



City of Aurora

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

Legistar History Report

File Number: 25-0736

File ID: 25-0736

Type: P&D Resolution

Status: Agenda Ready

Version: 2

General Ledger #:

In Control: Building, Zoning, and Economic Development Committee

File Created: 09/12/2025

File Name: Edged / Bilter Road and N. Eola Road/ Final Plan

Final Action:

Title: A Resolution Approving a Revision to the Final Plan on Butterfield Phase II Unit 5A Subdivision and Butterfield Phase II Unit 5A ReSubdivision No. 1 located south of Bilter Road and west of N. Eola Road

Notes:

Sponsors:

Enactment Date:

Attachments: Exhibit "A-1" Final Plan - 2025-09-11 - 2025.227, Exhibit "A-2" Landscape Plan - 2025-09-11 - 2025.227, Exhibit "A-3" Building Elevations - 2025-09-11 - 2025.227, Land Use Petition and Supporting Documents - 2025-07-29 - 2025.227, Qualifying Statement - 2025-09-11 - 2025.227, Fire Access Plan - 2025-09-11 - 2025.227, Renderings - 2025-09-11 - 2025.227, Sound Study - 2025-09-11 - 2025.227, Aerial Map - 2025-09-15 - 2025.227, Appeal Sheet - Final Plan - 2025-09-18 - 2025.227

Enactment Number:

Planning Case #: NA05/1-25.227 - Fsd/R/Fpn/R

Hearing Date:

Drafter: JMorgan@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	09/17/2025	Forwarded	Building, Zoning, and Economic Development Committee	09/24/2025		Pass
Action Text: 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 9/24/2025. The motion carried.							
Notes: <i>Chairman Pilmer said and then do you want to cover the Final Plan?</i>							
<i>Mrs. Morgan said yes. So, as I stated, the recommendations have changed as I mentioned in my Staff Report that we're working with the developers to ensure compliance with the Illinois State Noise Regulations. So, we are still working with some of the exact wording of it which we'll finalize at BZE, but currently, this is where the Staff Recommendations stand:</i>							

Staff recommends Conditional Approval of a Resolution Approving a Revision to the Final Plan on Butterfield Phase 2 Unit 5A Subdivision and Butterfield Phase 2 Unit 5A Resubdivision Number 1 located south of Bilter Road and west of North Eola Road, with the following conditions:

1. That the Fire Access Plan be updated prior to building permit application to show the Fire Department Connection (FDC) facing the street of address, that the FDC is equipped with a 4"30 -degree downturn Storz, and a paved access route is shown to the FDC from the public way.
2. That at the time of building permit application, a revised or updated Evaluation of Site Sound Emission study be provided to demonstrate compliance with all State of Illinois noise regulation requirements.
3. That third-party testing studies shall be submitted demonstrating compliance of all State of Illinois noise regulation requirements prior to issuance of all certificates of occupancy permits.
4. That the generator yards be fully enclosed with full height walls.
5. That architectural drawings submitted with the building permit application show that the generators use vibration isolation mounts or information satisfying the Development Services director is submitted that show that vibration caused by the generators will not be an issue beyond the property line.
6. That the architectural drawings submitted with the building permit application show fully enclosed sound attenuating screens/barriers or parapet walls around all chillers.
7. That the chillers use closed loop, high efficiency heat transfer without regular water usage.
8. That the architectural drawings submitted with the building permit application show that the condensers, fan blades, and equipment mounts use manufacturers best sound rated options as determined by the Development Services director.
9. That the developer agrees to install aftermarket baffles on top of each chiller if the third-party testing studies required at the time of occupancy permits show that the site is not complying with all State of Illinois noise regulation requirements unless the Development Services director approves another form of mitigation.
10. That the site shall provide comprehensive 24/7 monitoring of sound leaving of the site with 365 days of record keeping available to the city on demand. That a monitoring system notifies your facilities management of exceedances real-time, and these notices shall additionally be kept with your records.
11. That all the comments of the Engineering Division be addressed prior to approval of Final Engineering.

Mrs. Morgan said some of these conditions are already being shown. We're just codifying that in the conditions.

Chairman Pilmer said you've heard Staff's recommendation with 11 conditions. Is there a motion?

MOTION OF APPROVAL WAS MADE BY: Mr. Chambers

MOTION SECONDED BY: Mrs. Martinez

AYES: Chairman Pilmer, Mr. Chambers, Mr. Lee, Mrs. Martinez, Mrs. Owusu-Safo, and Mr. Roberts

NAYS: 0

ABSTAIN: 0

Motion carried.

Chairman Pilmer said motion carries. And this will next be heard?

Mrs. Morgan said at the Building, Zoning, and Economic Development Committee meeting, September 24th at 4 o'clock in this room.

Chairman Pilmer said good luck.

Aye: 6 Chairperson Pilmer, At Large Lee, At Large Chambers, At Large
Owusu-Safo, At Large Roberts and At Large Martinez

Text of Legislative File 25-0736