far as the plan, the building itself is about 19,600 square feet. There's the bay doors are on the east side. The Petitioner is here, and they can talk more about this. The trucks will be, my understanding is they'll be entering through the Nan Street entrance on the south, and then existing through primarily...not primarily...but onto Bilter Road. Let's see what else. And then, you can see the landscape plan there. There's a 6-foot fence along southern property line and landscaping really to screen from the adjacent residential property.

A little bit about the improvements going on around there. We do have Brian Witkowski with the Engineering Department who can speak more as well. Part of the request to reduce the setbacks is because of the...umm...the dedications on Bilter Road is requiring us to lose, I think, between 15 and 20 feet. You can see the property line up there is kind of crooked. So, we're losing 15 to 20 feet up there, which you know, further reduces the amount of developable space. So, that's really, I would say, the reason for the setback request reduction. I'm just trying to think if there's anything else. And then there's also right-of-way being dedicated along Nan Street, but that's not impacting the minimum. The minimum setback requirement there is 15 feet, and they've got, I think, 85 feet from the western property line to the building, which is also well landscaped.

So, in addition, the dedicated right-of-way along Bilter Road, it's about 40, 50 feet from the centerline to the property line, which again, reduces the amount of buildable space. And one other thing that I wanted to point out is that it's not uncommon in Aurora to have Fire Stations that are built on residentially zoned properties. I think we determined that 5 of the 8 properties...Fire Stations are on residentially zoned properties, and a lot of the times we've found we have to, you know, adjust the use and we've also had 1 or 2 other instances where we've had to reduce the bulk restrictions to allow for the Fire Station to be built there.

So, I think that's really it. I don't know if there are any other questions for Staff at this point.

Chairman Pilmer said any other questions of Staff?

Mr. Pickens said I have one. The detention: it's underground, is it like a vault? Is that considered a structure?

Mr. Witkowski said Brian Witkowski, City of Aurora Engineering Division. Yeah, it's going to be an underground vault. We are still working out the details on the actual size of that vault. I had some comments on the depth. I wanted it to shallow up a little bit just because of the depth of the outlet that they're digging across, Bilter Road, would kind of interrupt traffic so we're just trying to limit that as much as possible still on the final Engineering review.

Mr. Pickens said okay, how does a building setbacks apply against the vault structure then? There's a physical building above ground that is the setback requirements, or is it...if it's a vault, it's a structure? Right?

Mr. Witkowski said it's completely underground. You can see that they're landscaping on top of the vault area...

Mr. Pickens said right, I understand that.

Chairman Pilmer said I think he wanted to know is that part of the setback, or is it...

Mr. Witkowski said yeah, the setback does not apply to the...to the vault. It's just to the paved surfaces.

Mr. Pickens said okay, that's all I needed to know. Thanks.

Chairman Pilmer said any other questions of Staff? Would the Petitioner like to come forward and add anything? Alright, this is a Public Hearing. At this time, I will open up the Public Hearing. If anyone in the audience has questions, they will be able to come forward to the Commission and ask those. I'll need to swear everyone in, so if anyone...it might be easier to do it at once. If you'll just stand and raise your right hand if you're going to speak. Do you swear to tell the truth, the whole truth, and nothing but the truth?



From Audience: I do.

Chairman Pilmer said thank you. And why don't we start...do you want to start front right? Go ahead, you're up and ready. And then, I think everyone knows how this works. I'll...it's public testimony, you have unlimited amount of time. I'll take notes so we try to...we can't have conversation back and forth, so you'll need to address the Commission. I'll take notes, and when all the testimony is done, we'll get Staff or the Petitioner up to answer the questions.

Mr. Fields said okay, thank you. James Fields, resident of Nan Street, 2415. And we were looking at the as-built and the underground retention...water retention structure. A couple questions on that. Umm...in heavy rains and that structure gets full, is it going to spill out onto Nan Street? Because we just have a ditch line, and it's graded to the south. And then, to the east, the Pepsi property...can you guys go back to that satellite overview? Or is that what we got up? There ya go. So, to the east, that property is water retention for the Pepsi distribution plant. Those were originally wetlands. Army Corp of Engineers, for every acre you raise, you have to have 1 ½ times the runoff.

Question 2 is is that water...if it...if that storage retention gets full, it is gonna spill onto Pepsi's property? Because in heavy rains, that does fill up and that butts up to the back of my property. The Outlet Mall, if you go down Bilter Road off of Farnsworth heading east, you'll see them 2 designated wetland areas. Those are for the Outlet Malls for the...cause that was wetlands and that's theirs for water runoff. So, that's one of my questions.

The 2nd question is on the as-built...okay, they're gonna come in off of Nan Street and then the engines are gonna exit out lined up with Beverly onto Bilter Road. I see nothing as far as traffic control. Bilter Road is 4 lanes. One of the concerns is traffic coming from the east, you know, heading east, there's a crest there by Parkview and they...all the residents have concerns 'cause when we try to get out in the mornings, if you come out on Nan Street, if they catch the light at Farnsworth, they're doing 50+ miles per hour when they crest that hill, so concern...there's no traffic control. I know fire engines got big red lights and sirens, but you know, common sense says you should have some type of traffic control out there.

Umm...my 3rd concern is has the City ever considered moving this station 1,500 feet to the east? The City of Aurora owns all 9 properties. They've knocked down all the houses. They're twice...it's 5-acre lots. It's twice the acreage that you're gonna try to put there, and just leave this parcel a green space. And that's about all I have to say. Thank you for your time.

Chairman Pilmer said thank you. Next.

Mr. Mutersbaugh said good evening. Michael Mutersbaugh, 2425 Nan Street. Lived out there for 40 years. Can't believe what the City has done to our neighborhood. Be that as it may...umm...I agree with what Jamie said. There is no reason to try to put this large of a facility on such a small plot of land when this Fire Station could easily be moved to the east 1,400, 1,500 feet down by Premium Outlets inlet, used to be Sealmaster Drive, for anybody that's been around long enough. I...I just don't see why they're so set on this. I have neighbors be...and I know that the people that have given their blessing to this have said that there's no negative impact here because of this. They are dead wrong. They say that Bilter Road is not being reworked because of this. It's being reworked because it just needs to be done. They're wanting to put turn lanes in. I've got some neighbors, and I've got pictures, when they put this turn lane in on Bilter Road, their driveways are gonna be no longer useful for parking. They're gonna be...one of the neighbors is gonna have a sidewalk over top of his well head. That's how much property they have taken from the 2 homes on Bilter Road. I feel bad for them. I'm the 3rd house south of this here. Ya know, you're trying to put such a large building on such a small piece of property. You're requiring setbacks that I've never even heard of...being...I mean, a variance this much. I mean, it's supposed to be 30 feet on each end. You want 8 feet off of the house to the south and 11 feet off of Bilter Road. Like I said, just move it down the road. You own the property already. There's no need to put it here. I have water running through my backyard when it's raining hard 2 inches deep sometimes from water coming from the north to the south. This vault that they're putting in for retention, that's gonna fill up so fast it's not gonna do nothing. And then we're gonna get all the runoff from that property. That property is wet when it rains. You walk back in there, you will be standing in 2, 3 inches of water on that property when it's raining hard. Like I say, that vault's not gonna do...that vault's gonna fill up in the first 10 minutes of heavy rain. I just...like I say, I can't believe that they have...why are they pushing so hard for this when they have the property to do a proper sized station? They could have...they wouldn't have to have a setback variance or anything if they just moved it down the street. That's all I got to say. Thank you.

Chairman Pilmer said thank you. Next.

Mrs. Mutersbaugh said I'm Dianne Mutersbaugh, 2425 Nan Street. I agree with everything that's been

said. I just am voicing my opinion about the noise and the lights, 24 hours, they'll be open...the Fire Station will be out...they'll be open. And I know someone said that other Fire Stations are in residential areas. They're closing down a perfectly fine Fire Station to put this one in our neighborhood. Umm...and it's...we have a residential area. The street, Nan Street, is a residential street and they're making it into something that it shouldn't be. So, anyway, I just wanted to voice my opinion. I don't agree with the Fire Station going in.

Chairman Pilmer said thank you. Umm...anyone else in the first row? Go ahead...we'll go to the back...

Ms. Cruz said my name is Andrea Cruz, I'm a resident also. I live on 2365 Nan Street, and I'm also here representing my parents who live on 1691 Bilter Road, which is one of the main houses that is gonna be affected by this plan. And not only are they taking property from the north, they're also gonna take property from the east. It's...it's just very...it's just not what we envisioned. I agree with everything the neighbors say, and I completely back them up. There were 9 properties that were bought just down the street that could very much well be used without disturbing any of the neighbors in the neighborhood. It's a very small community, but everybody is very close. Everybody knows...I moved into this neighborhood just a little over 2 years ago, and this is kinda ruining my plans. You know, I had big dreams to make...to have my family here down the street from my parents. My parents are also having their plans ruined. This is not what they envisioned when they purchased their home. This is honestly causing major disturbances with the neighbors. There's...it just a problem that easily could be solved, in my opinion, having all of these...these lots just east...just it's not that...it's not that much of a difference. I just don't understand why it has to be in such a residential area. I mean, you're...there's literally so many houses around it. People move into this neighborhood specifically for the peace, the quiet which will be disturbed by the sirens, will be disturbed by the traffic of these fire trucks coming in and out. Not only that, there are a lot of kids that are always by Bilter. My mom always has...we have family gatherings there. There's a bunch of kids there all the time. What are...what is there gonna be put in place to protect all those kids from crossing that street? From playing there? Their backyard, in case you can't tell in the diagram, faces where that Fire Station is gonna be. Where else are they gonna run to? Where else are they gonna play? It's honestly just...I mean, there's also wildlife there. I just see a point in having to build a Fire Station right in our residential area, having all those lots down there that wouldn't disturb quite as many people, and is already in use by the Outlet Mall. It'd be right next to it, so it wouldn't disturb any residential people. It wouldn't disturb anybody in the neighborhood. That's all I have to say.

Chairman Pilmer said thank you. Anyone else in the last row? In the second row?

Mr. Hoss said hello, my name is Paul Hoss, H-O-S-S. I live at 814 Queensgate Circle in Sugar Grove. I'm here on behalf of my mother, Pat Hoss...Patricia Hoss, who lives at 2460 Nan Street, right across the street from the southern entrance. I have a few questions first of the Petitioner, if I could.

Chairman Pilmer said sure.

Mr. Hoss said umm...the first question is I was wondering who is requiring the dedication of road right-of-way on Bilter Road?

The second question is is there an opportunity for the Petitioner to...umm...decrease the size of the building and the parking lot...uhh...in conformance with the underlying bulk regulations of the zoning district? And what are the reasons why they cannot?

Umm...why is the detention pond a vaulted detention facility as opposed to a conventional wet bottom or dry basin or a retention pond?

Umm...the dedication of the road right-of-way on Nan Street, I'm wondering what the pavement width will be on that. Umm...I understand that it appears that the dedication will be 66 feet which is consistent with normal dedications, I think, but I'm curious as to what the road right-of-way width is and whether or not that is consistent with the City's...umm...I'm sorry...the street width and whether or not that's consistent with the City's street width requirement, and if not, if there's a modification being requested with that.

I'm wondering what the setback of the monument sign is, and whether or not that's consistent with the setback requirement for the district...uhh...and if not, is there a modification or exception being requested for that.

I'm wondering what the photometric requirements are for a residential zoning district, and whether or not the photometrics at the property line are above...umm...or are consistent with the requirements. Do they meet the requirements?

Umm...relative to the northern access on Nan Street... uhh...question is what is the purpose of that? If

the purpose is for access for some of the emergency apparatus; trucks, there's going to be ambulances there, has it's...is there a concern...it's not clear from the plans because the plans that I received today are not to scale, so I'm not able to scale them correctly, but I'm concerned about the ability for emergency vehicles to be able to make that maneuver into that northern access point, whether it's ingress or egress, and not be queueing up in the right-of-way of Bilter Road. Umm...relative to...umm...the...umm...setbacks as well. In reading the Zoning Ordinance, the setbacks...well, bear with me just a second here. In reading the Zoning Ordinance for the R-1 zoning district, it indicates that an R-1 zoning district is...uhh...the intent and purpose of the R-1 zoning district is to provide for one-family dwelling district, is intended to provide a wide range of quality housing opportunities by providing single-family areas of low density character containing a minimum lot area of 10,000 square feet. Uhh...I understand that within the R-1 zoning district, there is opportunity to have Conditional Use and one of the Conditional Use is a, I believe it's a public building, I'm not sure of the exact nomenclature but a public building that would afford the opportunity for a Fire Station to be located by a Conditional Use zoning district. Having said that, the intent under the zoning ordinance is primarily for single-family, and the value for that, to me, is that the...the predicate is single-family and some of the...umm...mitigating...umm...regulations that seek to diminish the impact of any use in a residential zoning district, in this case a single-family home, are things like bulk regulations, setbacks, lot coverage, height. I noticed that the setbacks, the height, and the lot coverage are only relative to...well, there's only one set of bulk regulations. Umm...the bulk regulations are across the board for any use that's allowed in that zoning district, either by right, such as a single-family home, or by Conditional Use which includes things like a public use facility and a Fire Station. Umm...there are no extraordinary bulk regulations to mitigate the impacts of much larger buildings, much more intense operational uses that are associated with non-residential uses. So, I know that's a statement, but my question is is there anything in the Zoning...bless you...is there anything in the Zoning Ordinance that is intended to...umm...to mitigate much larger land uses, much more intense operational uses that are allowed by Conditional Use other than the bulk regulations that are applied to a single-family home that could be...that has a minimum requirement of, I believe, about 1,400 square feet? Umm...I don't think there is, but I'd be interested to hear the answers to those questions. Umm...having said that...umm...depending on those answers, I may have some more questions and some more statements, if that's okay?

Chairman Pilmer said sure.

Mr. Hoss said thanks. Should I stay up here?

Chairman Pilmer said uhh...go ahead and have a seat. And then, does anybody else want to add anything at this time? Anyone from the other side of the room?

Mr. Hernandez said my name's Larry Hernandez...uhh...2430 Nan Street. Umm...the R-1 (C), One-Family dwelling thing...what's that gonna do with my taxes? Is that gonna change that or what? Is that...all that...uhh...rezoning?

Chairman Pilmer said alright. I'll try to get an answer to that.

Mr. Hernandez said okay. That was my question.

Chairman Pilmer said alright, thank you.

Mr. Hernandez said and I agree with everything everybody else was saying, so...

Chairman Pilmer said thank you. Alright, I do have questions. Why don't we start with...uhh...the retention. Maybe if we could get the Petitioner to explain why the use of an underground vault as opposed to maybe a more traditional dry or wet basin, as well as...umm...work through, really, how the water will flow on the property, and then the discharge.

Mr. Witkowski said so, like I explained before...again, Brian Witkowski, Engineering Staff...umm...the vault go outlets to the north. We actually are allowing...umm...the overflow to be within the outlet structure. So, there's gonna be a restrictor that limits the amount of water that exits the vault. And then there's gonna be an interior wall inside that structure that if the vault fills up, the water will spill over this concrete wall, all still internal to the basin, and then exit to the north which then there's some deep storm sewer that goes to the west to the large wetland detention basins that are part of the Outlet Mall development.

Chairman Pilmer said so, waters will flow south to north, not east or...

Mr. Witkowski said yeah, so the concern about water flowing onto the Pepsi property is gonna be invalidated, I guess, by the outflow of the detention vault. Umm...I don't know if there was another question in there about that. The...

Mr. Fields said (from audience, off mic) will it spill out onto Nan Street into our ditch line?

Mr. Witkowski said no, like I said, it still...it all stays contained within the...the storm sewer structure...umm...I mean, I can't tell you that there never will be water. The...usually, typically storm sewers are designed for a 10-year storm, so if there is a large event, like a 100-year storm or a 500-year storm, the water's gonna flow kind of everywhere, but the detention basin and all the water on this site is designed to go into the vault and then exit the property to the north across Bilter.

Chairman Pilmer said so, the Engineering plans and the design as everything flows north, normal flow of water...

Mr. Witkowski said flows north and all of the...

Chairman Pilmer said north through Bilter...

Mr. Witkowski said and all of the storm sewer structures that are located on that site are set, the rim of those elevations are set so that it is higher than the wall... the concrete wall that I was speaking of...so, as the water's overflowing that concrete wall, it will not be surcharging out of any of the storm sewer structures on that property.

Mr. Fields said (from audience, off mic) and the Outlet Mall is aware...

Chairman Pilmer said sir, I...we can...we have to...so, I'll...you'll have an opportunity to come back, but we just can't take the questions from the audience. So, once he's done, we'll...I'll work through all my questions and if you have additional questions, we'll have you come back up.

Mr. Witkowski said and then typically vaults are chosen because it's just a more efficient use of the volume. If there was a detention pond, an open water detention pond, there would have to be side slopes and there's setbacks from the street, so, if there are children or other vehicles in this area, this is a better option because cars would not travel off the road and go into a pond. They would go into a landscaped area.

Chairman Pilmer said umm...the main exit, I believe, for emergency vehicles is north and I think it lines up with Beverly Drive was the question. So, are there any traffic control devices planned?

Mr. Witkowski said I guess, I would let you guys...I'd say...

Chairman Pilmer said are you with the Petitioner? So, I'll need to swear you in.

Mr. Estes said I stood up with everybody else, but I'm...

Chairman Pilmer said no, you're good. I'm sorry.

Mr. Estes said Jason Estes, FGM Architects. Architect for the City Fire Department. Umm...the question was specifically again?

Chairman Pilmer said are there...on the Bilter Road exit, so emergency vehicles, are there any additional traffic lights planned?

Mr. Estes said so, no. So, the only thing discharging directly onto Bilter is the emergency discharge from the station. These are literally emergency vehicles in response mode discharging at, I guess, it's Beverly...sorry, my eyes. I should just put my glasses down. Beverly Drive. Everything else in terms of Staff parking for the station, it's a satellite station, all of that would be accessed off of Nan. They would be accessing off of Nan and discharging onto Nan when they leave and come on shift. The only time that occurs is in the morning. I believe shift change...and I would have to rely upon DC Anslow...I believe shift change is at 7.

Assistant Chief Anslow said my name is Matt Anslow, Aurora Fire Department Operations Chief,

Assistant Chief. Yes, our shift change is between 7 and 8.

Mr. Witkowski said I just want to add...I think the...part of the question was related to when emergency vehicles are entering and exiting onto Bilter, and I was in a quick discussion, I believe that they do not enter or exit the property without lights. So, visual sight of emergency vehicles entering onto Bilter Road should be pretty apparent.

Chairman Pilmer said and then the...on that point, I think the...there's access from Nan Street, the northerly access I believe that's as they return to the station, vehicles will pull onto Nan, use the northerly access, and I'm assuming turn around, but are there any concerns about stacking?

Mr. Witkowski said emergency vehicles, that's essentially why the entrance for emergency vehicles is located at the southern entrance. So, they will be using that. That is a heavier designed pavement to handle the weight of the equipment. So, they will be driving the equipment through the south entrance for sure. The north entrance, I believe, is just for additional staff parking.

Chairman Pilmer said then maybe we could talk a little bit, I might need Staff, but...or somebody can talk about the variance, so I think it's...uhh...8 feet from the south, 11 feet off of Bilter, and then tie that into...you know, is there any type of variance for the sign size or position.

Mr. Sieben said so, a couple questions that were asked regarding zoning. So, we chose to keep this in the R-1 zoning district. That's pretty common, as Steve mentioned. A lot of the Fire Stations are in residential zoned districts, 5 of the 8 are actually in residential neighborhoods. I believe the last Fire Station that was built, Fire Station 7, down on Kenilworth is in the middle of a residential neighborhood adjacent to Lincoln Park near Holy Angels school, etc. That was a larger expanded replacement Fire Station. I think that might've been the last one that was built. So, we chose to leave this in the R-1 zoning district. We could've easily requested that this be put in the ORI zoning district, which is Office, Research, Light Industrial, which is the same as Pepsi which is a much larger neighbor to the residents. We just felt that this fit better with the R-1. There's actually minimum exceptions being asked for under the bulk...bulk restrictions section. Umm...and just to reiterate, the section that is part of the Conditional Use Planned Development, which is used quite often including the last petition, Section 49-104.3 (d)(3), and if I can just read it. Under regulations:

"A planned development may embrace exceptions to the bulk regulations generally applicable in the underlying zoning district in which the planned development is located upon a finding by the commission that such exception shall be solely for the purpose of promoting a unified site plan that is as or more beneficial to the residents or occupants of such development as well as the neighboring property than would be obtained by a strict interpretation of the bulk regulations required by the underlying zoning district."

So, umm...as mentioned, this is an 85-foot setback to Nan Street, so we're trying respect the...uhh...the neighbors that are to the west on Nan. Again, this property is being squeezed a little bit north to south with the right-of-way dedication, as Steve mentioned. There's up to 20 foot of right-of-way dedication. Just the nature of the...the layout of the Fire Station. We didn't want it oriented east/west, which would be closer to the homes, so north/south is the reason for the 2 exceptions on the setback and the lot coverage. This is a Fire Station with additional land area...umm...so, that's the reason for that. Umm...photometric question was asked on that...umm...less than 1-foot candle generally at the property line. It does meet that. We did work with the Petitioner on that, so that is in the packet. The question...umm...maybe I'll jump in, maybe the Deputy Chief could also expound on it, but this is a...uhh...a new station in the area. This area, I believe, is underserved with...uhh...services up here. Originally, this was going to be up on Ginger Woods Parkway. This is actually turned out to be a much better site. Bilter is a major collector road. This is a 2 ½ acre site, so it's a very large site. I think the Fire Department and the City felt this was a...a good site for this. We have other development uses in the City that is planned for the area that we purchased to the east. So, that will be coming before you sometime in the near future. So, umm...I don't know...unless the Deputy Chief wants to expound on that.

Chairman Pilmer said can you...can you maybe touch on the sign. Is there any variance for the sign?

Mr. Sieben said uhh...no. I don't...no variance for the sign. It's a monument sign.

Chairman Pilmer said and then, the dedication of roadway, is it consistent with City standards?

Mr. Witkowski said so, the dedication of roadway along Bilter; essentially there's gonna be a bi-directional turn lane in the middle of Bilter, which should actually help the traffic on Nan and

Parkview Drive. Instead of having to cross 2 lanes of traffic if they're turning left, there will be a safe space in the middle there so they could cross 2 lanes of traffic and stop without having to turn directly into active traffic lanes. And then, the...you can see on the north side of this property, there's an 8-foot pathway that will extend across the north side of here. This is going to kind of be a major pathway connection and would go all the way from Farnsworth, all the way east, eventually across the 50-acre parcel that the City owns, and connecting to the...the...I forget what it's called. The pathway to the east that's...

Mr. Sieben said oh, the Dupage Parkway...

Mr. Witkowski said Dupage River Trail.

Mr. Sieben said no, Dupage Prairie Path.

Mr. Witkowski said Dupage Prairie Path, and there's eventual plans call for a pedestrian bridge across Bilter at that point, so...

Mr. Sieben said the man width...

Mr. Witkowski said umm...I don't have...I don't know the exact width of...from back-to-back of the...umm...of the roadway on Nan, but it's gonna be consistent with a regular residential street. The dedication on the west side is...umm...I don't know if you want to bring up that other picture, but you can see that this property is a little bit...never had the right-of-way dedication on Nan that the properties to the south did, so it's just continuing that line straight north.

Chairman Pilmer said and then, I think there's a question to the...along with potentially...I think, Ed, you answered...uhh...did the City consider other sites? But did they consider decreasing the size of the building or the parking lot?

Mr. Sieben said I assume this means the operations.

Assistant Chief Anslow said we had considered other sites. This is almost exactly where our station study said we should put Station 13. We have owned the property for quite some time. Say over...I think it's over...been over 10 years. As far as decreasing the size of the building itself, we are not prepared to do that because we're gonna have a ladder truck, an ambulance, and an engine at this location...umm...plus reserve rigs. So, there's really no room to cut back. We have scaled back with the planned development through the Staff discussions. We've actually cut it back...there's no training room, there's no...there's really no frills at this fire house, put it that way.

Chairman Pilmer said alright. Umm...couple other questions: one, I know...uhh...one of the Petitioners was asked the impact on 1691 Bilter, so directly to the west...uhh...I think that's with the...with the Bilter Road right-of-way. Will there be an impact there?

Mr. Witkowski said yeah, we...there is a...the pathway does continue across the frontage of that property and the property to the west. There is a right-of-way take that we have sent to those property owners...umm...and they are, as part of that process, they evaluate the value of the land they're asking for, they evaluate the impact to the property, and the money that was offered for that right-of-way takes all of that into account so that the value can be a fair price for the land that they are...or the impact to the property, not just the value of the land.

Chairman Pilmer said and then, I don't know, Ed, if someone can comment on the impact on real estate taxes. We used to have someone on this board that could, but...

Mr. Sieben said I believe Mr. Hernandez lives on Nan, it's unincorporated so they pay about...umm...probably about 78% of what it would be if you were in the City of Aurora. I think Aurora would be another 22% in taxes. But this has nothing to do with it. We're only annexing the piece in question. They would stay unincorporated, so no impact.

Chairman Pilmer said and they don't pay into the City of Aurora Fire taxes, correct?

Mr. Sieben said that's what I mean. Yeah.

Chairman Pilmer said thank you. I know we had some additional questions, so we'll start again. Go ahead, sure.

Mr. Hoss said once again, Paul Hoss representing 2460 Nan Street, my mother Pat Hoss's property. Umm...question for the Engineer. I heard...I...I didn't hear as to why...umm...specifically...I kind of heard that you were going with a vault system because a conventional system would've required more setbacks and more land. Is that a fair assessment of your testimony?

Chairman Pilmer said so, again...umm...I need you to ask the question...

Mr. Hoss said I'm sorry, yup, sorry, Chairman.

Chairman Pilmer said then once you're done...

Mr. Hoss said do you want to take these one at a time?

Chairman Pilmer said sure, yeah.

Mr. Hoss said so, Mr. Chairman, once again...umm...the...I heard some testimony from the City Engineer about the detention facilities, and I heard that a vault system versus a conventional system...a conventional system would take up more setbacks, potentially more land. There was also some safety issues, I understand that, but...umm...it...I just want to get clarification as to whether or not a conventional system would take up more land versus the vaulted system and more setbacks. And require more setbacks.

Chairman Pilmer said alright. Anything else?

Mr. Hoss said oh, yeah. I've got several.

Chairman Pilmer said sure, go ahead.

Mr. Hoss said oh, okay. Umm...relative to...umm...the...umm...question about the sign. I...the question I had was what is a sign setback from the public right-of-way along Bilter Road, which sounds like the new public right-of-way, what is the requirement...what is it? And does that require...umm...a modification? I heard that it meets the requirements, I just didn't hear what the requirement was and what the actual setback is.

And once again, because the site plan that I received was not to scale, I wasn't able to scale it out.

Umm...relative to the...umm...setbacks...uhh...the bulk regul...I'm sorry, the bulk regulations...umm...seem to modify single-family homes or to mitigate single-family homes...uhh...and are intended...umm...relative to the major intent of the R-1 zoning district, which would be a single-family home.

I didn't hear an answer as to whether or not there were any additional setbacks for much larger buildings and much more intense operations such as a public use facility. The setbacks appear to carry from single-family, and then carry to other conditional uses that are allowed in the district, and I'm just wondering if there is a relationship...umm...that one...well, I'm going too far...let me back up. It appears that the setback requirements and the bulk requirements are only for single-family homes and there's nothing extraordinary for a much larger use, such as a Fire Station, and a much more intense use, such as a Fire Station and I'm wondering if there's anything in the ordinance that...where...where we can find that. Umm...so, that's another question.

The other question I had, which is a statement really, is that in reading the County...or the City's...umm...street pavement dedication...uhh...street pavement width, it appears to be 31 feet wide, back-to-back curb. Umm...it does not appear on the site plan that they street width is going to be 31 feet. It appears that it's going to be less than that, and the reason I was able to discern that is that there's a number in there. I wasn't able to measure that. So, I just wanna see...to clarify whether that is being requested as a modification, and if it is being requested as a modification, because it is a public right-of-way street width change, is that something that is allowed under the Planned Development section of the Conditional Use? Or is that something that has to be varied through...uhh...a subdivision ordinance requirement?

Those are my questions for now, and I...based on the answers, I may have some additional questions, if that's okay.

Chairman Pilmer said alright. Sure. Anyone else?

Mr. Fields said uhh...yes. James Fields again. 2415 Nan Street. Umm...as far as the traffic control, fire engines, engines, and ladder trucks carry up to 1,500 gallons of water. So, even though you've got your lights and sirens on, you're a slow roll out of that barn onto Bilter Road and having some type...

maybe west of Parkview...some type of flashing amber light. Something... 'cause... I... you guys don't realize. When they top that hill, some of these cars are going 50+ miles an hour, and like I say, these engines... you know, zero to 60 in 25 minutes, you know what I'm saying? So, that's a concern. The other concern is, if I understood the Engineer, is it's... if the... uhh... underground retention overflows, it's gonna spill onto Bilter Road which in turn is gonna travel... 'cause the grade is to the west, and then the Outlet Mall has 2 retention properties there. Now, are they aware of the fact that you're going to be adding more water to their wetlands retention?

And then my 3rd concern, with the properties on Bilter Road, you're destroying their way of life. And I understand widening the road, but would the City consider buying those 2 properties instead of just taking half of it? Just buy both properties. Just another thought. Thank you very much.

Chairman Pilmer said thanks.

Mr. Mutersbaugh said Mike Mutersbaugh again, 2425 Nan Street. Umm... you know, another thing that I thought of... City of Aurora just bought... my understanding is they just bought more property down to the east, another 4 or 5 properties. Or it's in the works. That's also a place to put the Fire Station. On the east side of Bilter Road by the old Sealmaster Drive. Also, if they put it just east of old Sealmaster Drive on the Dupage Landscaping property, there's already a retention pond back there that used to be Dupage Landscaping's retention pond. No need for a vault, less money. Again, I... I just... I... I can't see such a high impact for such a small lot.

Chairman Pilmer said thank you. Anyone else?

Mr. Mutersbaugh said (from audience, off mic) we're talking 1,500 feet.

Chairman Pilmer said so, I just... before we respond to some of the questions, you know, part of what we're doing as a Planning Commission this evening is accepting public testimony regarding these 2 agenda items and what's specific to those agenda items. So, what the City has requested is to... is these 2 requests that are before us so it's... I hear you about the concerns of where the City's putting it, but that's... uhh... you know, it's in the minutes. The Council will review the minutes, but that's something that the Planning Commission really isn't in a position to address. We're here to address the request within that, so we... I appreciate the comments. I don't have an answer for you. We heard testimony of the need for a station, and the City's owned this land, and I think part of their plan to have something here to... uhh... you know, for some time. But I understand... I understand the concerns, but I don't know if we're going to be able to solve that tonight.

Mr. Mutersbaugh said well, I understand that but, you know, part of the thing is they're closing Fire Station #9 to serve this side of the tollway better. What happens to them poor people over there? You know? Are they gonna... are they gonna be happy that their Fire Station's going away?

Chairman Pilmer said yeah, understood. Umm... can we have the Engineer talk a little bit more about the vault system versus a conventional system? And then also flow of water, and if it does eventually flow west, the impact on the existing wetlands and maybe how... umm... this meets the stormwater ordinance.

Mr. Witkowski said yeah, so... umm... it is a more efficient use of space for a vault system, just because you have vertical walls for depth. If you have a conventional pond, you have to slope the sides in order for them to remain in place, in order to get the depth so you get the volume that you would be needing, that you would need for any development, not just this development. So, any development that uses underground vault systems, they use that for a reason so that they... 'cause it takes a lot of width in order to get a depth on the pond.

Chairman Pilmer said yeah, so whether, by design, whether it's because of the amount of space in there or not, I mean we've approved several throughout the entire City of Aurora where there's a use of underground vault storage.

Mr. Witkowski said and there was one question about whether water would surcharge onto Bilter, and that is not the case. It would still remain contained within the storm sewer system. As far as additional water, this is... the modeling would show that this is not any additional water. The... how the storm regulations are set up is essentially the water falls on the site, and then it gets contained within the detention pond or vault or whatever item you come up with the contain that, and then the release rate is equivalent to the water that had fallen on this property before. So, this is not any additional strain on the wetland detention basins that were built as part of the Outlet Mall.



Chairman Pilmer said umm...can you just repeat again, I think, the sign...uhh...where the location is...uhh...is there a variance size or is it conforming to City regulations?

Mr. Sieben said yes, it does. I believe the sign is 5-feet tall and it's set back equal to the height to the property lines.

Mr. Hoss said (from audience, off mic) what was the setback?

Mr. Sieben said 5 feet to the property lines.

Chairman Pilmer said and then the...umm...Mr. Sieben, you talked about the bulk restrictions earlier, I think in reference to City ordinance, but...umm...

Mr. Sieben said I think the question was is there additional...

Chairman Pilmer said height restrictions?

Mr. Sieben said do Fire Stations have their own restrictions. No...I mean, no. Fire Stations are kind of a unique animal. They're a public building, so...

Chairman Pilmer said and then maybe a little clarification on the street width. Is it 31 feet or will it be conforming to...I think we heard...

Mr. Sieben said typically, they're 31...

Mr. Witkowski said I don't...yeah, I don't have the...so, there's only been 1 round of Engineering plan review, and the street improvements was a comment that we made. Essentially, because this is...because this is...this property is gonna be built on by the City and developed, we are gonna maintain that section of Nan and so, one of the comments we made back to them is that we're gonna need to curb and gutter this section of the street for easier maintenance to the City and the City's vehicles. So, I don't...I haven't...I don't know the exact back-to-back, but it's gonna be a standard...it's not gonna be any...

Chairman Pilmer said variance, or it'll meet standards.

Mr. Witkowski said right.

Chairman Pilmer said umm...2 other questions. One, I think...uhh...just maybe...I don't know if there's an...we addressed it earlier, but a concern about lack of traffic signals but, I mean, a statement was made if the Petitioner wants to add anything additional.

Mr. Estes said Jason Estes, FGM Architects. So, there are no traffic signals, but we are providing flashing warning lights as pre-warners that would be utilized for emergency vehicles upon discharge. Those are based upon travel distances on Bilter and set back at a distance, and that is the flashing yellow lights with signals for Fire Stations that most people are probably familiar with and have seen on other properties, or IDOT type properties. And that is going to be occurring here at Station 13 on Bilter.

Chairman Pilmer said and then lastly...umm...in regards to 1691, I think there was a comment made about the right-of-way take...umm...and I think that's kind of a separate matter, but as part of this it's going to have to happen one way or another, so that will be part of the negotiations, I think...

Mr. Witkowski said right, that's...

Chairman Pilmer said between the City and the homeowners.

Mr. Witkowski said my only comment would be...yeah, it's a negotiation between the homeowners and our property acquisition specialists.

Chairman Pilmer said other questions?

Mr. Hoss said real quick question. Umm...the right-of-way take is by what agency? Is it the City of Aurora, the County, is it the State? Who is requiring the right-of-way?

Chairman Pilmer said alright, other...is that it? Other?

Mr. Witkowski said the City of Aurora. We're the only entity that...

Mr. Hoss said excuse me, I have one more question, Chairman.

Chairman Pilmer said yup.

Mr. Hoss said on...uhh...it's kind of 2 questions. Relative to...and you may not know this...relative to the Fire Stations that exist in the City of Aurora, how many of them have a vaulted system versus a conventional storm water system?

And relative to the 9 other Fire Stations in the City of Aurora, how many of those Fire Stations are in...immediately adjacent to a property that's in the unincorporated area, a residential zoned property in the unincorporated area? I understand that you mentioned that many of those are located in a residential area, but how many of them are located in and adjacent to an unincorporated residential area, and how many of those are located next to an unincorporated area that is served with well systems and smaller road right-of-way and road pavement systems?

Chairman Pilmer said so, we answered your question. The City of Aurora is responsible for the right-of-way. And then if someone can comment on...uhh...I don't know if we know the answer to how many vault systems...we...we would have to get that...I don't know.

Assistant Chief Anslow said I don't believe we have any vaulted systems. We haven't built a station since 2017, and the last one before that would've been 2007. So, we don't have any vaulted systems.

Chairman Pilmer said and I would venture the storm water ordinance has been updated since some of the stations that the City has...

Assistant Chief Anslow said correct...

Chairman Pilmer said built, several times probably. But I do know, for what it's worth, it's not uncommon to see them. We've seen them under parking lots throughout the City as well...umm...the use of those. So, it's not an anomaly for this station. And then, I don't know if anyone knows the answer to...uhh...Ed, go ahead.

Mr. Sieben said yeah, I'm not aware of adjacent to unincorporated. I'm not sure how relevant that is, if it's adjacent to residential, it's residential. And keep in mind that these residents here would be served by this facility, so ambulance service or anything like that.

Assistant Chief Anslow said real quick, that area is technically in Marywood Fire Protection District, which the City of Aurora actually covers through an intergovernmental agreement. So, we are your Fire Department, so of course we're gonna serve them. And if you don't mind real quick.

Chairman Pilmer said sure.

Assistant Chief Anslow said with Station 9, Station 9's actually not closing. It's getting relocated to a better place. This is the brand-new station. We're not actually closing any Fire Houses. So, just to make that statement clear that we are not actually closing, we're making an addition.

Chairman Pilmer said thank you. Anything additional?

Mr. Hoss said yes. No more questions, Mr. Chairman...umm...Paul Hoss again, 2460 Nan Street representing Pat Hoss, my mother. Umm...the purpose for my questioning is that...umm...we heard that there are no Fire Stations in Aurora currently that have vaulted systems. We heard from the City Engineer that the reason for the vaulted system, among several things, is that a conventional system takes up more land. A vaulted system takes up less land. Irrespective of the Engineering components that are associated with this vaulted, we heard that...the Engineer testified that there would be more land needed for a conventional system, and there are no other facilities...umm...uhh...Fire Station facilities in Aurora that have a vaulted system.

Secondly, we heard testimony from the Fire Department that one of the reasons...well, that they cannot downsize the square footage of the building or the parking. This is the size that it needs to be. We also heard that the reason and the rationale for the modifications in the front yard setback and the rear yard setback to more than 50% of what a residential single-family setback would be, discounting

that this is not a residential single-family home, this is a 2,900 square foot building with operations that have large trucks on it and not single-family domestic passenger vehicles. The setbacks are the same for a single-family home as they are for this allowed Conditional Use. We heard that the reason why we had to reduce those setbacks by more than 50% on the front along Bilster and the north along and adjacent to a single-family unincorporated residential property is to accommodate the site plan that the Petitioner is asking for, and the Petitioner told you that they cannot downsize it. So...and the City of Aurora is the agency that is asking for the right-of-way take. So, the City of Aurora is creating their own hardship and practical difficulty that causes, in my opinion, that causes the Petitioner of the City of Aurora Fire Department to need the modifications. So, I would submit to you that that is self-imposed. There is an opportunity for the City of Aurora to decrease the size of the building, to decrease the size of the parking lot, to accommodate the single-family residential setback and bulk requirements. Not just the setbacks, but the lot coverage requirements. But they testified tonight that they cannot do that because this is the size of the building that they need, because they have certain type of emergency apparatus that needs to be accommodated at this facility. So, I'd suggest to you that all of the rationale for the modifications are self-imposed. And this property is just simply not large enough to accommodate the size of the building they need, even though you heard testimony from the City of Aurora that this is a no-frills Fire Station. And even as a no-frills Fire Station, they still need the more than 50% setback variations in the front yard and the rear yard.

We also heard that they need a lot coverage increase from 40% to 60%. Now the 40%, once again, is a 40% lot coverage for a single-family residential home that can be as little as 1,400 square feet in this R-1 zoning district, and that could accommodate typical passenger vehicles. They are asking for a modification upwards for a building that's 2,900 square feet to put not only passenger vehicles associated with people who don't live in this subdivision but are coming to the site...and reasonably so...to come and have their shifts. But it also is to accommodate the very large emergency apparatus that has to come to this property, that one would reasonably expect for a Fire Station.

But I would submit to you that those variations are variations to single-family bulk regulations that are intended to mitigate and modify the impact of a single-family home on adjacent properties.

Nevertheless, a much larger building and much larger intense operations of a Fire Station.

So, I would submit to you that this is a self-made hardship, and that this is self-imposed, and this property is just too small to accommodate a very, very important land use in any community, but this is just not the right sized property.

I would also submit that...umm...that there is...umm...a sort of a reverse legal argument. But there's a...there's a...there's some case law called Living Word versus Chicago Heights. And it talks about...it was an Illinois Supreme Court case...and it talks about...uhh...the legislative and administrative functions of governments when they're reviewing Special Use and Conditional Use applications. And typically, what this case law found was that if there is a Conditional Use that is allowed in a community's zoning district, whether or not the community has studied that particular Conditional Use that is in the Zoning Ordinance at any particular time, the fact that a Conditional Use is allowed in an R-1 zoning district like we're talking about today...umm...a municipality can't deny a Conditional Use based on the operations of that Conditional Use.

The point that I'm getting at is a...a Fire Station is a permitted Conditional Use request in an R-1 zoning district. Umm...it's very difficult for the neighbors to come up here and say, "Well, what about the large trucks? What about the big building? What about these bulk regulations that we're talking about?" So, the Supreme Court has said is that when the City, or when a community puts a Conditional Use for something like a Fire Station in their Zoning Ordinance, they have to reasonably expect that that Conditional Use is gonna have larger buildings than a single-family home, that that use is going to have larger vehicles than you would reasonably expect a single-family home with passenger vehicles. That the activity coming and going from that...in this case, a Fire Station...is gonna be much more intense than you would have at a single-family home. You're going to have lights. You don't have lights on passenger cars. You're going to have sirens. You don't have sirens on passenger cars. Those large vehicles don't have to stop at stop signs. People have to yield for those. The passenger vehicles in the single-family home have to stop at stop signs, in theory. They...they have to, they just can't run through things. And people don't have to step aside for...or set aside for those vehicles.

The point that I'm getting at is the Supreme Court in Living Word said that if you have a land use that is allowed as a Conditional Use and that Conditional Use land use would have the same type of operations activity as it would have in another similar type zoning district, in this case another residential zoning district in the jurisdiction, and in the jurisdiction means in the Living Word case, in the community. So, in this case, the City of Aurora. So, if you want to put a Fire Station in another similar type zoning district, a residential zoning district somewhere in your district, what is the difference between those Fire Stations and the one that you're trying to put in as a Conditional Use now?

And the reasoning for some of my questioning is that the City testified that they have 9 other stations. All of the other stations, they believe, are not immediately adjacent to an unincorporated residential

area filled with single-family homes, next to an unincorporated residential area where the street pavement widths are smaller than the typical street pavement widths in the City of Aurora, matching what we believe to be a 31-foot back-to-back curb versus an 18-foot ditch and swale shouldered...uhh...gravel shouldered township roadway.

Umm...those 9 other developments, and I may have said this, are all...those 9 other stations, maybe 8...I...you have 9? Well, the other stations that exist in Aurora right now are all developed with a conventional storm water system. Uhh...this proposal is being proposed with a vault system. We heard testimony because a vault system takes up less room.

Umm...this...we heard testimony that all of the other Fire Stations, while they're in residential zoning districts, are in residential zoning districts where you have ingress and egress in multiple locations to be able to get out of the subdivision. This subdivision that this Fire Station is proposed to be adjacent to, I would submit to you is different from all of the other residential areas where the City of Aurora has Fire Stations in that the road system is...in terms of the width of the pavement of the road system...is almost half the size as you would have in the City.

You only have 2 ways of getting out of this subdivision: Nan Street, which is where this Fire Station will be located. And I believe it's Parkview? Parkview on the west side. There is no other way to get in and out of this subdivision other than those 2 locations. Now, I don't dismiss the fact that if there is an issue, we would have a Fire Station right next door. I don't dismiss that. But the point of it is that this unincorporated subdivision, residential subdivision is significantly different than all of the other residential subdivisions that are located next to Fire Stations in the City of Aurora relative to detention, relative to the street pavement width, relative to right-of-way width, relative to ingress and egress out of the subdivision.

In addition, we heard testimony that some of these stations are located next to parks, next to open space, next to schools. This unincorporated residential subdivision has no recreation amenities in it.

None, other than the recreation amenities that the individual property owners have on their properties...pools, swing sets, play sets. There is no public park, there is no public playground in and around this property, in this neighborhood, nor is there any public space anywhere within I would...I would venture a mile to possibly 2 miles of this subdivision. These...there are no sidewalks in this unincorporated subdivision...umm...there is no place for children to play in this unincorporated subdivision. There is no place for anybody to recreate. No tennis courts, no public swimming pools.

Umm...historically...whether it is right or wrong...historically the children in this neighborhood, the people in this neighborhood, they walk their dogs on the streets, they ride their bikes on the streets, they play in the streets because there is no place for anybody to recreate in this neighborhood.

So, the purpose for all of this discussion is that I would submit to you that the Petitioner has a self-imposed hardship because they are seeking right-of-way and because of the right-of-way take, the Petitioner is saying that they don't have enough land to build the type of station and parking that they need on their property.

They have also decided...they have also indicated that they need to have a vault, which they don't have anywhere else on a Fire Station in the County. I sub...I agree that there are vaults in other developments, but none on Fire Stations. This will be the first one. And we heard that the rationale for that is that a conventional system takes up more land. They are short on land to begin with.

Umm...I would also submit that you should look at the Living Word standards and see that this particular Fire Station, zoned in the R-1 zoning district in this area, even though it's in the City, is different and distinct than any other Fire Station in the rest of the City of Aurora because of the nature of the unincorporated single-family residential neighborhood that surrounds this that has no access out of here other than to the north, where the Fire Station is going to be and where the heavy traffic is.

Also, there's no place to recreate. There's no sidewalks in this subdivision. So, we are putting...and don't get me wrong here...we understand that Fire Stations are necessary, and we understand that there are good uses even in residential zoning districts.

But for all of those reasons, I would submit to you that this is not the location for this Fire Station and while we have discussed the fact that there might be other locations, while I'm not gonna get directly into that, there might be other alternatives for this station within the immediate area and we understand from the previous testimony, whether or not it's admissible in this...in this hearing tonight because it wasn't done under oath, but...umm...we understand from, I guess anecdotal information given at the last hearing, that this particular location was decided on by the Fire Department before the other properties were acquired by the City. So, I can appreciate the fact that this was the site that the City owned prior to even having ownership of those other properties. Notwithstanding the fact that the City might have some legislative or policy decisions for those other properties, I can understand that. But it appears that because this property is something that they bought and that they own and this was already predesigned, this is why the City's going for this.

That is purely incidental to my main argument that this site is just too small, it's self-imposed hardships, and it doesn't meet the Living Word standard relative to what's happening in the unincorporated areas. Thank you for your time.

Chairman Pilmer said thanks for your statement. Uhh...I think was there...did you have something else to add?

Ms. Cruz said so again, my name is Andrea Cruz, 2365 Nan Street. So, I did want to reiterate the sidewalk thing. Again, my mom is at 1691 Bilter. My little sister is 10 years old, and I have to watch her sometimes quite often. There's no sidewalks in our little neighborhood. She walks from my mom's house to my house, my house back to my mom's house. What safety is there for her there? What safety is there for my niece when she joins her? Not only that, kids from school, they walk all down Nan Street, all down Parkview to get to the bus stops. There's no sidewalk but there is gonna be more incoming traffic. What is there to protect them? There's gonna be no traffic lights.

Also, at 1691 Bilter, there was an accident years ago from a car derailing from the road and hitting the corner of the house, and actually caused damage to the foundation, a huge crack in the basement wall. That is a costly repair.

Because of the Fire Station, they're gonna take part of the property and they're gonna expand the street which makes the cars that, by the way, don't respect the speed limit on that street. There are cars that drive over 90 miles per hour at times on that street. Cars that go extremely fast, and because of that, my parents even had to get signs to get people to try to slow down. People don't respect the speed there. There's also gonna be no traffic lights, nothing to control the speed of traffic so it's just gonna be cars coming in closer, closer to where kids walk. Closer to where kids have to go to and from to get to the bus stops. There's no sidewalks. It's just causing the cars to drive even faster, closer to both of the houses on Bilter which can cause another accident. And who...who's gonna be at fault when a car drives off the road because nobody knows how to respect the speed limit? What's gonna happen if a car comes in on to Nan Street and the kids have no sidewalk to go to? Where are they supposed to walk through? Where are they gonna go? What's the safety there? So, that's all I have to say.

Chairman Pilmer said alright. Thank you. I don't know if Engineering wants to talk about the traffic at all as far as...I think the...the street goes back to normal width, or the existing width, at the end of the property line. But any comment on sidewalk safety?

Mr. Witkowski said umm...I guess the only thing that I would say as far as traffic calming measures, it kind of sounds opposite of what you would normally think but traffic kind of travels at the speed at which they feel safe on the road. So, if it is a dead straight road and you don't see any obstructions and cars feel pretty safe, there's no driveways then they go faster. With a bi-directional turn lane in the middle, you know, that's kind of breaking up that view. Actually having pathways on the sides and trees obstructing their view of a straight roadway does encourage traffic to travel at a slower rate. Now, enforcement and cars driving off the road, there's...I mean, you can't...you can't enforce or sign or do anything that prevents a car that exits the travel lane of their own accord. There's nothing that you can do with a roadway design that would keep a car from doing that. I don't know if there's any other questions or comments about that, but if it's an impaired driver or anything else like that, there's nothing that we can do to prevent that from happening.

Chairman Pilmer said thank you. At this time, I'm going to close the Public Hearing.

Mr. Fields said (from audience, off mic) one more question.

Chairman Pilmer said umm...sure. If you have something new to add.

Mr. Fields said yes. James Fields again, 2415 Nan Street. My question is when they go to widen Bilter Road, all the utilities are overhead on the south side, so in addition to taking the additional properties there on...the 2 properties there on Bilter Road for the bike path, are you going to...are they going to...question for the Engineer...are you gonna leave the power overhead? You've got 2 sets of Com Ed up there, you've got AT & T, Comcast, the City of Aurora's got fiber up there. Are they gonna leave it overhead, or are they gonna bury it for aesthetics?

But you're gonna put more impact on those 2 houses on Bilter Road, not only with the bike path, but now

Aye: 3 Chairperson Pilmer, At Large Gonzales and At Large Kuehl

Nay: 2 At Large Lee and At Large Pickens

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## Text of Legislative File 24-0567



# City of Aurora

44 E. Downer Place  
Aurora, IL 60505  
[www.aurora-il.org](http://www.aurora-il.org)

## Legistar History Report

File Number: 24-0567

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