

DOMMERMUTH, COBINE, WEST, GENSLER, PHILIPCHUCK, CORRIGAN AND BERNHARD, LTD.

ATTORNEYS AT LAW

CRAIG J. COBINE
KATHLEEN C. WEST
KEVIN M. GENSLER
JOHN F. PHILIPCHUCK
CHARLES J. CORRIGAN
PATTI A. BERNHARD

111 E. JEFFERSON AVENUE, SUITE 200
POST OFFICE BOX 565
NAPERVILLE, ILLINOIS 60566-0565
Telephone Number: (630) 355-5800
Toll Free Number: (877) 518-8657
Facsimile Number: (630) 355-5976

ALBIN DOMMERMUTH
1910 - 1998

September 8, 2016

John F. Philipchuck
Direct Fax Line: (630) 470-6656
E-mail: jfp@dbcw.com

Mayor Tom Weisner
and Members of the Aurora City Council
City of Aurora
44 East Downer Place
Aurora, Illinois 60505

Re: *Transitional Care Facility – E. New York Street*

Dear Mayor and Council Members:

Attached for your review and consideration please find data from the Aurora Fire Department which pertains to the above referenced project. Specifically, we have included a letter from the Aurora Fire Marshal which highlights the clarification that there is no practical need for a right-in right-out for this project based upon actual emergency vehicle response comparisons with a facility in Arlington Heights, Illinois that contains twice the unit capacity than this proposed facility. I have also included data from the Aurora Fire Administration Office which shows the number of ambulance calls for the past year in the Plaza on New York Subdivision and Lehigh Station Subdivision at five in each subdivision for a total of ten.

The low traffic volumes created by the Transitional Care Facility do not justify an additional right-in right-out access to serve this use. There are substantial grading issues for this site that also render the construction of a right-in right-out access impractical. The potential traffic the area residents would have been subjected to is greatly reduced already because of the reduction in commercial lots from 5 lots to 1 lot.

Finally, the lieutenant at Station #8 on McCoy Drive where the nearest ambulance is housed told me that night time emergency response protocol would not involve the use of the siren unless it was necessary to clear traffic in their path. Only the emergency lights are used.

Access to the site would be from Commons Drive to Gabrielle Lane to the facility entrance. This route would only take the ambulance past the end unit of the two western buildings in the Plaza.

For all these reasons, we ask that the City Council approve the Special Use for this Transitional Care Facility together with the preliminary plan and plat in keeping with the unanimous recommendations of the Planning Commission and the Planning and Development Committee.

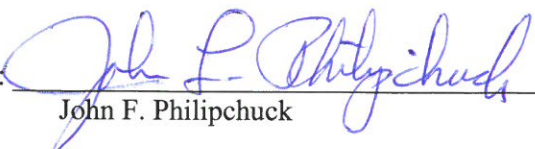
JFP/jml

Sincerely,

Encl.

Dommermuth, Cobine, West, Gensler, Philipchuck,
Corrigan and Bernhard, Ltd.

CC: Cliff Heeley
Christopher Chancellor
Denise Norman

By: 
John F. Philipchuck



Aurora Fire Department

Fire Prevention Bureau • 5 E. Downer Place, Suite G • Aurora, IL 60505-3305 • (630) 256-4130
FAX (630) 256-4139

Javan Cross
Fire Marshal

Tuesday, August 16, 2016

Bill Wiet,

This communication is pursuant to our conversation in regards to the possibility of a right-in right-out onto New York for project 15-294. There are two lines of reasoning that provide insight into this issue, and help to demonstrate that this is not a viable option to pursue.

1. There is a similar property in Arlington Heights which is double the size of the proposed property in Aurora. After communicating with the Fire Safety Supervisor for Arlington Heights, it is clear that this location would require minimal emergency responses. Over the last year, Arlington Heights Fire Department has responded to 22 emergency medical calls at this facility, an average of 1.83 calls per month. The Arlington Heights facility has services for 120 patients whereas the proposed facility in Aurora will provide services to 60 patients. So the potential disturbance of neighboring residents due to the use of lights and sirens is significantly low and would only negligibly impact the present conditions of the surrounding neighborhood.
2. The emergency path of travel from both our area of jurisdiction and the fire station during an emergency would not involve the use of a New York Street access. Our emergency response route utilizes a Commons Drive to Gabrielle Lane path of travel.

So due to the aforementioned reasons, there is no need for a right-in right-out for this project.

I hope that this provides clarity to both fire department procedure and the real world impact that a facility of this sort presents to the citizens of our city. If there are any other concerns or questions in regards to this project, please feel free to contact me.

Aerial Photo (1:5,000):



AMBO RESPONSE
8/2015 - 7/31/2016

NEW YORK LEHIGH STATION SUBDIVISION

#	Address	0000-1200	1200-2400
405	Grosvenor Ln.		
413	Grosvenor Ln.		
414	Grosvenor Ln.		
421	Grosvenor Ln.		
422	Grosvenor Ln.		
428	Grosvenor Ln.		
429	Grosvenor Ln.		
432	Grosvenor Ln.		
438	Grosvenor Ln.		
439	Grosvenor Ln.		
444	Grosvenor Ln.		
445	Grosvenor Ln.		1
451	Grosvenor Ln.		
455	Grosvenor Ln.		
458	Grosvenor Ln.		
459	Grosvenor Ln.		
460	Grosvenor Ln.		
462	Grosvenor Ln.	2	
463	Grosvenor Ln.		2
466	Grosvenor Ln.		
467	Grosvenor Ln.		
470	Grosvenor Ln.		
471	Grosvenor Ln.		
473	Grosvenor Ln.		
474	Grosvenor Ln.		
477	Grosvenor Ln.		
478	Grosvenor Ln.		
481	Grosvenor Ln.		
482	Grosvenor Ln.		
485	Grosvenor Ln.		
486	Grosvenor Ln.		
489	Grosvenor Ln.		
490	Grosvenor Ln.		

#	Address	0000-1200	1200-2400
526	Grosvenor Ln.		
528	Grosvenor Ln.		
530	Grosvenor Ln.		
534	Grosvenor Ln.		
536	Grosvenor Ln.		
538	Grosvenor Ln.		
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563	Grosvenor Ln.		
567	Grosvenor Ln.		
571	Grosvenor Ln.		
575	Grosvenor Ln.		
579	Grosvenor Ln.		
583	Grosvenor Ln.		
587	Grosvenor Ln.		
591	Grosvenor Ln.		
595	Grosvenor Ln.		
597	Grosvenor Ln.		
603	Grosvenor Ln.		
607	Grosvenor Ln.		
611	Grosvenor Ln.		
615	Grosvenor Ln.		
619	Grosvenor Ln.		
623	Grosvenor Ln.		
627	Grosvenor Ln.		
631	Grosvenor Ln.		
635	Grosvenor Ln.		
639	Grosvenor Ln.		

#	Address	0000-1200	1200-2400
717	Station Blvd.		
719	Station Blvd.		
721	Station Blvd.		
723	Station Blvd.		
725	Station Blvd.		
729	Station Blvd.		
733	Station Blvd.		
737	Station Blvd.		
741	Station Blvd.		
745	Station Blvd.		
749	Station Blvd.		
753	Station Blvd.		
757	Station Blvd.		
761	Station Blvd.		
780	Station Blvd.		
781	Station Blvd.		
784	Station Blvd.		
785	Station Blvd.		
788	Station Blvd.		
789	Station Blvd.		
792	Station Blvd.		
793	Station Blvd.		
796	Station Blvd.		
797	Station Blvd.		
800	Station Blvd.		
801	Station Blvd.		
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804	Station Blvd.		
805	Station Blvd.		
806	Station Blvd.		
807	Station Blvd.		
808	Station Blvd.		

AMBO RESPONSE
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#	Address	0000-1200	1200-2400
493	Grosvenor Ln.		
494	Grosvenor Ln.		
498	Grosvenor Ln.		
504	Grosvenor Ln.		
506	Grosvenor Ln.		
508	Grosvenor Ln.		
510	Grosvenor Ln.		
512	Grosvenor Ln.		
514	Grosvenor Ln.		
516	Grosvenor Ln.		
518	Grosvenor Ln.		
520	Grosvenor Ln.		
522	Grosvenor Ln.		
524	Grosvenor Ln.		

4109	Bethlehem Rd.		
4110	Bethlehem Rd.		
4113	Bethlehem Rd.		
4114	Bethlehem Rd.		
4117	Bethlehem Rd.		
4118	Bethlehem Rd.		
4121	Bethlehem Rd.		
4122	Bethlehem Rd.		
4125	Bethlehem Rd.		
4126	Bethlehem Rd.		
4129	Bethlehem Rd.		
4130	Bethlehem Rd.		
4133	Bethlehem Rd.		
4134	Bethlehem Rd.		
4137	Bethlehem Rd.		
4138	Bethlehem Rd.		

#	Address	0000-1200	1200-2400
643	Grosvenor Ln.		
647	Grosvenor Ln.		
652	Grosvenor Ln.		
656	Grosvenor Ln.		
660	Grosvenor Ln.		
664	Grosvenor Ln.		
668	Grosvenor Ln.		
672	Grosvenor Ln.		

774	Lewisburg Ln.		
775	Lewisburg Ln.		
776	Lewisburg Ln.		
777	Lewisburg Ln.	1	
778	Lewisburg Ln.		
779	Lewisburg Ln.		
780	Lewisburg Ln.		
781	Lewisburg Ln.		
783	Lewisburg Ln.		
785	Lewisburg Ln.		
787	Lewisburg Ln.		
789	Lewisburg Ln.		
791	Lewisburg Ln.		
793	Lewisburg Ln.		
795	Lewisburg Ln.		
797	Lewisburg Ln.		
799	Lewisburg Ln.		

#	Address	0000-1200	1200-2400
809	Station Blvd.		
810	Station Blvd.		
811	Station Blvd.		
812	Station Blvd.		
813	Station Blvd.		
820	Station Blvd.		
821	Station Blvd.		
822	Station Blvd.		
823	Station Blvd.		
824	Station Blvd.		
825	Station Blvd.		
826	Station Blvd.		
827	Station Blvd.		
828	Station Blvd.		
829	Station Blvd.		
830	Station Blvd.		
831	Station Blvd.		
840	Station Blvd.		
842	Station Blvd.		
844	Station Blvd.		
846	Station Blvd.		
848	Station Blvd.		
850	Station Blvd.		
852	Station Blvd.		
854	Station Blvd.		
4042	Gabrielle Ln.		
4048	Gabrielle Ln.		
4052	Gabrielle Ln.		
4058	Gabrielle Ln.		
4062	Gabrielle Ln.		
4068	Gabrielle Ln.		

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NEW YORK LEHIGH STATION SUBDIVISION

#	Address	0000-1200	1200-2400	#	Address	0000-1200	1200-2400	#	Address	0000-1200	1200-2400
4083	Milford Ln.		1	800	Lewisburg Ln.			794	Brodhead Dr.		
4085	Milford Ln.			801	Lewisburg Ln.			795	Brodhead Dr.		
4087	Milford Ln.			802	Lewisburg Ln.			796	Brodhead Dr.		
4089	Milford Ln.			803	Lewisburg Ln.			797	Brodhead Dr.		
4097	Milford Ln.			804	Lewisburg Ln.			798	Brodhead Dr.		
4099	Milford Ln.			805	Lewisburg Ln.			799	Brodhead Dr.		
4101	Milford Ln.			806	Lewisburg Ln.			800	Brodhead Dr.	1	
4103	Milford Ln.			807	Lewisburg Ln.		1	801	Brodhead Dr.		
4105	Milford Ln.			808	Lewisburg Ln.			803	Brodhead Dr.		
4107	Milford Ln.			810	Lewisburg Ln.			805	Brodhead Dr.		
4109	Milford Ln.			811	Lewisburg Ln.			807	Brodhead Dr.		
4111	Milford Ln.			812	Lewisburg Ln.			809	Brodhead Dr.		
4113	Milford Ln.			813	Lewisburg Ln.			811	Brodhead Dr.		
4115	Milford Ln.			814	Lewisburg Ln.			812	Brodhead Dr.		
4117	Milford Ln.			815	Lewisburg Ln.			813	Brodhead Dr.		
4119	Milford Ln.			816	Lewisburg Ln.			814	Brodhead Dr.		
4121	Milford Ln.			817	Lewisburg Ln.			815	Brodhead Dr.		
4123	Milford Ln.			818	Lewisburg Ln.			816	Brodhead Dr.		
4129	Milford Ln.			819	Lewisburg Ln.			817	Brodhead Dr.		
4131	Milford Ln.			820	Lewisburg Ln.			818	Brodhead Dr.		
4132	Milford Ln.			821	Lewisburg Ln.						
4133	Milford Ln.			822	Lewisburg Ln.			4165	Milford Ln.		
4134	Milford Ln.			823	Lewisburg Ln.			4166	Milford Ln.		
4135	Milford Ln.			825	Lewisburg Ln.			4167	Milford Ln.		
4136	Milford Ln.			827	Lewisburg Ln.			4168	Milford Ln.		
4137	Milford Ln.			829	Lewisburg Ln.			4169	Milford Ln.		
4138	Milford Ln.			831	Lewisburg Ln.			4170	Milford Ln.		
4139	Milford Ln.			833	Lewisburg Ln.			4171	Milford Ln.		
4140	Milford Ln.			834	Lewisburg Ln.			4172	Milford Ln.		
4142	Milford Ln.			836	Lewisburg Ln.			4173	Milford Ln.		
4144	Milford Ln.			838	Lewisburg Ln.			4174	Milford Ln.		
4146	Milford Ln.			840	Lewisburg Ln.			4175	Milford Ln.		
				842	Lewisburg Ln.			4176	Milford Ln.		

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8/2015 - 7/31/2016

NEW YORK LEHIGH STATION SUBDIVISION

#	Address	0000-1200	1200-2400
4147	Milford Ln.		
4148	Milford Ln.		
4149	Milford Ln.		
4150	Milford Ln.		
4151	Milford Ln.		
4152	Milford Ln.	1	
4153	Milford Ln.		
4154	Milford Ln.		
4155	Milford Ln.		
4156	Milford Ln.		
4157	Milford Ln.		
4158	Milford Ln.		
4160	Milford Ln.		
4162	Milford Ln.		
4163	Milford Ln.		
4164	Milford Ln.		

#	Address	0000-1200	1200-2400
4182	Milford Ln.		
4183	Milford Ln.		
4184	Milford Ln.		
4185	Milford Ln.		
4186	Milford Ln.		
4188	Milford Ln.		
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4196	Milford Ln.		
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4198	Milford Ln.		
4199	Milford Ln.		

#	Address	0000-1200	1200-2400
4177	Milford Ln.		
4178	Milford Ln.		
4179	Milford Ln.		
4180	Milford Ln.		
4181	Milford Ln.		

<i>Time of Day</i>	0000-1200	1200-2400
Total Ambo Response	5	5