



# City of Aurora

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

## Legistar History Report

**File Number: 25-0115**

**File ID:** 25-0115

**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  
Plat

**Final Action:**

**Title:** A Resolution Approving the Final Plat for Eola Preserve Subdivision,  
located at 620 North Eola Road.

**Notes:**

**Sponsors:**

**Enactment Date:**

**Attachments:** Exhibit "A" - Final Plat - 2025-04-15 - 2025.036, Land  
Use Petition and Supporting Documents -  
2025-02-04 - 2025.036, Property Parcel Maps -  
2025-04-08 - 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. Chambers, seconded by Mr. Roberts, 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 we will move to our next 2 items that are related. I will read those into the record at this time.</i>							
<i>Mr. Broadwell said hi everyone, it's good to see you all again. My name is Stephen Broadwell, I'm a Planner with the City of Aurora Zoning Division. So, yes, as we just heard this is the Final Plat and Final Plan for Eola Preserve Subdivision, located near the northwest corner of Liberty Street and North Eola Road.</i>							
<i>I'm sure the Planning Commission remembers this proposal. We had a Zoning Change, Preliminary Plat and Plan that came through here in the fall of 2024, so it was pretty recent. So, the scope of the proposal...you can see the property here. The Subject Property is about 22 acres. It's a former site of a radio station.</i>							
<i>So, the Plan Description that was approved in late 2024 was for the 54-townhome unit subdivision. I'll</i>							

pull up the Final Plan, which you can see right here the whole scope. So, you can see the 54 units and the ring road coming in from Old Eola Road which branches off from North Eola Road. You can see the units here. The portion of the property that has the townhomes is zoned R-4A with a Conditional Use, again for the townhomes. The remainder of the property, which is north and west, this open space is zoned Open Space, Conservation...Conservation, Open Space, and Drainage District with a Conditional Use.

So, really the Final Plan that we see here is just bringing it through the final step of entitlements. Again, for the 54 units which covers about 12 acres, you can see...I'll scroll down... the connection to...this is the western portion. This came up at the Preliminary Plat and the Public Hearing. So, there's a connection to North Eola Road. There's these 2...there's a left turn out and a right turn exit, and then an entrance into the subdivision which comes down Old Eola Road and branches into what we're calling ...I guess the Preserve Road. And then there's this right turn out onto Eola Road. So, this is all in compliance with what was in the Preliminary Plan. There's been a few changes. They moved the...I think the Petitioner will talk about this in a moment. They have a pretty detailed presentation that they'll give. But really, there's a few things. They moved these buildings down a little bit, rearranged some of the units, added some landscaping along this northern property line here adjacent to the adjacent single-family subdivision, the additional landscaping along the northern eastern property line here to help screen that which the Petitioner did a really wonderful job of working with the neighbors and hearing them out and working with them to find, you know, something that worked for the neighbors because to help create that screening.

So, I think that's everything. The subdivision itself, again, 13 lots development for the townhome dwelling units. The 6 additional lots are to be developed for open space and stormwater, and then one for wetland. The dedicated meeting the City's width requirements.

So, I think that's everything. I don't know if you have any questions for Staff.  
I think Mr. Pickens does.

Mr. Pickens said I do. If you remember the last time, I rejected this. One of the main reasons was the fire access to the area and I know there was a second access, supposedly, off of Eola. And I thought and thought about that and I still don't like... the amount of units in here, I still think there should be 2 ways in and out of that development. And the reason I say that is so the, you know, building number one gets on fire, the Fire Department pulls in, everything's blocked, nobody's getting in or out of that area. And I still think there could be, if they make arrangements with the neighbor, of putting some type of turf access for another fire engine coming in or something of that nature. But it could be back by the retention pond. That small building could be cocked a little bit and put a drive right through there, and it looks like it would nicely connect to the neighbors. I wish something like that would've been looked into because I just don't feel comfortable of that choke point there, and if that fire gets out of control, then all them buildings are gonna go down and nobody can get to them. You know, that's my thought.

Mr. Broadwell said yeah, and I know the Petitioner did contact and have pretty extensive conversations with the multi-family residential to the south about that access, and matter of saying is they weren't able to make it work. But I think the Fire Marshal was okay with the width of the right-of-way, and I think based on the...yeah, I think he was alright with it.

Mr. Pickens said still didn't satisfy me, but okay.

Chairman Pilmer said any other questions? Go ahead.

Mrs. Owusu-Safo said I have one question. I know that area is only stop controlled.

Mr. Broadwell said I'm sorry...

Mrs. Owusu-Safo said off of Eola, into that subdivision is stop controlled. The area is exceptionally congested, especially during AM peak and PM peak. Has there been any traffic study for additional, you know, residences coming into that subdivision?

Mr. Broadwell said yeah, and I think...

Mrs. Owusu-Safo said maybe I missed that last when they...

Chairman Pilmer said yeah, I think actually we can have the Petitioner address, but there was a lot of discussion. There was traffic studies, they did work with the County...Dupage County as well and had feedback on signalization.

Mr. Broadwell said yeah, and I think the County just...we didn't think it was warranted for this additional, but maybe...

Mrs. Owusu-Safo said okay, it's like almost on a daily basis there's a cop parked there monitoring who's speeding through there or coming in and out. And it's close to impossible to get out during those peak times. So, I didn't know. Okay, maybe I missed my chances there but...

Mr. Broadwell said yeah, and they did add...as you can see on the Final Plan, they did add left turn/right turn out of that, and then this on Waterstone Drive to the north, which I think is intended...which will help and then added the right turn out on the southeast corner here, which I think will help alleviate some of that backup.

Mrs. Owusu-Safo said so if you wanna go northbound on Eola, how do you get out of there?

Mr. Broadwell said there's a left turn lane out of the subdivision on Waterstone that they're adding.

Mrs. Owusu-Safo said okay. Thank you.

Chairman Pilmer said any other questions of Staff? Did the Petitioner want to come forward?

Ms. Csuk said good evening, my name is Caitlin Csuk with the law firm Rosanova and Whitaker. I'm here on behalf of the Petitioner, Bridge Street Properties. Steve gave a really great overview, so I'll try to make it pretty quick here. But as he mentioned, we were here last fall seeking to rezone the property and seeking preliminary entitlements for the 22-acre property identified here. The property was historically occupied by a radio station which has since relocated. Bridge Street Properties is now the owner of the property, and the radio station has since been demolished.

Quick review of the preliminary approval: so, these preliminary approvals were granted. The traffic study and all of that stuff was evaluated back in the fall. This all was granted in December. We received the approval of the Preliminary Plat and Plan, a Conditional Use for a Planned Use Development comprised of 54 townhomes, Rezoning of the property from Manufacturing to R-4 and OS-1. Here is the exhibit depicting the current zoning for the property.

Next few slides is just a quick comparison of what was approved at the preliminary level, what we have legal rights to with respect to the project, and then what is before you at the final level. So, here's the Preliminary Plat. And then, this is the Final Plat depicting the very same general layouts and showing substantial conformance with that Preliminary Plat. This is the Preliminary Plan and the Final Plan. So, the Preliminary Plan is on the left-hand side; the Final Plan is on the right-hand side. You'll see both plans depict the same 54 units across 13 buildings, all setbacks that were agreed upon at the preliminary level are reflected here, so we obviously went through a pretty rigorous process with working with the residents, working with Staff, working with this Planning and Zoning Commission, your feedback, and then working with City Council. We ended up, as Steve mentioned, shifting those north buildings down quite a bit south. So, we had a setback, I believe, of about 30 feet before when we came in at Preliminary. I believe the requirement at that location is 15 feet under the R-4 zoning district. That said, we shifted it. I believe it's set back about 47 feet now, so that was in response to the residents.

And then there was also I wanted to touch on landscaping, which Steve mentioned. One of the conditions that were placed in the preliminary approval stated the requirement to either install an 8-foot-tall solid fence around the north and east property lines where we're adjacent to those residents or agree to plant an additional 2 CTEs per 100 feet for an added buffer in this corner of the community. So, to this end we had a resident meeting back at the preliminary level, and then we had another resident meeting this past February specifically to meet with these 4 or 5 residents back here to talk about screening. We specifically talked about the types of species that would go in that location and then the placement of those species. So, it was a really productive meeting. We incorporated all the changes that were agreed upon at that meeting with the residents, and then we've been continuously working with Staff to make sure that they were comfortable with the landscape buffer as well. So, to that end I just wanted to thank everybody. I want to reiterate that this is the Final Plat and Plan. It is substantially conformant with that Preliminary Plat and Plan that was approved last fall. And I want to thank you for your time this evening. We're all available for any questions you have.

Chairman Pilmer said thank you. Any questions for the Petitioner? Thank you.

Ms. Csuk said thank you.

Chairman Pilmer said does Staff have a recommendation?

*Mr. Broadwell said I do. I'll read the Final Plat first:*

*Staff recommends conditional approval of the resolution approving the Final Plat for Eola Preserve Subdivision, located at 620 North Eola Road, with the following condition:*

- 1. That the Final Plat approval be contingent upon Final Engineering approval.*

*MOTION OF APPROVAL WAS MADE BY: Mr. Chambers*

*MOTION SECONDED BY: Mr. Roberts*

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

*NAYS: 0*

*Motion carried.*

Aye: 8 Chairperson Pilmer, At Large Lee, At Large Chambers, At Large Gonzales, At Large Owusu-Safo, At Large Pickens, At Large Roberts and At Large Kuehl

---

## **Text of Legislative File 25-0115**