



City of Aurora

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Cover Memorandum

File Number: 25-0130

Agenda Date: 3/5/2025

Version: 1

Status: Agenda Ready

In Control: Planning and Zoning Commission

File Type: Petition

TO: Planning and Zoning Commission

FROM: Stephen Broadwell, AICP, Planner

DATE: February 27, 2025

SUBJECT:

A Resolution Approving a Revision to the Final Plan on Lot 1 of Aurora Public Safety Campus Subdivision, located near the Northwest Corner of East Indian Trail and North Farnsworth Avenue, for a Public Facilities and Services (6200) Use (City of Aurora Fire Station #4 - 25-0130 / AU11/4-25.042-FSD/FPN - SB - Ward 1)

PURPOSE:

The City of Aurora is requesting approval of a Final Plan for Lot 1 of Aurora Public Safety Campus Subdivision, located near the northwest corner of East Indian Trail and North Farnsworth Avenue, includes construction of a new Fire Station #4 on the eastern portion of the Subject Property.

BACKGROUND:

The Subject Property is zoned B-2(C), Business District - General Retail with a Conditional Use Planned Development. The approved Plan Description is O00-152, with the use and bulk restrictions complying with the B-2 zoning district's standards. The existing subdivision, Aurora Police Department subdivision, was approved per PDFNL10.16, and includes a three (3) lot subdivision: Lot 1, which is approximately fifteen (15) acres, contains the Aurora Police Department's existing building; Lot 2, which is approximately five (5) acres, is vacant, with the exception of portions of the existing parking lot; and, Lot 3, which is approximately five (5) acres, and contains a detention pond.

The Subject Property is a total of approximately twenty-five (25) acres, and fronts on E Indian Trail and Reckinger Rd. The Comprehensive Plan designates the Subject Property as Commercial, and designates the adjacent block of E Indian Trail as Arterial and the adjacent block of Reckinger Rd as Minor Collector.

The City of Aurora is requesting approval of a Final Plan for Aurora Public Safety Campus subdivision for a Public Facilities and Services (6200) use, which includes construction of a new Fire Station #4, which is to be located in the southeastern portion of the new Lot 1. The proposed Fire Station #4 is a two-story building with a footprint of approximately twenty-nine thousand, eight hundred (29,800) square feet. The building includes space for fire prevention in its southeastern portion, which includes four bay doors, while the northwestern portion will include office space for Emergency Medical Agency (EMA), as well as other City Staff that may need to operate from the new building.

The Final Plan also utilizes the existing access to E Indian Trail, which is intended to serve on-site services for both the Police Station and Fire Station #4. This existing and proposed access is to be used for passenger vehicles. The Final Plan includes a new access along the Subject Property's southeastern frontage that is to be utilized as the primary entrance and exit for fire trucks, and the adjacent raised median is also shown to be removed to allow for fire truck access.

The Final Plan shows a connection to the Police Department's existing drive aisles that provides access to Reckinger Rd. However, the primary use of this drive aisle is not intended for fire trucks. North of Fire Station #4 is a new diesel fuel dispenser, which is intended to serve the fire trucks. There is also a new fuel island to the northwest of the fire station, along the Police Department's eastern drive aisle, that is intended to serve other on-site vehicles.

The Final Plan also indicates expansion of the existing parking lot along E Indian Trail, which is to serve on-site services for both the Aurora Police Department and the Aurora Fire Department. The Final Plan shows one hundred, sixty-five (165) parking spaces in the area directly surrounding the proposed Fire Station #4. The minimum parking requirement, which is based on office and conference space within the building, is thirty-five (35) parking spaces.

The proposed parking lot is to utilize permeable pavers, which is consistent with the existing parking lot materials. Fire Station #4 is also shown to utilize the existing detention pond on Lot 2. The Final Plan also incorporates existing plazas and walking paths into its proposed design between E Indian Trail and Reckinger Rd. The Final Plan includes a dedicated area north of the fire station for a solar panel array.

The Landscape Plan shows sufficient landscaping in the area surrounding the proposed Fire Station #4 and its accompanying impact, as well as existing conditions, such as the expanded parking lot along E Indian Trail. The landscaping also includes adequate buffering along the eastern property line, where adjacent to the existing residential apartment complex. The Photometric Plan indicates the lighting on the Subject Property to be less than one (1) footcandle at the property line, which is the City's requirement. The Building Elevations indicate the structure consists of mostly masonry and rib metal panel, with glass paneling on the upper floors, which is intended to match the character of the existing police station. The building has a peak height of twenty-seven (27) feet, eight (8) inches.

Concurrently with this proposal, the City of Aurora is requesting approval of the Final Plat for Aurora Public Safety Campus subdivision. The details of the request include consolidating Lot 1 and Lot 2 of the existing Aurora Police Department subdivision into a single lot, which will contain the proposed Fire Station #4. The proposed Lot 1 is approximately twenty (20) acres. The detention pond, previously known as Lot 3, is remaining the same, with the exception of being re-identified as Lot 2, which is consistent with the previously existing Lot 1 and Lot 2 being consolidated into Lot 1. There is an existing Access Easement that runs along the Subject Property's frontage on E Indian Trail, and which is intended to be utilized for parking and access to E Indian Trail. The eastern portion of the same Access Easement is being concurrently proposed to be removed via a Plat of Vacation for the proposed Fire Station #4.

DISCUSSION:

Staff has reviewed the Final Plan petition and have sent comments back to the design team based on those submittals. The requested changes have been made to the documents and they now meet the applicable codes and ordinances.

The scope of the proposal goes to great lengths to incorporate the proposed fire station into the subdivision's existing conditions. The primary efforts include utilizing the existing access from E Indian Trail, as well as the accompanying parking lot, with the Police Station. The Final Plan also shows the new fire station as utilizing the existing detention pond. There is also a one hundred (100) foot wide Stormwater Control Easement on the eastern portion of Lot 1, which is to assist in drainage.

In addition to the details of the proposal mentioned above in this Staff Report, there are additional topics of the proposal worth noting. In particular, the new Fire Station #4 is intended to replace the existing Fire Station #4, which is located at 800 Michels Ave. The process of moving Fire Station #4's operations to the Subject Property will not only allow for continued fire safety in the community, but will also serve as a multi-purpose staff center for not only fire safety employees, but EMA and other City Staff members that work at other locations.

Per the proposed Final Plan, it is determined the existing parking lot, which was planned in 2010, is encroaching the minimum Front setback of (30) feet by sixteen (16) feet. Based on Staff's review, it

appears the E Indian Trail right-of-way has since been dedicated, thereby creating a non-conforming Front setback on the otherwise compliant property. As a result, staff has internally reviewed a Minor Variance, which is necessary, in this case, to reduce bulk restrictions that have been impacted due to the acquisition of land for public purposes. While the Minor Variance is within the scope of this proposal, it is an internal staff review process that may be granted by the Zoning Administrator.

POLICIES AND GUIDELINES:

The Staff's Evaluation and Recommendation are based on the following Physical Development Policies:

- 11.1 (5): To guide and promote development to areas where public utilities, public roads, and municipal services are either available or planned.
- 22.1 (2): To protect designated areas of existing single-family development from inappropriate highly intensive land uses.
- 71.1 (1): To locate and direct urban growth to areas where municipal services are available or proposed.

RECOMMENDATIONS:

Staff recommends approval of the revision to the Final Plan on Lot 1 of Aurora Public Safety Campus Subdivision, located near the Northwest Corner of East Indian Trail and North Farnsworth Avenue, for a Public Facilities and Services (6200) Use.

ATTACHMENTS:

- Exhibit "A-1" - Final Plan
- Exhibit "A-2" - Landscape Plan
- Exhibit "A-3" - Building & Signage Elevations
- Land Use Petition with Supporting Documents
- Property Parcel Maps

cc: Edward T. Sieben, Zoning & Planning Director
John P. Curley, Chief Development Services Officer

CITY OF AURORA, ILLINOIS

RESOLUTION NO. _____
DATE OF PASSAGE _____

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WHEREAS, the City of Aurora has a population of more than 25,000 persons and is, therefore, a home rule unit under subsection (a) of Section 6 of Article VII of the Illinois Constitution of 1970; and

WHEREAS, subject to said Section, a home rule unit may exercise any power and perform any function pertaining to its government and affairs for the protection of the public health, safety, morals, and welfare; and

WHEREAS, by petition dated February 10, 2025, Aurora Fire Department #4 filed with the City of Aurora a petition Requesting approval of a Final Plat for Aurora Public Safety Campus Subdivision, located near the northwest corner of East Indian Trail and North Farnsworth Avenue and related required documents as attached hereto as Exhibits "A-1" through Exhibit "A-3"; and

WHEREAS, the Planning and Zoning Commission conducted a hearing on March 5, 2025, reviewed the petition and recommended APPROVAL of said petition; and

WHEREAS, on March 12, 2025, the Building, Zoning and Economic Development Committee of the Aurora City Council reviewed said Final Plan and the before mentioned recommendations and recommended APPROVAL of said petition; and

WHEREAS, the decision of the Building, Zoning and Economic Development Committee with respect to a Final Plan is subject to appeal to the City Council in the manner set forth in Chapter 34 of the Code of Ordinances, City of Aurora, Illinois; and

WHEREAS, no person authorized under Chapter 34 to appeal such decision having done so in the manner set forth in Code, the Decision of the Building, Zoning and Economic Development Committee constitutes final action on the proposed Final Plan; and

NOW, THEREFORE, BE IT RESOLVED that the Building, Zoning and Economic Development Committee of the City of Aurora, Illinois, finds as facts all of the preamble recitals of this Resolution and hereby grants APPROVAL of said Final Plan.

BE IT FURTHER RESOLVED that the Building, Zoning and Economic Development Committee of the City of Aurora hereby adopts the Final Plan and related required documents, as attached hereto as Exhibit "A-1" Final Plan, Exhibit "A-2" Landscape Plan, and Exhibit "A-3" Building and Signage Elevations, along with any easement dedications deemed necessary by the Aurora City Engineer.