



# City of Aurora

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

## Legistar History Report

**File Number: 23-0923**

**File ID:** 23-0923

**Type:** Resolution

**Status:** Agenda Ready

**Version:** 2

**General Ledger #:**

**In Control:** Building, Zoning, and Economic Development Committee

**File Created:** 11/08/2023

**File Name:** Car Wash Pro Designers / SW Corner of Liberty Street & N. Eola Road / Preliminary Plat and Plan

**Final Action:**

**Title:** A Resolution Approving a Preliminary Plan and Plat for Liberty & Eola Subdivision, on vacant land located at the southwest corner of Liberty Street and N. Eola

**Notes:**

**Sponsors:**

**Enactment Date:**

**Attachments:** Exhibit "A-1" Preliminary Plat - 2023-10-26 - 2023.007, Exhibit "A-2" Preliminary Plan - 2023-10-26 - 2023.007, Preliminary Landscape Plan - 2023-10-26 - 2023.007, Preliminary Renderings - 2023-01-03 - 2023.007, Land Use Petition and Supporting Documents - 2023-01-03 - 2023.007, Plat of Survey- 2023-01-03 - 2023.007, Location Map - 2023-10-19 - 2023.007

**Enactment Number:**

**Planning Case #:** NA20/1-23.007 - Psd/Ppn

**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	11/15/2023	Forwarded	Building, Zoning, and Economic Development Committee	11/29/2023		Pass
<b>Action Text:</b> A motion was made by Mr. Chambers, seconded by Mr. Kuehl, that this agenda item be Forwarded to the Building, Zoning, and Economic Development Committee, on the agenda for 11/29/2023. The motion carried.							
<b>Notes:</b> <i>Mrs. Morgan said and the next item, 23-0923, Staff would recommend Conditional Approval of a Resolution approving a Preliminary Plan and Plat for Liberty and Eola Subdivision, on vacant land located at the southwest corner of Liberty Street and North Eola Road, with the following conditions:</i>							
1) That per the Plan Description, 15 CTEs accounting for perimeter landscaping and buffer landscaping requirements be shown on the Landscape Plan on the western property line of Lot 1 in a mixture of canopy trees, evergreen trees, and shrubs and must be shown as being installed with the development of Lot 2.							

- 2) That per the Plan Description, an 8'8" fence be shown on the Final Plan and Landscape Plan along the western property line of Lot 1 and must be shown as being installed with the development of Lot 2.
- 3) That the CTE requirement beyond native planting for the detention be shown on the Landscape Plan when submitted for Final Plan review.
- 4) That all required approvals/permits be obtained from the DuPage Department of Transportation prior to approval of final engineering plans for all proposed work within the Eola Road Right of Way including but not limited to access points, sidewalks/paths, utility work, landscaping, etc.
- 5) That all required approvals/permits/mitigations be completed with the jurisdictions overseeing wetland issues prior to approval of final engineering plans.
- 6) That utilities, grading and other items be reviewed in more detail at final engineering plan review, which may result in additional revisions.
- 7) That Annexation to Fox Metro Water Reclamation District and approval of the proposed sanitary sewer be completed prior to approval of final engineering plans.
- 8) Adjustments to the access configuration off Liberty Street may be needed at final engineering.
- 9) That the language for the Private Sanitary Service Easement, the Private Stormwater Easement, and the Private Water Service Easement be shown on the Final Plat of Subdivision.
- 10) That the City, at its expense, reserves the right to limit the access off Liberty Street to Right In/Right Out Only should traffic problems arise as determined by the City Engineer in consultation with the traffic engineer and the Aurora Police Department such as left turn stacking problems and safety issues. The City shall provide 90-day written notification to the owner of the City's decision to restrict access.

Acting Chair Owusu-Safo said thank you. You've heard the Staff's recommendations. What is the wish of the Commission?

Mr. Chambers said move for approval with the 10 conditions listed in the Staff Report.

Mr. Gonzales said second.

MOTION OF APPROVAL OF WAS MADE BY: Mr. Chambers

MOTION SECONDED BY: Mr. Gonzales

AYES: Mr. Chambers, Mr. Choudhury, Mr. Gonzales, Mr. Kuehl, and Mrs. Martinez

NAYS: Mr. Lee and Mrs. Owusu-Safo

Motion carried.

Acting Chair Owusu-Safo said the motion carries on this item. May we hear where this is going next, please?

Mrs. Morgan said so, with...since this is a special meeting because we moved it a week up due to Thanksgiving, so this will not be heard at the Building, Zoning, and Economic Development Committee...usually it's the following week, this will go on November 29th at 4 pm in this room.

Acting Chair Owusu-Safo said alright, thank you very much.

Aye: 5 At Large Chambers, At Large Gonzales, At Large Choudhury, At Large Martinez and At Large Kuehl

Nay: 2 At Large Lee and At Large Owusu-Safo

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## Text of Legislative File 23-0923