



# City of Aurora

44 E. Downer Place  
Aurora, IL 60505  
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## Legistar History Report

**File Number: 25-0473**

**File ID:** 25-0473

**Type:** P&D Resolution

**Status:** Agenda Ready

**Version:** 2

**General  
Ledger #:**

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

**File Created:** 05/30/2025

**File Name:** Eola Liberty, LLC / SW corner of Liberty Street and  
North Eola Road / Final Plan

**Final Action:**

**Title:** A Resolution Approving a Final Plan on Lots 1-3 of Liberty & Eola  
Subdivision, located at the southwest corner of Liberty Street and N. Eola  
Road for a Car Wash, Single Bay (2832) Use

**Notes:**

**Sponsors:**

**Enactment Date:**

**Attachments:** Exhibit "A-3" Final Plan - 2025-05-08 - 2024.265,  
Exhibit "A-2" Landscape Plan - 2025-05-08 -  
2024.265, Exhibit "A-3" Building and Signage  
Elevations - 2024-09-18 - 2024.265, Land Use  
Petition and Supporting Documents - 2024-07-23 -  
2024.265, Plat of Survey - 2024-07-23 - 2024.265,  
Fire Access Plan - 2024-07-23 - 2024.265,  
Appealable Sheet - Final Plan - 2025-06-05 -  
2024.265

**Enactment Number:**

**Planning Case #:** NA20/1-24.265 - Fsd/Fpn

**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	06/04/2025	Forwarded	Building, Zoning, and Economic Development Committee	06/11/2025		Pass
<b>Action Text:</b> A motion was made by Mr. Chambers, seconded by Mr. Pickens, that this agenda item be Forwarded to the Building, Zoning, and Economic Development Committee, on the agenda for 6/11/2025. The motion carried.							
<b>Notes:</b> <i>Chairman Pilmer said and then we can move to the Final Plan.</i>							
<i>Mrs. Morgan said and the conditions on the Final Plan for the most were taken from the Preliminary conditions of Engineering, so we're just bringing them forward: Staff recommends conditional approval of a Resolution Approving a Final Plan on Lots 1-3 of Liberty &amp; Eola Subdivision, located at the southwest corner of Liberty Street and North Eola Road for a Car</i>							

Wash, Single Bay (2832) Use, with the following conditions:

1. 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.
2. That all required approvals/permits/mitigations be completed with the jurisdictions overseeing wetland issues prior to approval of final engineering plans.
3. That Annexation to Fox Metro Water Reclamation District and approval of the proposed sanitary sewer be completed prior to approval of Final Engineering plans.
4. That the documents be revised to incorporate the Engineering Staff comments prior to approval of Final Engineering.

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

MOTION OF APPROVAL WAS MADE BY: Mr. Chambers

MOTION SECONDED BY: Mr. Pickens

AYES: Chairman Pilmer, Mr. Chambers, Mr. Gonzales, Mr. Kuehl, Mr. Lee, and Mr. Pickens.

NAYS: 0

Motion carried.

Chairman Pilmer said motion carries. And then if Staff will state where these 2 related items will next be heard.

Mrs. Morgan said they will next be heard at the Building, Zoning, and Economic Development Committee, June 11th, at 4 o'clock in this room.

Chairman Pilmer said good luck.

Aye: 6 Chairperson Pilmer, At Large Lee, At Large Chambers, At Large Gonzales, At Large Pickens and At Large Kuehl

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**Text of Legislative File 25-0473**