

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



Land Use Petition

Subject Property Information

Address / Location: 620 N Eola Road

Parcel Number(s): 07-17-301-008; 07-17-301-011; 07-17-301-012; 07-18-401-006; 07-18-404-002

Petition Request

- Requesting approval of a Final Plat for Eola Preserve Subdivision, located west of North Eola Road and north of Liberty Street.
- Requesting approval of a Final Plan for Eola Preserve Subdivision, located west of North Eola Road and north Liberty Street, for a ROW Dwelling (1130) use.

Attachments Required

(a digital file of all documents is also required)

Digital Copy of:

Development Data Tables (Document 1-0)

Microsoft Word Copy of:

Legal Description (Format Guidelines 2-1)

Two Paper and One PDF Copy of:

Qualifying Statement (Format Guidelines 2-1)

Plat of Survey (Format Guidelines 2-1)

Letter of Authorization (Format Guidelines 2-2)

Covenants & Restrictions

Two Paper and One PDF Copy of:

Final Engineering Plans

Project Information Sheet

Stormwater Permit Worksheet & Application & SW Report

Soil Investigation Report

Fire Access Plan

Address Plat

Two Paper and One PDF Copy of:

Final Plat (Format Guidelines 2-5)

Final Plan (Format Guidelines 2-4)

Landscape Plan (Format Guidelines 2-7)

Building & Signage Elevations (Format Guidelines 2-11)

Petition Fee: \$2,660.74 \$3910.74

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: _____

Date

1/31/25

Print Name and Company: _____

John White Bridge Street Properties

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.

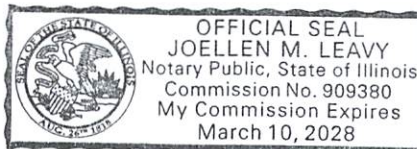
Given under my hand and notary seal this 31st day of January, 2025.

State of Illinois)
) SS

NOTARY PUBLIC SEAL

County of DuPage)

Joellen M. Leavy
Notary Signature



Contact Information Data Entry Worksheet

[Back To Index](#)

Fill in all the GREEN Boxes - if Not Applicable Please Leave Blank

Data Entry Fields are indicated in Green

Owner

First Name:	William	Initial:	H	Last Name:	Pollack	Title:	Mr.
Address:	855 Ridgeland Blvd, Suite 304						
City:	Memphis	State:	TN	Zip:	38120		
Email Address:	whpollack@gmail.com	Phone No.:	901-484-3533	Mobile No.:			
Company Name:	Auril Broadcasting, LLC						
Job Title:	Manager						

Main Petitioner Contact (The individual that will Sign the Land Use Petition)

Relationship to Project	Land Developer / Builder						
First Name:	John	Initial:		Last Name:	McHale	Title:	Mr.
Address:	P.O. Box 5726						
City:	Naperville	State:	IL	Zip:	60567		
Email Address:	jmchale@bridgestreetproperty.c	Phone No.:	630-710-9490	Mobile No.:	630-710-9490		
Company Name:	Bridge Street Properties, LLC						
Job Title:	Managing Member						

Additional Contact #1

Relationship to Project	Engineer						
First Name:	Michael	Initial:	E	Last Name:	May	Title:	Mr.
Address:	2280 White Oak Circle Suite 100						
City:	Aurora	State:	IL	Zip:	60502		
Email Address:	mikemay@cemcon.com	Phone No.:	630-862-2100	Mobile No.:			
Company Name:	Cemcon						
Job Title:	Senior Project Manager						

Additional Contact #2

Relationship to Project	Attorney						
First Name:	Caitlin	Initial:	E	Last Name:	Csuk	Title:	Mrs.
Address:	445 Jackson Ave Suite 200						
City:	Naperville	State:	IL	Zip:	60540		
Email Address:	caitlin@rw-attorneys.com	Phone No.:	630-355-4600 x 104	Mobile No.:			
Company Name:	Rosanova & Whitaker						
Job Title:	Attorney						

Additional Contact #3

Relationship to Project	Landscape Architect						
First Name:	Rich	Initial:		Last Name:	Olsen	Title:	Mr.
Address:	402 W Liberty Drive						
City:	Wheaton	State:	IL	Zip:	60187		
Email Address:	rolson@grwainc.com	Phone No.:	630-668-7197	Mobile No.:			
Company Name:	Gary R Weber Associates, Inc						
Job Title:	Principal						

Additional Contact #4

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

Filing Fee Worksheet

Project Number: 24.552

Petitioner: Bridge Street Properties

Number of Acres: 21.58

Number of Street Frontages: 1.00

Non-Profit No

Linear Feet of New Roadway: 1580.41

New Acres Subdivided (if applicable): 21.58

Area of site disturbance (acres): 0.00

Filling Fees Due at Land Use Petition:

Request(s):	Final Plat	\$	1,330.37
	Final Plan	\$	1,330.37
	Final Engineering Filing Fee	\$	1,250.00

Total: **\$3,910.74**

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

Verified By: Stephen Broadwell

Date:

STATE OF ILLINOIS)
)
COUNTY OF WILL)
)
CITY OF AURORA)

**QUALIFYING STATEMENT AND PETITION TO THE CITY OF AURORA FOR
DEVELOPMENT APPROVAL**

THE UNDERSIGNED Petitioner, Bridge Street Properties, LLC (hereinafter the “Petitioner”), respectfully submits this petition to the City of Aurora (the “City”) for approval of: (i) a Final Plan and a Final Plat of Subdivision for Eola Preserve Subdivision; and (ii) approve such other relief from the City of Aurora’s Municipal Code (“Code”) as may be deemed necessary and appropriate to develop the Property consistent with the plans submitted herewith.

BACKGROUND INFORMATION

1. The Owner of the Property is Auril Broadcasting LLC, a Delaware limited liability (the “Owner”).
2. The contract purchaser and Petitioner herein is Bridge Street Properties, LLC, an Illinois limited liability company.
3. The existing land uses surrounding the Property are as follows:
 - i. North: PDD Vacant Land/ Wetland
 - ii. East: PDD Single Family Homes and Apartments
 - iii. South: PDD Apartments
 - iv. West: PDD Townhomes
4. The Property consists of approximately twenty-two (22) acres and is located west of Eola Road and where the WBIG-AM Aurora radio station is currently located.
5. Only approximately 10 acres of the Property is developable due to the location of jurisdictional wetlands (“Developable Property”).
6. The Developable Property was zoned R-4A and the remainder of the Property was zoned OS-1 by the City of Aurora (“City”) pursuant to Ordinance No. 024-093 passed on

December 10, 2024 (“Eola Preserve Ordinance”).

7. The Eola Preserve Ordinance also granted approval of a conditional use for a planned development to permit a 54-unit Townhome community to be known as “Eola Preserve”.

8. The City passed Resolution No. R24-404 on December 10, 2024 approving a Preliminary Plat and Plan for Eola Preserve Subdivision for the Property.

9. Petitioner now seeks approval of a Final Plat and Plan for Eola Preserve Subdivision.

PROJECT DESCRIPTION

Petitioner proposes to develop the Property as a fifty-four (54) unit townhome community to be known as Eola Preserve. Access to the community will be via Old Eola Road to the east, with a new public road that circles through the development. The layout of the subdivision is efficient and will minimize long-term public infrastructure costs. The development will consist of 13 two-story townhome buildings with a combination of 3, 4, and 5-unit buildings featuring traditional American architecture. The elevations incorporate a brick wainscot with traditional lap siding and a board & batten detail that will add to the architectural interest. The base floor plan is approximately 1,800 square feet and features an open floorplan consistent with market trends. However, sunrooms and habitable attics with roof terraces will be offered as add-on options for Buyers, and which will increase the size of a unit to nearly 2,500 square feet. The sunroom and the habitable attic option are unique elements that will help to distinguish this community from other townhome options in the City. The development will be governed by a Homeowners Association (the “HOA”) which will own and maintain the stormwater detention basin and the common areas around each of the dwelling units. Petitioner believes that the development will further the objectives of the City’s comprehensive plan by supporting varying unit types, sizes,

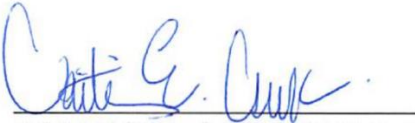
styles and price points for different housing needs.

WHEREFORE, by reason of the foregoing, the undersigned Petitioner requests approval of (i) a Final Plan and Final Plat of Subdivision for Eola Preserve; and (ii) such other relief as may be required by the City as may be deemed necessary and appropriate to develop the Property consistent with the plans submitted herewith.

RESPECTFULLY SUBMITTED this 22nd day of January, 2025

PETITIONER:

Bridge Street Properties, LLC, an
Illinois limited liability company

A handwritten signature in blue ink, appearing to read "Catherine G. Chalk", is written over a horizontal line.

Rosanova & Whitaker, Ltd.
Attorney for the Petitioner

**EXHIBIT A
LEGAL DESCRIPTION**

PARCEL A:

THAT PART OF THE SOUTH EAST 1/4 OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTH EAST 1/4 OF SECTION 18; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID SOUTH EAST 1/4, 682.0 FEET, FOR THE POINT OF BEGINNING; THENCE NORTHERLY PARALLEL WITH THE EAST LINE OF SAID QUARTER FORMING AN ANGLE OF 88 DEGREES, 44 MINUTES, 41 SECONDS WITH SAID SOUTH LINE (MEASURED COUNTER-CLOCKWISE THEREFROM) 660.0 FEET, THENCE WESTERLY PARALLEL WITH SAID SOUTH LINE 218.0 FEET; THENCE SOUTHERLY PARALLEL WITH SAID EAST LINE FORMING AN ANGLE OF 91 DEGREES, 15 MINUTES, 19 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED CLOCKWISE THEREFROM) 860.0 FEET TO SAID SOUTH LINE; THENCE EASTERLY ALONG SAID SOUTH LINE FORMING AN ANGLE OF 88 DEGREES, 44 MINUTES, 41 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED CLOCKWISE THEREFROM) 218.0 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

PARCEL B:

THAT PART OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4 OF SECTION 17; THENCE NORTHERLY ALONG THE WEST LINE OF SAID SOUTHWEST 1/4 422.40 FEET FOR A POINT OF BEGINNING; THENCE NORTHERLY ALONG THE WEST LINE OF SAID SOUTHWEST 1/4, 300 FEET, THENCE NORTH 89 DEGREES 42 MINUTES EAST ALONG A LINE FORMING AN ANGLE OF 90 DEGREES, 04 MINUTES, 57 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED COUNTER CLOCKWISE THEREFROM) 260.0 FEET; THENCE SOUTHERLY PARALLEL WITH SAID WEST LINE 300.0 FEET; THENCE SOUTH 89 DEGREES 42 MINUTES WEST 260.0 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

PARCEL C:

THAT PART OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST 4/4 OF SECTION 17; THENCE NORTHERLY ALONG THE WEST LINE OF SAID SOUTHWEST 1/4, 422.40 FEET; THENCE NORTH 89 DEGREES 42 MINUTES EAST ALONG A LINE FORMING AN ANGLE OF 50 DEGREES, 04 MINUTES, 57 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED COUNTER CLOCKWISE THEREFROM) 100.0 FEET FOR A POINT OF BEGINNING; THENCE SOUTHERLY PARALLEL WITH SAID WEST LINE 75.0 FEET; THENCE NORTH 89 DEGREES 42 MINUTES EAST 426.23 FEET TO THE WEST RIGHT OF WAY LINE OF EOLA ROAD; THENCE NORTHERLY ALONG SAID WEST RIGHT OF WAY LINE 75.01 FEET TO THE LINE DRAWN NORTH 89 DEGREES 42 MINUTES EAST FROM THE POINT OF BEGINNING;

THENCE SOUTH 89 DEGREES 42 MINUTES WEST 427.53 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

PARCEL D:

THAT PART OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4; THENCE NORTH 0 DEGREES, 04 MINUTES, 38 SECONDS EAST ALONG THE WEST LINE OF SAID SOUTHWEST 1/4 422.40 FEET TO A STONE FOR A POINT OF BEGINNING; THENCE NORTH 89 DEGREES 42 MINUTES EAST 100.0 FEET; THENCE SOUTHERLY PARALLEL WITH SAID WEST LINE 75.0 FEET; THENCE WESTERLY PARALLEL WITH THE PENULTIMATE DESCRIBED COURSE 100.0 FEET TO SAID WEST LINE; THENCE NORTHERLY ALONG SAID WEST LINE 75.0 FEET TO THE POINT OF BEGINNING (EXCEPTING THEREFROM THE NORTHERLY 60.0 FEET THEREOF) IN DUPAGE COUNTY, ILLINOIS.

AND ALSO

THE WESTERLY 100.0 FEET OF THE NORTHERLY 60.0 FEET OF THE FOLLOWING DESCRIBED TRACT: THAT PART OF SECTIONS 17 AND 20, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 17; THENCE NORTH 0 DEGREES, 04 MINUTES, 38 SECONDS EAST ALONG THE WEST LINE OF SAID SECTION 17, 422.40 FEET TO THE STONE; THENCE NORTH 89 DEGREES 42 MINUTES EAST 558.84 FEET TO THE CENTER LINE OF EOLA ROAD; THENCE SOUTH 0 DEGREES, 47 MINUTES, 33 SECONDS WEST ALONG SAID CENTER LINE 1155.70 FEET TO THE CENTER LINE OF AURORA-WARRENVILLE ROAD; THENCE SOUTH 82 DEGREES, 03 MINUTES, 38 SECONDS WEST ALONG THE CENTER LINE OF SAID AURORA ROAD 544.83 FEET TO THE WEST LINE OF SAID SECTION 20; THENCE NORTH 0 DEGREES, 16 MINUTES, 16 SECONDS WEST ALONG SAID WEST LINE 805.53 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

PARCEL E:

THAT PART OF THE SOUTH EAST 1/4 OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 18, AND RUNNING THENCE WEST ALONG THE SOUTH LINE OF SAID SECTION (BEING ALSO THE SOUTH LINE OF VACATED BELT CITY) 682 FEET TO THE ENTER LINE OF WEST SEVENTH STREET IN SAID VACATED BELT CITY; THENCE NORTHERLY PARALLEL WITH THE EAST LINE OF SAID SECTION 18 AND ALONG THE CENTER STREET 660 FEET TO THE CENTER LINE OF PIKE STREET IN SAID VACATED BELT CITY; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID SECTION 18 AND ALONG THE CENTER LINE OF SAID PIKE STREET 326 FEET TO THE CENTER LINE OF WEST SIXTH STREET IN SAID VACATED BELT CITY; THENCE NORTHERLY ALONG SAID CENTER LINE AND PARALLEL WITH THE EAST LINE OF SAID SECTION 18, 660 FEET TO THE CENTER LINE OF CRANE STREET IN SAID BELT CITY; THENCE EAST

ALONG SAID CENTER LINE 326 FEET TO THE CENTER LINE OF WEST FIFTH STREET IN SAID BELT CITY; THENCE SOUTHERLY PARALLEL WITH THE EAST LINE OF SAID SECTION 18, AND ALONG THE CENTER LINE OF SAID WEST FIFTH STREET 215 FEET TO A POINT IN THE SOUTH LINE EXTENDED OF BLOCKS 38 AND 39 IN SAID VACATED BELT CITY; THENCE EASTERLY 30 FEET TO THE EAST LINE OF SAID SECTION 18; THENCE SOUTH ALONG THE EAST LINE OF SAID SECTION 18, 1105 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

PARCEL F:

EASEMENT FOR INGRESS AND EGRESS BENEFITING PARCEL C AS SHOWN ABOVE RECORDED DECEMBER 18, 1973 AS DOCUMENT R73-76143 MADE BY CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST NUMBER 60385, TO STEVENS BROADCASTING CORPORATION, A CORPORATION OF ILLINOIS, TOGETHER WITH SUCH OTHER TERMS, PROVISIONS AND CONDITIONS AS THEREIN CONTAINED.

PIN(s): 07-17-301-008; 07-17-301-011; 07-17-301-012;
07-17-404-002; 07-17-401-006

COMMONLY KNOWN AS: 620 N. Eola Road, Aurora, Illinois

STATE OF ILLINOIS)
)
COUNTY OF WILL)
)
CITY OF AURORA)

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styles and price points for different housing needs.

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RESPECTFULLY SUBMITTED this 22nd day of January, 2025

PETITIONER:

Bridge Street Properties, LLC, an
Illinois limited liability company

A handwritten signature in blue ink, appearing to read "Catherine G. Chalk", is written over a horizontal line.

Rosanova & Whitaker, Ltd.
Attorney for the Petitioner

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AND ALSO

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PARCEL E:

THAT PART OF THE SOUTH EAST 1/4 OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 18, AND RUNNING THENCE WEST ALONG THE SOUTH LINE OF SAID SECTION (BEING ALSO THE SOUTH LINE OF VACATED BELT CITY) 682 FEET TO THE ENTER LINE OF WEST SEVENTH STREET IN SAID VACATED BELT CITY; THENCE NORTHERLY PARALLEL WITH THE EAST LINE OF SAID SECTION 18 AND ALONG THE CENTER STREET 660 FEET TO THE CENTER LINE OF PIKE STREET IN SAID VACATED BELT CITY; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID SECTION 18 AND ALONG THE CENTER LINE OF SAID PIKE STREET 326 FEET TO THE CENTER LINE OF WEST SIXTH STREET IN SAID VACATED BELT CITY; THENCE NORTHERLY ALONG SAID CENTER LINE AND PARALLEL WITH THE EAST LINE OF SAID SECTION 18, 660 FEET TO THE CENTER LINE OF CRANE STREET IN SAID BELT CITY; THENCE EAST

ALONG SAID CENTER LINE 326 FEET TO THE CENTER LINE OF WEST FIFTH STREET IN SAID BELT CITY; THENCE SOUTHERLY PARALLEL WITH THE EAST LINE OF SAID SECTION 18, AND ALONG THE CENTER LINE OF SAID WEST FIFTH STREET 215 FEET TO A POINT IN THE SOUTH LINE EXTENDED OF BLOCKS 38 AND 39 IN SAID VACATED BELT CITY; THENCE EASTERLY 30 FEET TO THE EAST LINE OF SAID SECTION 18; THENCE SOUTH ALONG THE EAST LINE OF SAID SECTION 18, 1105 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

PARCEL F:

EASEMENT FOR INGRESS AND EGRESS BENEFITING PARCEL C AS SHOWN ABOVE RECORDED DECEMBER 18, 1973 AS DOCUMENT R73-76143 MADE BY CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST NUMBER 60385, TO STEVENS BROADCASTING CORPORATION, A CORPORATION OF ILLINOIS, TOGETHER WITH SUCH OTHER TERMS, PROVISIONS AND CONDITIONS AS THEREIN CONTAINED.

PIN(s): 07-17-301-008; 07-17-301-011; 07-17-301-012;
07-17-404-002; 07-17-401-006

COMMONLY KNOWN AS: 620 N. Eola Road, Aurora, Illinois