



June 28, 2024

Stephen Broadwell, AICP, Planner
City of Aurora
Development Services Department | Zoning and Planning Division
44 E. Downer Place
Aurora, Illinois 60505

Subject: Aurora Fire Station No. 13 Qualifying Statement
DST2023-479 / City of Aurora / SE corner of Bilter Rd & Nan St

Dear Mr. Broadwell,

The planned Fire Station No. 13 for the City of Aurora will be located on a currently vacant lot at the SE corner of Bilter Road and Nan Street. The property, which is owned by the City of Aurora, is zoned R-1 with Conditional Use. A new Fire Station is an acceptable Conditional Use for this property. The property is currently in unincorporated Kane County in the process of annexation. Adjacent properties are single family dwelling in County residential.

Fire Station No. 13 is the first satellite fire station location north of I-88 for the City of Aurora. This location has been identified by the City as a priority project, as part of comprehensive planning to improve response times and support for the growing and busy retail outlet mall area, future casino complex and surrounding needs.

Site design has been developed to support response vehicle access and public access and has been refined to coordinate with the planned improvements on Bilter Road that the City of Aurora is implementing. The wide apron and drive on the north side of the site is designed to serve response vehicles exiting from the apparatus bays on to Bilter Road and was placed to generally match the centerline of Beverly Drive on the north side of Bilter. Signaling for traffic notification will be proposed on Bilter. General ingress and egress will be via two access points along Nan Street. A drive on the north end of the site, off Nan Street, connecting to the apparatus bay apron is intended to support visitor parking and response vehicle return for backing into the apparatus bay, to eliminate the need to back into the station off Bilter Road. The drive on the south end of the site, off Nan Street, will support staff vehicle parking, trash and recycling access, and response vehicle return for drive through configurations within the apparatus bays. The volume of the traffic will be minimal as the station will have two shifts of 11 fire fighters each, at max capacity.

The site utility design will require a new sanitary sewer connection that will be made to the existing sanitary sewer manhole along the west edge of the site which is east of existing Nan Street. The watermain will be looped around the site via making two connections to the existing 12" watermain



north of the development site which is below the existing pavement of Bilter Road. This will provide a new water service connection to the fire station as well as provide fire hydrant coverage. There will be storm sewer structures placed at the design low points across the site and those will be routed to an underground stormwater detention facility on the site west of the proposed fire station.

It is not anticipated that any variances, modifications or exceptions will be required at this time.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Maggie Krieger', written over a light blue horizontal line.

Maggie Krieger, AIA | Senior Associate

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