



# City of Aurora

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

## Legistar History Report

**File Number: 25-0116**

**File ID:** 25-0116

**Type:** P&D Resolution

**Status:** Agenda Ready

**Version:** 2

**General  
Ledger #:**

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

**File Created:** 02/05/2025

**File Name:** Bridge Street Properties, LLC / 620 N Eola Rd / Final  
Plan

**Final Action:**

**Title:** A Resolution Approving a Final Plan for Eola Preserve Subdivision, located  
at 620 North Eola Road, for a ROW Dwelling (1130) Use.

**Notes:**

**Sponsors:**

**Enactment Date:**

**Attachments:** Exhibit "A-1" - Final Plan - 2025-04-15 - 2025.036,  
Exhibit "A-2" - Landscape Plan - 2025-04-15 -  
2025.036, Exhibit "A-3" - Building & Signage  
Elevations - 2025-03-27 - 2025.036, Land Use  
Petition and Supporting Documents - 2025-02-04 -  
2025.036, School District 204 Letter - 2025-04-11 -  
2025.036, Covenants and Restrictions - 2025-03-27 -  
2025.036, Property Parcel Maps - 2025-04-09 -  
2025.036, Petitioner Presentation - 2025-04-16 -  
2025.036, BZE Appeal Sheet - 2025-04-17 -  
2025.036

**Enactment Number:**

**Planning Case #:** NA17/3-25.036-FSD/FPN

**Hearing Date:**

**Drafter:** sbroadwell@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	04/16/2025	Forwarded	Building, Zoning, and Economic Development Committee	04/23/2025		Pass
<b>Action Text:</b> A motion was made by Mr. Kuehl, seconded by Mr. Lee, that this agenda item be Forwarded to the Building, Zoning, and Economic Development Committee, on the agenda for 4/23/2025. The motion carried.							
<b>Notes:</b> <i>Chairman Pilmer said and then do you have a recommendation for the Final Plan?</i>							
<i>Mr. Broadwell said I do:</i>							
<i>Staff recommends conditional approval of the resolution approving a Final Plan for Eola Preserve Subdivision, located at 620 North Eola Road, for a ROW Dwelling (1130) Use, with the following</i>							

conditions:

1. The applicable permits and approvals from the DuPage County Department of Transportation, for all work within the public right-of-ways under the jurisdiction of DuDOT be issued prior to approval of Old Eola Road Engineering plans by the City of Aurora. These plans may be conditionally approved prior to the receipt of approval from DuDOT.
2. The Petitioner is responsible for paying the costs of patching, milling, and overlaying the portion of Old Eola Road that extends from Waterstone Drive to the entrance of the Subject Property. Any patching and resurfacing work on Old Eola Road may not take place until at least 50% of the buildings within the Eola Preserve Subdivision have been constructed.
3. The gravel path that extends along the North Eola Road frontage of the Subject Property shall be paved as an asphalt multi-use path and shall be tapered to match into the existing path along the back of the curb north of the right-out access to North Eola Road.
4. That the Final Plan approval be contingent upon Final Engineering approval.
5. That the Buildings on Lot 1 and Lot 2 shall not have rooftop terraces.

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

MOTION OF APPROVAL WAS MADE BY: Mr. Kuehl

MOTION SECONDED BY: Mr. Lee

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

NAYS: Mr. Pickens

Motion carried.

Chairman Pilmer said motion carries. If Staff will state where this will next be heard.

Mr. Broadwell said this will next be heard at the BZE Committee meeting Wednesday, April 23rd, 4 pm, City Council Chambers.

Chairman Pilmer said good luck.

Aye: 7 Chairperson Pilmer, At Large Lee, At Large Chambers, At Large Gonzales, At Large Owusu-Safo, At Large Roberts and At Large Kuehl  
Nay: 1 At Large Pickens

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**Text of Legislative File 25-0116**