



City of Aurora

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

Legistar History Report

File Number: 24-0709

File ID: 24-0709

Type: Resolution

Status: Forwarded to Committee of the Whole

Version: 2

General Ledger #:

In Control: Building, Zoning, and Economic Development Committee

File Created: 09/17/2024

File Name: Bridge Street Properties, LLC / 620 N Eola Rd / Preliminary Plat & Plan

Final Action:

Title: A Resolution Approving a Preliminary Plat and Plan for Eola Preserve Subdivision, Located at 620 North Eola Road.

Notes:

Sponsors:

Enactment Date:

Attachments: Exhibit "A-1" - Preliminary Plat - 2024-09-12 - 2024.134, Exhibit "A-2" - Preliminary Plan - 2024-09-12 - 2024.134, Land Use Petition and Supporting Documents - 2024-03-01 - 2024.134, Parking Stall Exhibit - 2024-09-12 - 2024.134, Landscape Plan - 2024-05-17 - 2024.134, Building Elevations - 2024-03-01 - 2024.134, School District 204 Letter - 2024-05-17 - 2024.134, Property Parcel Maps - 2024-09-17 - 2024.134, BZE Presentation - 2024-10-09 - 2024.134

Enactment Number:

Planning Case #: NA17/3-24.134-CUPD/RZ/PSD/PPN

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	10/02/2024	Forwarded	Building, Zoning, and Economic Development Committee	10/09/2024		Pass
Action Text: A motion was made by Mr. Kuehl, seconded by Mr. Chambers, that this agenda item be Forwarded to the Building, Zoning, and Economic Development Committee, on the agenda for 10/9/2024. The motion carried.							
Notes: <i>Chairman Pilmer said and then, do you have a recommendation for the Preliminary Plat?</i>							
<i>Mr. Broadwell said I do. And this is...the Preliminary Plat and Plan are under the same resolution, so there's one recommendation:</i>							

Staff would recommend conditional approval of the resolution approving a Preliminary Plat and Plan for Eola Preserve Subdivision, located at 620 North Eola Road, with the following conditions:

- 1) The applicable permits and approvals from the DuPage County Department of Transportation, for all work within the public right-of-ways for Eola Road and Waterstone Drive, be issued prior to approval of Final Engineering plans by the City of Aurora.
- 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.
- 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 tapered to match into the existing path along the back of curb north of the right-out access to North Eola Road.
- 4) That the Preliminary Plat and Plan approval be contingent upon Final Engineering approval.

Chairman Pilmer said you've heard Staff's recommendation with 4 conditions. Is there a motion?

MOTION OF APPROVAL WAS MADE BY: Mr. Kuehl
MOTION SECONDED BY: Mr. Chambers
AYES: Chairman Pilmer, Mr. Chambers, Mr. Gonzales, Mr. Kuehl, and Mrs. Martinez.
NAYS: Mr. Lee, Mr. Pickens, and Mr. Roberts
Motion carried.

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

Mr. Broadwell said this will also be heard...umm...at the next BZE Committee meeting, Wednesday, October 9th, 4 pm, City Council Chambers.

Chairman Pilmer said good luck.

Aye: 5 Chairperson Pilmer, At Large Chambers, At Large Gonzales, At Large Martinez and At Large Kuehl
Nay: 3 At Large Lee, At Large Pickens and At Large Roberts

2	Building, Zoning, and Economic Development Committee	10/09/2024	recommended for approval	Pass
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Action Text: A motion was made by Alderman Franco, seconded by Alderman Donnell, that this agenda item be recommended for approval. The motion carried.

Notes: Steve Broadwell & Ed Sieben with Planning and Zoning - City of Aurora, Kevin Anderson & Brian Witkowski with Public Works - City of Aurora, Caitlin Csuk with Rosanova & Whitaker, Ltd. and Dan Brinkman with Gewalt Hamilton Associates presented and answered questions regarding this item.

Aye: 5 Chairperson Smith, Vice Chair Baid, Alderman Franco, Alderman Saville and Alderman Donnell

Text of Legislative File 24-0709