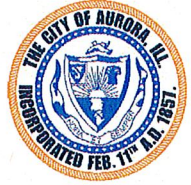


# City of Aurora

Development Services Department | Zoning and Planning Division

44 E. Downer Place | Aurora, IL 60505

Phone: (630) 256-3080 | Fax: (630) 256-3089 | Web: [www.aurora-il.org](http://www.aurora-il.org)



## Land Use Petition

### Subject Property Information

Address / Location: SE corner of Bilter Road and Nan Street

Parcel Number(s): 15-01-177-010

### Petition Request

- Requesting the Annexation of 2.3 acres located at the southeast corner of Bilter Road and Nan Street.
- Requesting the establishment of a Conditional Use Planned Development on the property located at the southeast corner of Bilter Road and Nan Street.
- Requesting approval of a Final Plan for the property located at the southeast corner of Bilter Road and Nan Street for a Public Facilities and Services (6200) use.

### Attachments Required

(a digital file of all documents is also required)

#### Digital Copy of:

Development Tables and Calculators (Document 1-0)

#### Microsoft Word Copy of:

Legal Description (Format Guidelines 2-1)

#### One Paper and One PDF Copy of:

Qualifying Statement (Format Guidelines 2-1)

Plat of Survey (Format Guidelines 2-1)

#### Two Paper and One PDF Copy of:

Engineering Plans

Stormwater Report / Application

Completed Project Information Sheet

Soil Report

Fire Access Plan

Photometric Plan

#### Two Paper and One PDF Copy of:

Annexation Plat (Format Guidelines 2-3)

Final Plan (Format Guidelines 2-4)

Landscape Plan (Format Guidelines 2-7)

Building & Signage Elevations (Format Guidelines 2-11)

Plan Description

**Petition Fee: \$0.00**

**Payable to: City of Aurora**

I hereby affirm that I have full legal capacity to authorize the filing of this Petition and that all information and exhibits herewith submitted are true and correct to the best of my knowledge. The Authorized Signatory invites City representatives to make all reasonable inspections and investigations of the subject property during the period of processing this Petition.

The Subject Property Owner must sign this form unless the Contact Person has been authorized to do so per a letter that is attached hereto. If Signator is NOT the Subject Property Owner a Letter of Authorization with owner's Name and contact information is required.

Authorized Signature: [Signature] Date 7/16/24

Print Name and Company: DAVID McLABE CITY OF AURORA FIRE DEPARTMENT

I, the undersigned, a Notary Public in and for the said County and State aforesaid do hereby certify that the authorized signer is personally known to me to be the same person whose name is subscribed to the foregoing instrument and that said person signed sealed and delivered the above petition as a free and voluntary act for the uses and purposes set forth.

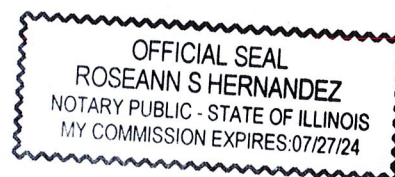
Given under my hand and notary seal this 16 day of July 2024

State of ILLINOIS  
) SS

NOTARY PUBLIC SEAL

County of Kane

[Signature]  
Notary Signature



## Project Contact Information Sheet

**Project Number:** 23.479

**Petitioner Company (or Full Name of Petitioner):** City of Aurora

### Owner

First Name: City of Aurora Initial: Last Name: Title:  
Company Name:  
Job Title:  
Address: 44 E Downer Pl  
City: Aurora State: IL Zip: 60505  
Email Address: Phone No.: Mobile No.:

### Main Contact (The individual that signed the Land Use Petition)

Relationship to Project: Architect  
Company Name: FGM Architects  
First Name: Maggie Krieger Initial: Last Name: Title:  
Job Title: Senior Associate  
Address: 1211 W 22nd St, Ste 700  
City: Oak Brook State: IL Zip: 60523  
Email Address: MaggieKrieger@fgmarchitects.com Phone No.: 630-368-8318 Mobile No.:

### Additional Contact #1

Relationship to Project: Engineer  
Company Name: Pinnacle Engineering Group  
First Name: Dwight Initial: Trostle Last Name: Title:  
Job Title: Senior Project Manager  
Address: 1051 E Main St, Ste. 217  
City: East Dundee State: IL Zip: 60118  
Email Address: datrostle@pinnacle-engr.com Phone No.: 224-802-2723 Mobile No.: 630-774-9023

### Additional Contact #2

Relationship to Project: Other  
Company Name: Fire Department  
First Name: Dave Initial: Last Name: McCabe Title:  
Job Title: Fire Chief  
Address: 75 N Broadway  
City: Aurora State: IL Zip: 60505  
Email Address: mccabed@aurora.il.us Phone No.: 630-256-4000 Mobile No.:

### Additional Contact #3

Relationship to Project: Other  
Company Name: Fire Department  
First Name: Matt Initial: Last Name: Anslow Title:  
Job Title: Assistant Fire Chief  
Address: 75 N Broadway  
City: Aurora State: IL Zip: 60505  
Email Address: anslovm@aurora.il.us Phone No.: 630-256-4000 Mobile No.:

### Additional Contact #4

Relationship to Project:  
Company Name:  
First Name: Initial: Last Name: Title:  
Job Title:  
Address:  
City: State: Zip:  
Email Address: Phone No.: Mobile No.:



## Parking and Stacking Requirement Worksheet

**Project Number:** 23.479

**Petitioner:** City of Aurora

### Parking Requirement

<b>Total Parking Requirement</b>	<b>25</b>
Enclosed Parking Spaces	-
Surface Parking Spaces	25

*Note: All parking spaces must be individually accessible spaces in order to count towards this requirement*

### Stacking Requirement

<b>Total Stacking Requirement (number of stacking spaces)</b>	<b>-</b>	
Drive-through facilities	-	5 stacking spaces at each bay, window, lane, ordering station, machine or similar.
Car wash facilities, automated	-	20 stacking spaces or 10 per approach lane, whichever is greater.
Car wash facilities, self-service	-	3 stacking spaces per approach lane, plus 2 drying spaces per stall
Preschool or daycare facilities, drop-off area	-	5 stacking spaces for facilities 5,000 SF or less or 10 spaces for facilities greater than 5,000 SF.

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

### OFFICE USE ONLY

Verified By: Stephen Broadwell

### Requirement Based On:

<u>Sq Ft / Units</u>	<u>Use</u>	<u>Needed</u>	<u>Number Required</u>
7,600	6000: Other Uses	Parking stalls as determined by the Zoning Director	25

## Landscaping CTE Requirement Worksheet

**Project Number:** 23.479

**Petitioner:** City of Aurora

**Street Frontage** 314 L.F.

**Stormwater HWL** - L.F. Wet Bottom

729.98 L.F. Dry Bottom

**Neighborhood Border** - L.F.

**Dwelling Units** - units

**Subdivision Name:** 0

**Perimeter Yard** 936 L.F.

**Buffer Yard** 283 L.F.

**Surface Parking Spaces** 28 spaces

**Parking Lot Islands** - Number

**Building Foundation** 487 L.F.

**Unit/Phase:**

**Lot Number**

### Standard Requirements

### Plant Mix Guidelines

		Canopy Trees	Evergreen Trees	Understory Trees	Evergreen Shrubs	Deciduous Shrubs
		CTE Equivalent Value				
	Total CTEs Required	1	1/3	1/3	1/20	1/20
Street Trees	9.0	9	0	0	0	0
Wet Stormwater Facility	0.0	0	0	0	0	0
Dry/Turf Stormwater Facility	36.0	18	14	13	94	86
Neighborhood Border	0.0	0	0	0	0	0
Dwelling Unit	0.0	0	0	0	0	0
Perimeter Yard	28.0	14	13	13	56	56
Buffer Yard	6.0	3	3	3	12	12
Parking Lot Islands	2.5	2	0	0	10	10
Building Foundation	5.0	0	0	0	50	50
<b>Total:</b>	<b>86.5</b>	<b>46</b>	<b>30</b>	<b>29</b>	<b>222</b>	<b>214</b>

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

Verified By:

Stephen Broadwell

Date:

**LEGAL DESCRIPTION:**

THAT PART OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:  
COMMENCING AT THE POINT OF INTERSECTION OF THE CENTER LINE OF BILTER ROAD WITH A LINE DRAWN PARALLEL WITH AND 100.0 FEET WESTERLY OF THE WEST LINE (MEASURED AT RIGHT ANGLES THERETO) OF LOT 18, COUNTY LINE FARMS, TOWN OF AURORA, KANE COUNTY, ILLINOIS; THENCE WESTERLY ALONG SAID CENTER LINE 337.28 FEET TO THE SOUTHWEST CORNER OF LOT 17 IN SAID COUNTY LINE FARMS; THENCE WESTERLY ALONG SAID CENTER LINE 541.19 FEET TO THE NORTHWEST CORNER OF LOT 17 IN SAID COUNTY LINE FARMS; THENCE WESTERLY ALONG SAID CENTER LINE 541.19 FEET TO THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO PEPSI-COLA GENERAL BOTTLERS INC., BY DEED RECORDED AS DOCUMENT 1892014, BEING 978.47 FEET WESTERLY OF THE NORTHWEST CORNER OF SAID LOT 18 FOR THE POINT OF BEGINNING; THENCE SOUTHERLY ALONG A WESTERLY LINE OF SAID PEPSI-COLA TRACT, BEING AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 339.35 FEET TO THE NORTH LINE EXTENDED EASTERLY OF LOT 1, ROTH'S SUBDIVISION, TOWN OF AURORA, KANE COUNTY, ILLINOIS; THENCE WESTERLY ALONG SAID NORTH LINE EXTENDED, THE NORTH LINE OF SAID LOT 1 AND THE NORTH LINE OF SAID LOT 1 EXTENDED WESTERLY 296.69 FEET TO THE EASTERLY LINE OF NAN STREET, BEING ALSO THE NORTHWEST CORNER OF SAID ROTH'S SUBDIVISION; THENCE NORTHERLY ALONG SAID EASTERLY LINE 368.35 FEET TO THE CENTER LINE OF SAID BILTER ROAD; THENCE EASTERLY ALONG SAID CENTER LINE 165.26 FEET TO AN ANGLE IN SAID CENTER LINE; THENCE EASTERLY ALONG SAID CENTER LINE FORMING AN ANGLE OF 109 DEGREES, 48 MINUTES, 03 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED COUNTERCLOCKWISE THEREFROM) 131.90 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF AURORA, KANE COUNTY, ILLINOIS.

CONTAINING 103,071 SQUARE FEET OR 2.3662 ACRES



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', with a stylized flourish at the end.

**Maggie Krieger, AIA | Senior Associate**

[maggiekrieger@fgmarchitects.com](mailto:maggiekrieger@fgmarchitects.com)